

100

Ethel Road
Piscataway, NJ

50,000 SF INDUSTRIAL SPACE

AVAILABLE FOR SUBLEASE

RECENTLY RENOVATED



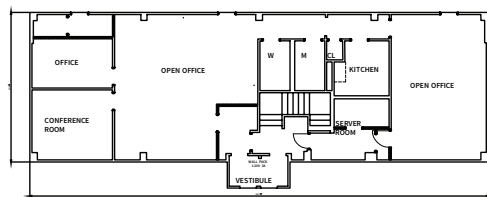
PROPERTY SPECIFICATIONS



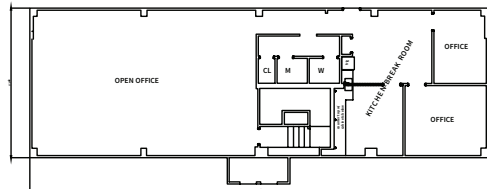
AVAILABLE SPACE	50,000 SF
SUBLEASE TERM	January 16, 2031
OFFICE SPACE	5,000 SF Two stories with finished work spaces, kitchenette, and restrooms
CEILING HEIGHT	22' clear
COLUMN SPACING	26' x 60'
LOADING DOCKS	5 tailboard loading doors
DRIVE-INS	4 oversize drive-in doors: (2) at 10'x14', (1) at 17.5'x14', 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	- Includes (1) 5-ton crane formally used for a marble distributor - Motion sensor lighting throughout office and warehouse - All doors in building have key card access

SITE
PLAN

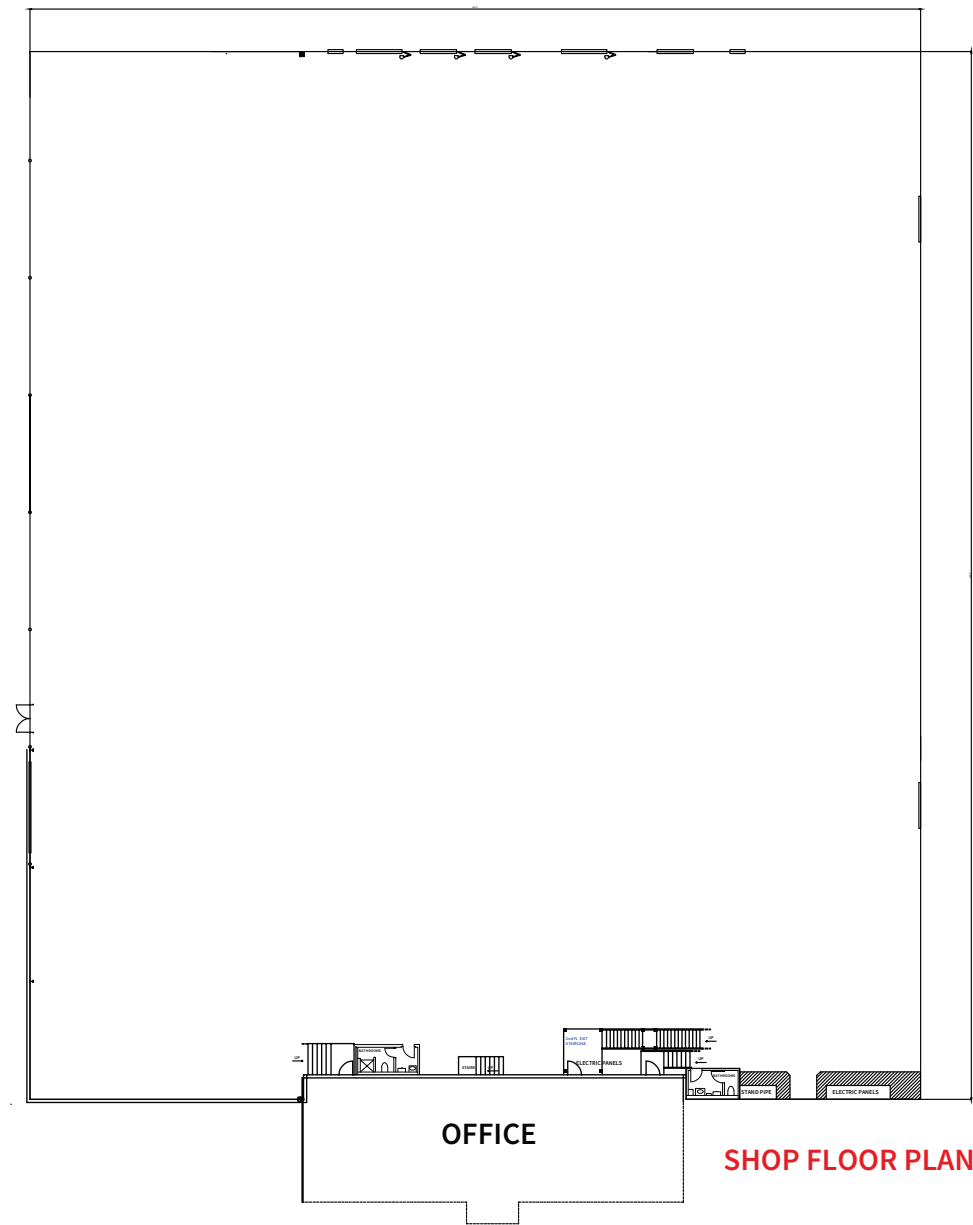
50,000 SF INDUSTRIAL SPACE
AVAILABLE FOR SUBLEASE



