



19 Commerce Court West, South Brunswick, NJ



Available For Lease

±65,297 SF divisible to ±17,445 SF

Additional ±29,000 SF Expansion Opportunity

Building Specifications

Available Space: ±65,297 SF divisible to ±17,445 SF

Office: ±2,133 SF main / ±1,260 SF ancillary

Ceiling Height: 22' Clear

Column Spacing: 40' X 40'

Loading: 10 Dock Doors

Drive-In: 2 Drive Ins

Car Parking: 54 Spaces

Lighting: **NEW** LED

Power: 1,200 Amps (Expandable)

Sprinkler: ESFR

Roof: **NEW** Roof

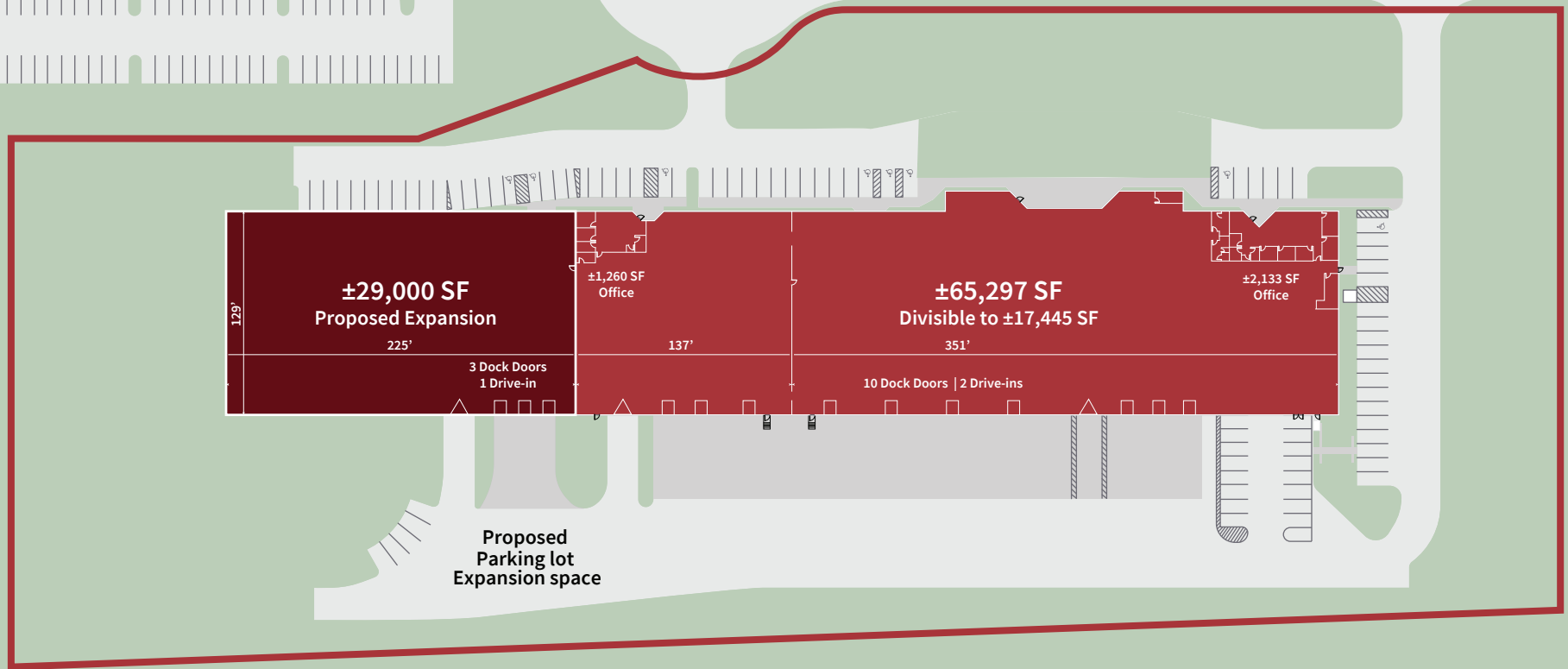
