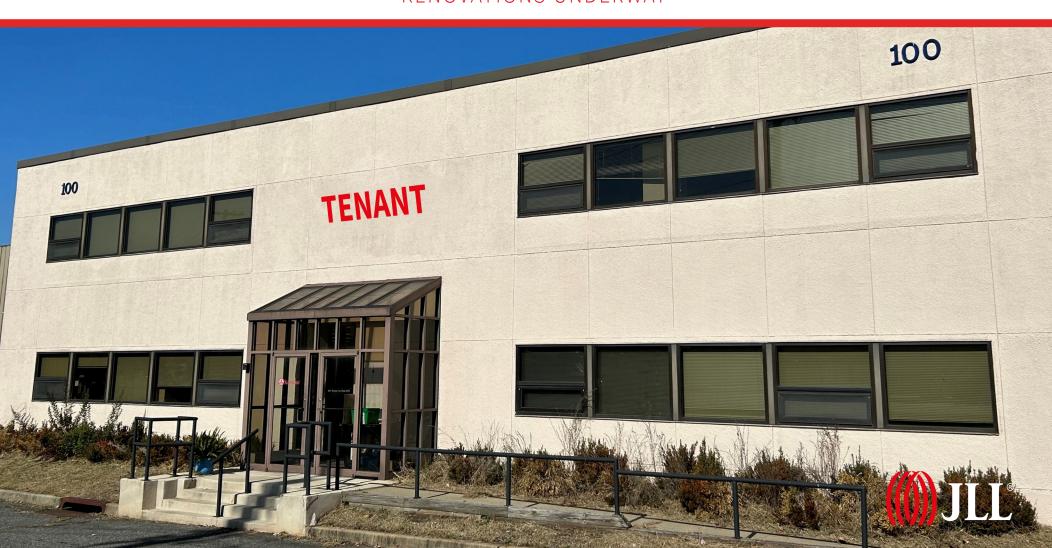
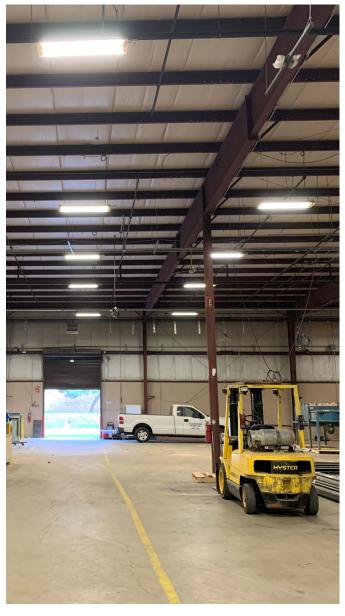
# 100 Ethel Road Piscataway, NJ

## **50,000 SF INDUSTRIAL SPACE**

AVAILABLE FOR LEASE RENOVATIONS UNDERWAY



## PROPERTY SPECIFICATIONS

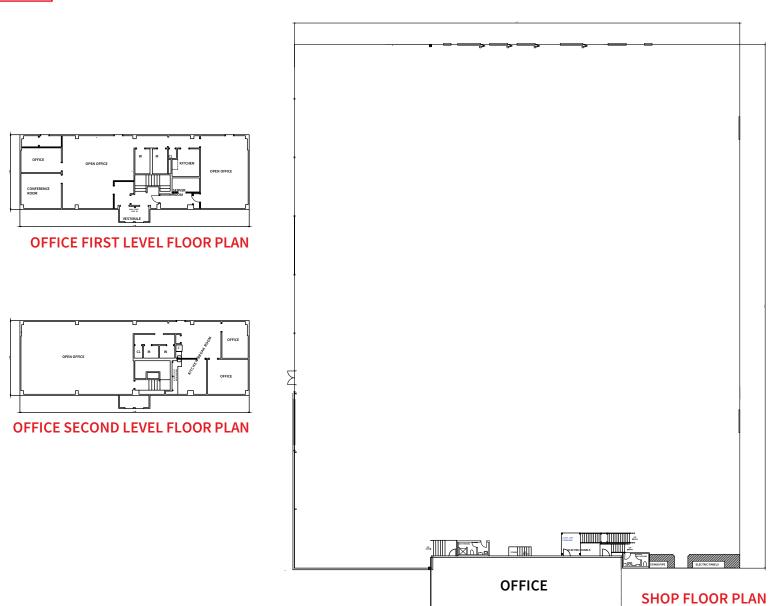


AVAILABLE SPACE	50,000 SF
OFFICE SPACE	5,000 SF Two stories with finished work spaces, kitchenette, and restrooms
CEILING HEIGHT	22' clear
COLUMN SPACING	26' x 60'
LOADING DOCKS	5 tailboard loading doors
DRIVE-INS	4 oversize drive-in doors: (2) at 10'x14',(1) at 17.5'x14', and (1) at 21'x14'
CAR PARKING	65 spaces
SPRINKLERS	Wet sprinkler system
POWER	800a/Heavy
GAS	Natural Gas
WATER	City
SEWER	City
ROOF	Steel frame metal roof
WALLS	10' lower block walls
ADDITIONAL INFO	<ul> <li>Includes (1) 5-ton crane formally used for a marble distributor</li> <li>Motion sensor lighting thoroughout office and warehouse</li> <li>All doors in building have key card access</li> </ul>



## **50,000 SF INDUSTRIAL SPACE**

AVAILABLE FOR LEASE



## 

## **KEY DISTANCES**

1.27 Miles to I-280

3.4 Miles to 1-287

5.6 Miles to I-95/NJ Turnpike 24.2 Miles to Newark Liberty International Airport

26.6 Miles to Port Newark/ Elizabeth

33.6 Miles to 1-80

#### LABOR STATISTICS

Transportation/warehouse workers

1,979,108 total population
23,411 transportation/warehouse workers in 15-mile radius

7,730,994 total population 102,161 transportation/warehouse workers in 30-mile radius

6,410,181 total population

79,146 transportation/warehouse workers in 40-mile radius



### **EXCLUSIVE LEASING**



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