OFFICE FIRST LEVEL FLOOR PLAN



OFFICE SECOND LEVEL FLOOR PLAN



SHOP FLOOR PLAN

PROPERTY OVERVIEW

KEY DISTANCES

1.27 Miles
to I-280

3.4 Miles
to I-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 I-80

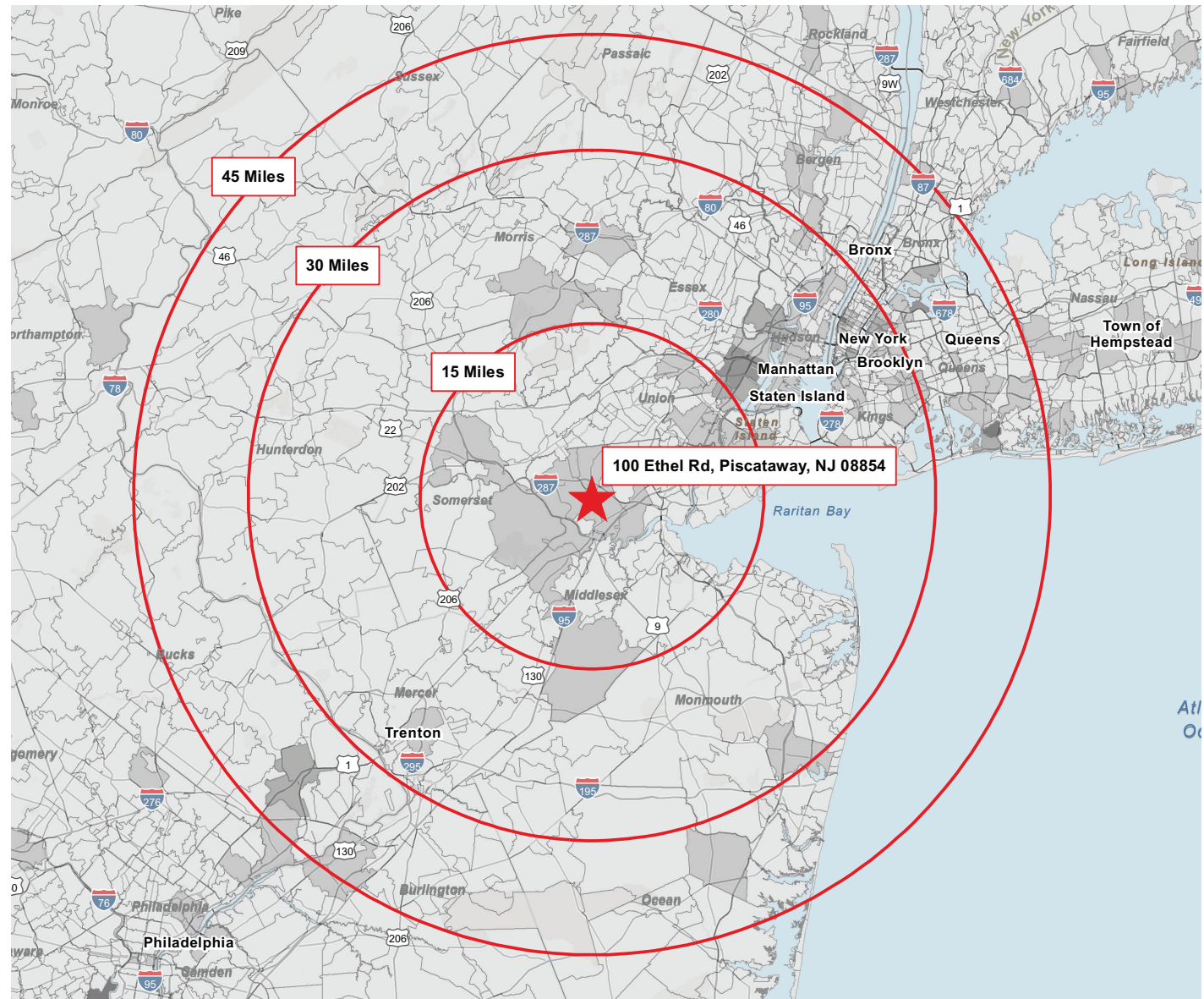
LABOR STATISTICS

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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