Zoning: I-3

Proposed Expansion: ±29,000 SF

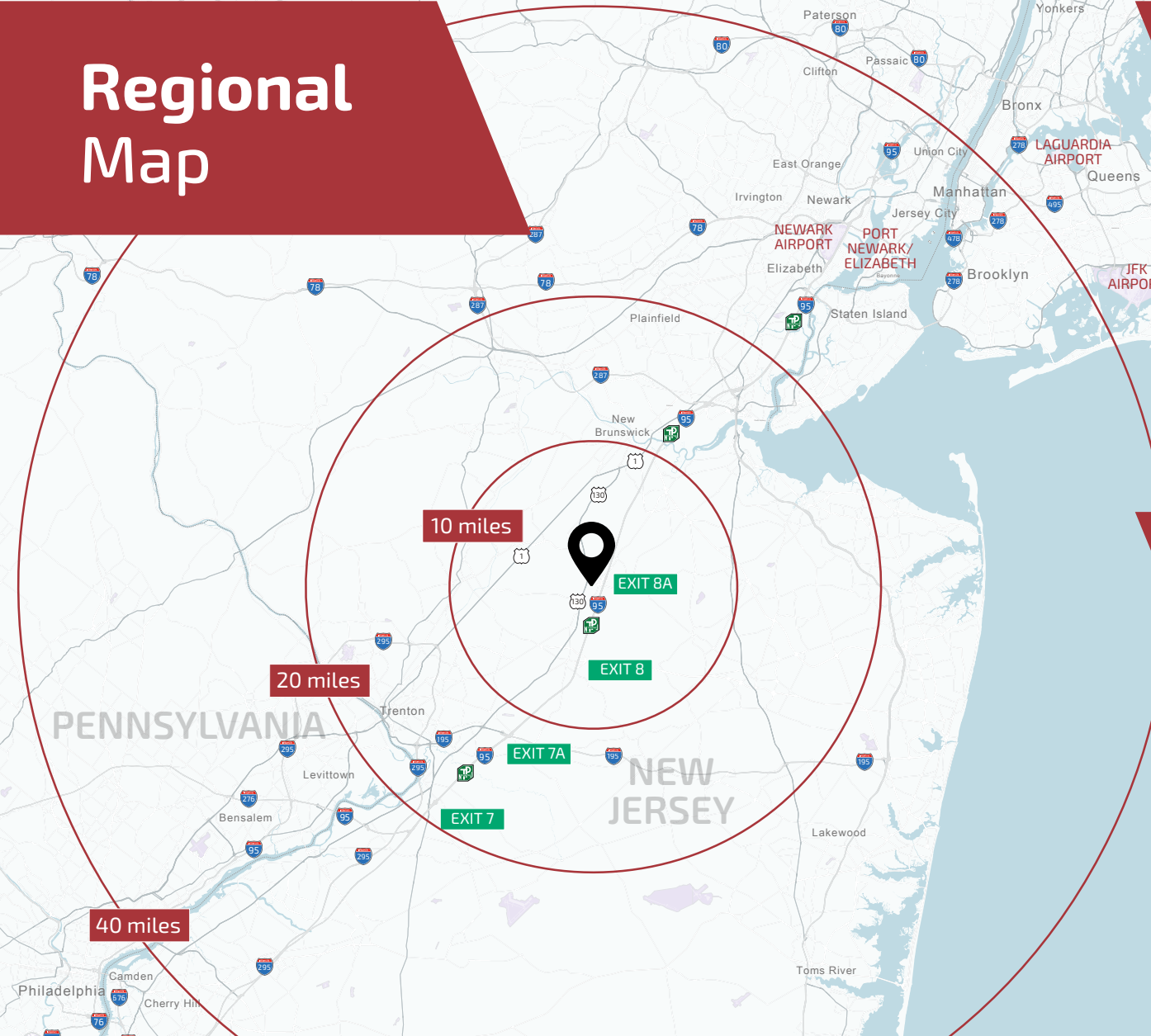
Site Plan

COMMERCE DRIVE

COMMERCE COURT W



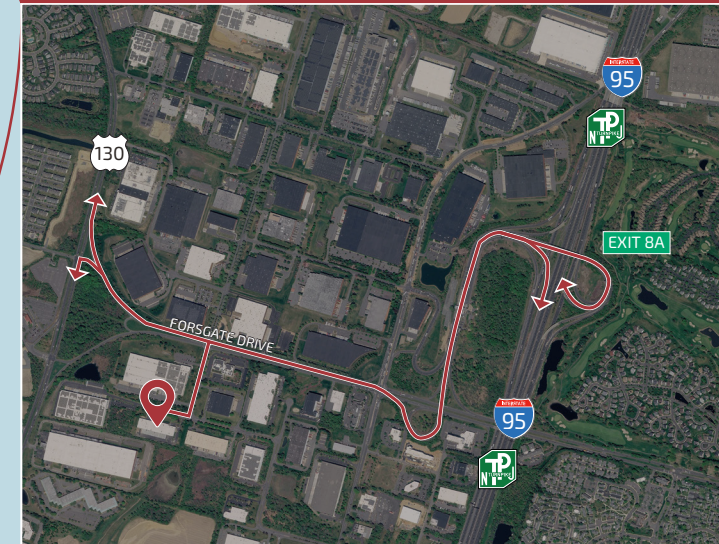
Regional Map



KEY DISTANCES

U.S Route 130	0.8 miles
I-95 / NJ Turnpike (Exit 8A)	1.6 miles
State Route 1	6.2 miles
Newark Liberty International Airport	32.0 miles
Port Newark/Elizabeth	36.7 miles
Manhattan, NY	51.0 miles
Philadelphia, PA	54.1 miles

Local Access



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