



INVESTMENT
SUMMARY



61 STATION ROAD

CRANBURY, NEW JERSEY

NEW JERSEY EXIT 8A
INDUSTRIAL INVESTMENT OPPORTUNITY
FULLY LEASED WITH 6.6 YEARS OF WALT
INVESTMENT GRADE TENANT

TIMELESS CLASS A BUILDING DESIGN

61 Station Road features a timeless building design allowing flexibility to accommodate any use.

- Delivered in 2004 to a high level of functionality including loading from 3 sides, 152 fully equipped loading doors, 2 drive-in doors, abundant car parking and above standard trailer parking.
- Property features LED lighting, an ESFR sprinkler system, 2,500 AMPs of power, and a racking system in 75% of the building, enabling Home Depot to utilize the remaining space for storage of large bulk product.
- Since delivery, 61 Station Road has been institutionally owned and maintained. Current ownership completed a **full roof replacement in 2025**.



772,000 SF
BUILDING SIZE



32'
CLEAR HEIGHT



504'
BUILDING DEPTH



1 PER 5,079 SF
LOADING DOORS



1 PER 2,251 SF
TRAILER STALLS



1 PER 3,313 SF
CAR PARKING RATIO

233 Parking Spaces

1,550'

504'

1 Drive-in



76 Loading Doors

91 Trailer Stalls

Security Checkpoint

62 Loading Doors

107 Trailer Stalls

1 Drive-in

14 Loading Doors

145 Trailer Stalls



MISSION CRITICAL DISTRIBUTION LOCATION

Situated directly between Exit 8 and 8A of the N.J. Turnpike, 61 Station Road features immediate multidirectional access to the arterial highways of the region.

- Located 35 miles from Newark Liberty International Airport and 39 miles from the Port of Newark Elizabeth, the largest Port on the East Coast, offering connectivity to the largest shipping hubs in the country within a 45-minute drive time.
- 61 Station Road is part of a cluster of 5 major retail replenishment facilities in New Jersey that Home Depot manages to support retail stores in the area.
- The Property serves one of the highest concentrations of store fronts in the country with **20 stores located within a 25-mile radius and another 100 within a 50-mile radius.**



 HOME DEPOT RETAIL LOCATIONS WITHIN 25 MILES

KEY DISTANCES	
U.S Route 130:	0.5 Miles
NJ Turnpike Exit 8A:	5 Miles
NJ Turnpike Exit 8:	6 Miles
Newark Liberty Intl. Airport:	35 Miles
Port Newark / Elizabeth:	39 Miles
New York City:	47 Miles
Port of Philadelphia:	50 Miles
Philadelphia Intl. Airport:	60 Miles



TRANSACTION LEADS

John Plower

Senior Managing Director
+1 484.571.1879
john.plower@jll.com

Ryan Cottone

Senior Director
+1 610.733.5271
ryan.cottone@jll.com

Jason Lundy

Managing Director
+1 732.850.5326
jason.lundy@jll.com

Nick Stefans

Managing Director
+1 908.202.3180
nicholas.stefans@jll.com

INDUSTRIAL BROKERAGE

Nate Demetsky

Vice Chairman
+1 609.672.3163
nate.demetsky@jll.com

Gary Politi

Executive Managing Director
+1 908.391.9059
gary.politi@jll.com

Paul Torosian

Vice Chairman
+1 609.410.8755
paul.torosian@jll.com

DEBT GUIDANCE

Chad Orcutt

Senior Managing Director
+1 610.909.6484
chad.orcutt@jll.com



61 STATION ROAD
CRANBURY, NEW JERSEY