



# 17 Imclone Drive, Branchburg, NJ

## Industrial Space Available For Lease or Sale

### Building Specifications

- 58,400 SF Total Building Size
- 25,600 SF Available Immediately, Full Building Available August 1, 2026
- 6,400 SF Mezzanine Office, 2,435 Ancillary Office
- 22' Clear Ceiling Height
- 88 Car Parking Spaces
- 2 Loading Docks
- Fully Temperature Controlled
- ESFR & Wet Sprinkler System



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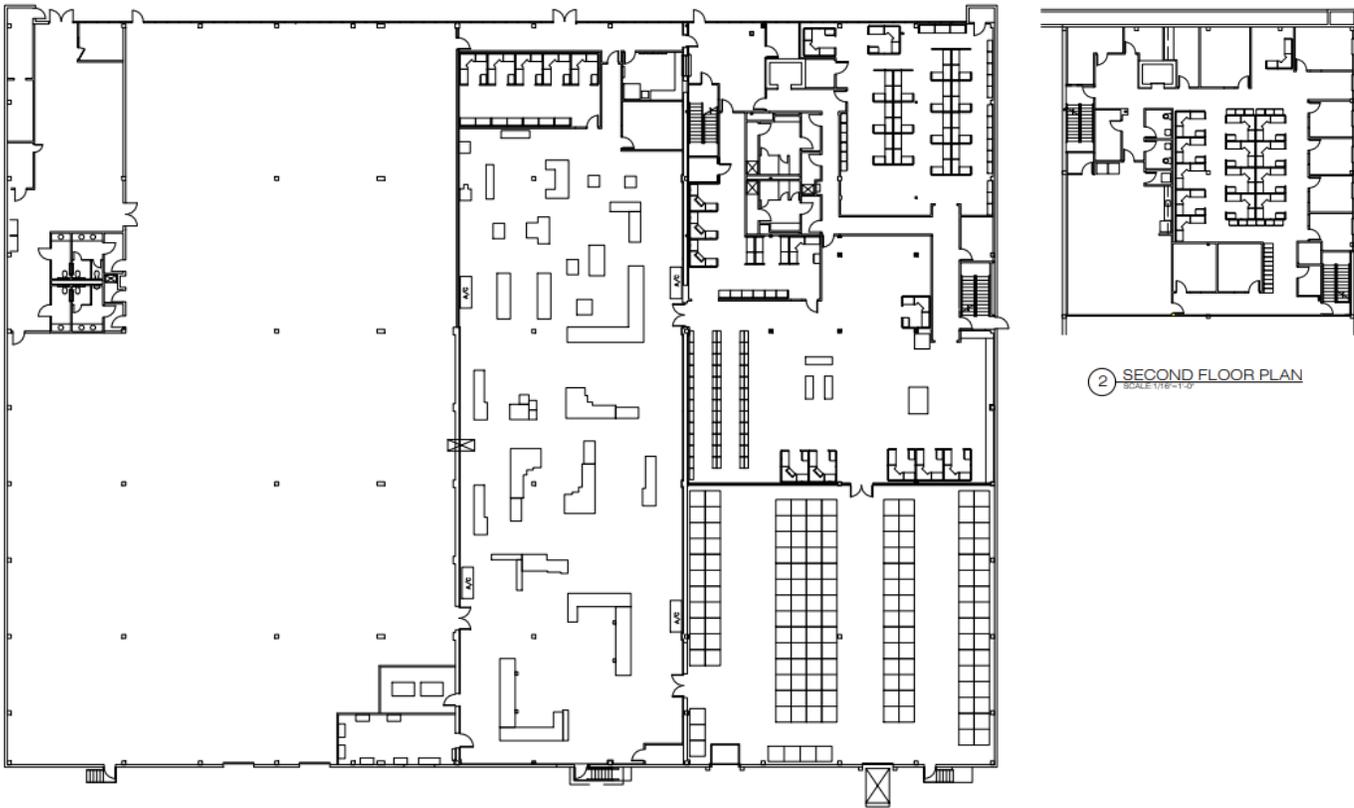
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# 58,400 SF

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## Floor Plan



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