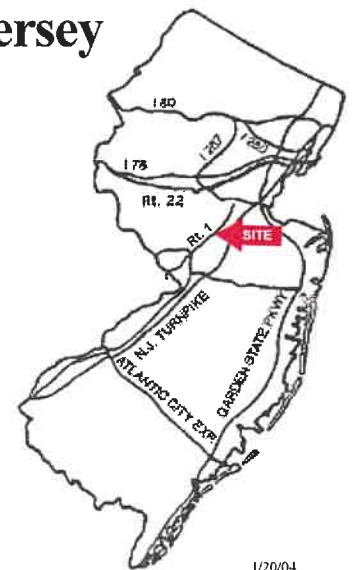# AVAILABLE ± 145,800 Sq. Ft.
Warehouse / Assembly Space

2400 Route 1 North,   North Brunswick, New Jersey

FEATURES:

- ◆ **Available for Sale or Lease**
- ◆ **145,800 Sq. Ft. including 16,000 sq. ft. of office area**
- ◆ **+/-21.94 acre lot fronting directly on U.S. Route 1 with possible expansion of another 94,200 sq. ft.**
- ◆ **11 interior truck docks with levelors and 1 drive-in ramp**
- ◆ **1,600 AMP Electrical Service**
- ◆ **40' x 40' Column Spacing**
- ◆ **Parking for 275 Cars and 6 Trailers**
- ◆ **Zoned I-2 Industrial**

1/20/04

2400 Route 1

2400 Route 1 PM
North Brunswick, NJ 08902
County: Middlesex

For more information, contact:
Jim Foran   (908) 429-4334
                       Ext. 14

Atlantic Real Estate Services

2400 Route 1	**For Sale**	**Active**

Primary Type:	Industrial Distribution Warehouse
Building Size:	145,800 SF
Lot Size:	21.94 Acres
Clear Ceiling Height:	24 ft.
Price:	$7,290,000
Price/SF:	$50.00
Year Built:	1974
Net Lease Investment:	Yes
Date Last Verified:	2/23/2004

Additional Information

Property Description:
Warehouse / High Tech Facility

Location Description:
Located on Route 1 in North Brunswick, NJ

No. Stories:	1	**Parking Ratio:**	2 / 1,000 SF
% Office Space:	10%	**No. Dock High Doors:**	11
No. Grade Level Doors:	1	**Sprinklers:**	Yes
Fenced Yard:	Yes	**Additional Types:**	Flex Space
Trailer Parking:	Yes		Manufacturing
Heating:	Gas		Warehouse
Power:	1,600 Amps		

Highlights

- 25,000 sq. ft. air-conditioned assembly area built in 1987
- Expandable by 94,200 sq. ft.
- 40' x 40' column spacing
- Zoned I-2 Industrial

Financial Summary	**Major Tenant Information**	**Debt & Equity Information**
No Cash Flow Information Provided	**Tenancy Type:** Single	No Debt & Equity Information Provided