

44

STATION ROAD
CRANBURY, NJ 08512

AVAILABLE NOW



±310,937 SF INDUSTRIAL FOR SUBLEASE

44STATIONROAD.COM

CBRE

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PROPERTY DETAILS

Total Building SF:	±310,937 SF
Available SF:	±310,937 SF
Office SF:	±4,400 SF
Building Dimensions:	299'4" x 1,043'
Ceiling Height:	36'
Column Spacing:	54' x 47'10"
Speed Bay Size:	60'
Dock Doors:	54 plus 2 compactor spaces
Drive-In Doors:	2
Truck Court:	190' (including concrete apron)
Car Parking:	100
Trailer Parking:	At Dock Doors (Additional ±8.7 acres available at 450/451 Black Horse Lane, North Brunswick)
Foundation:	8" concrete slab on grade
Floor Loads:	4,000 PSI
Sprinkler:	ESFR
Power:	3,000 amps, 480/277 volt, 3 phase

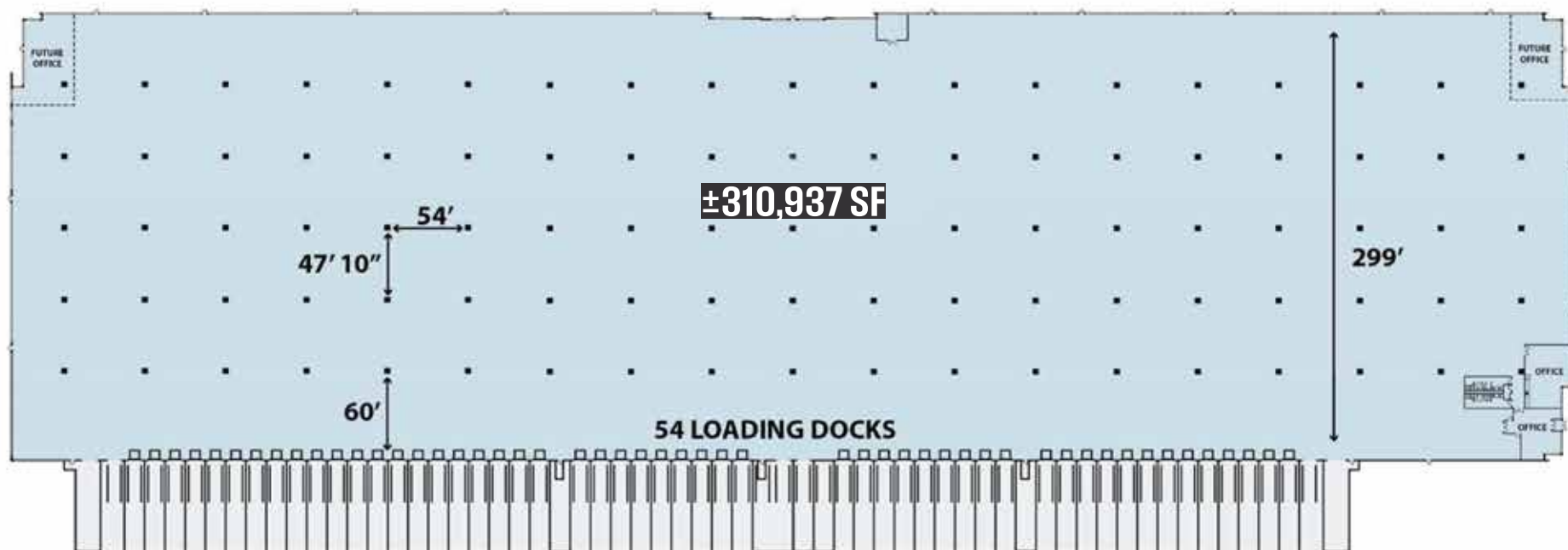


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SITE PLAN



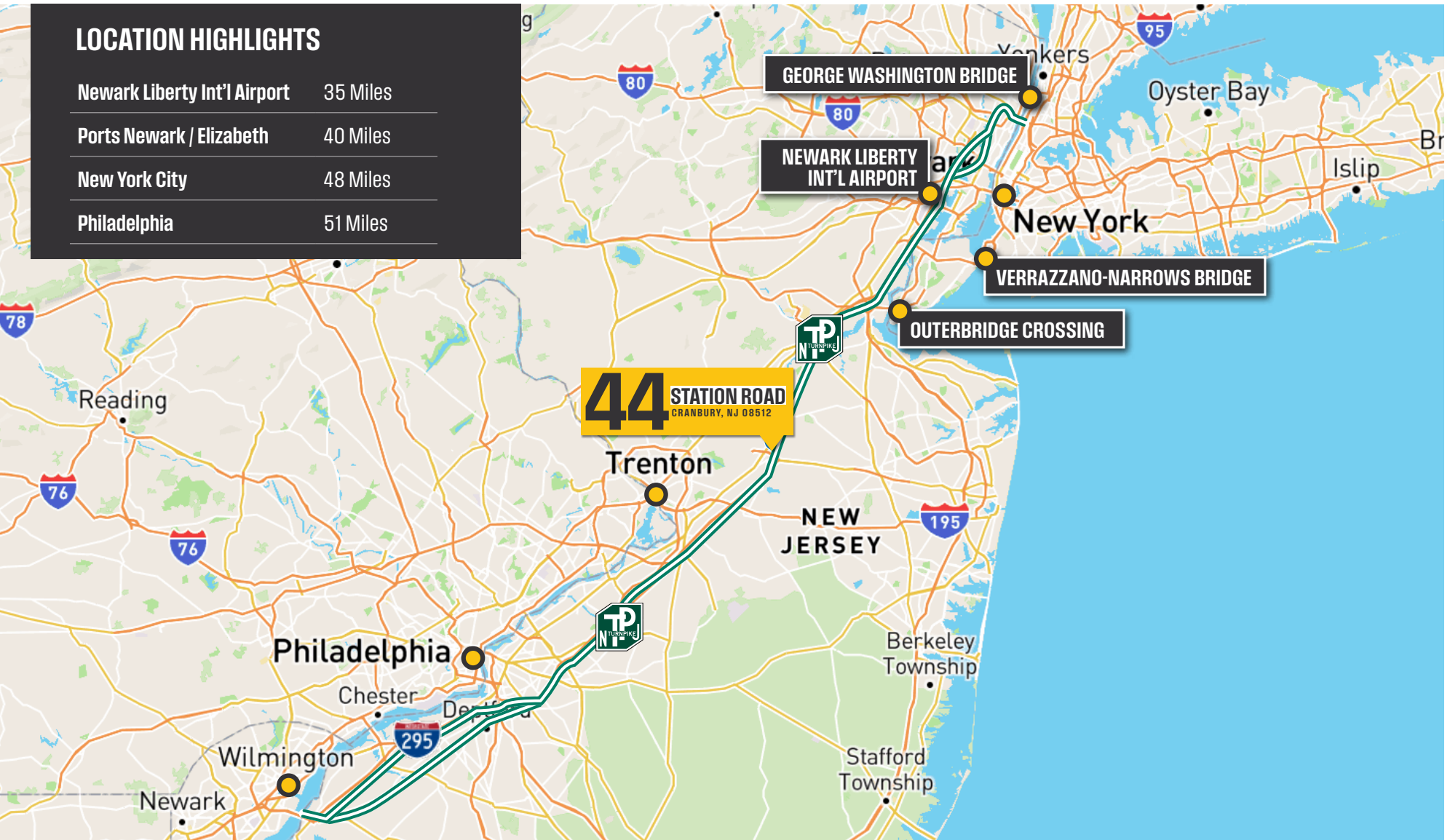
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LOCATION HIGHLIGHTS

Newark Liberty Int'l Airport	35 Miles
Ports Newark / Elizabeth	40 Miles
New York City	48 Miles
Philadelphia	51 Miles



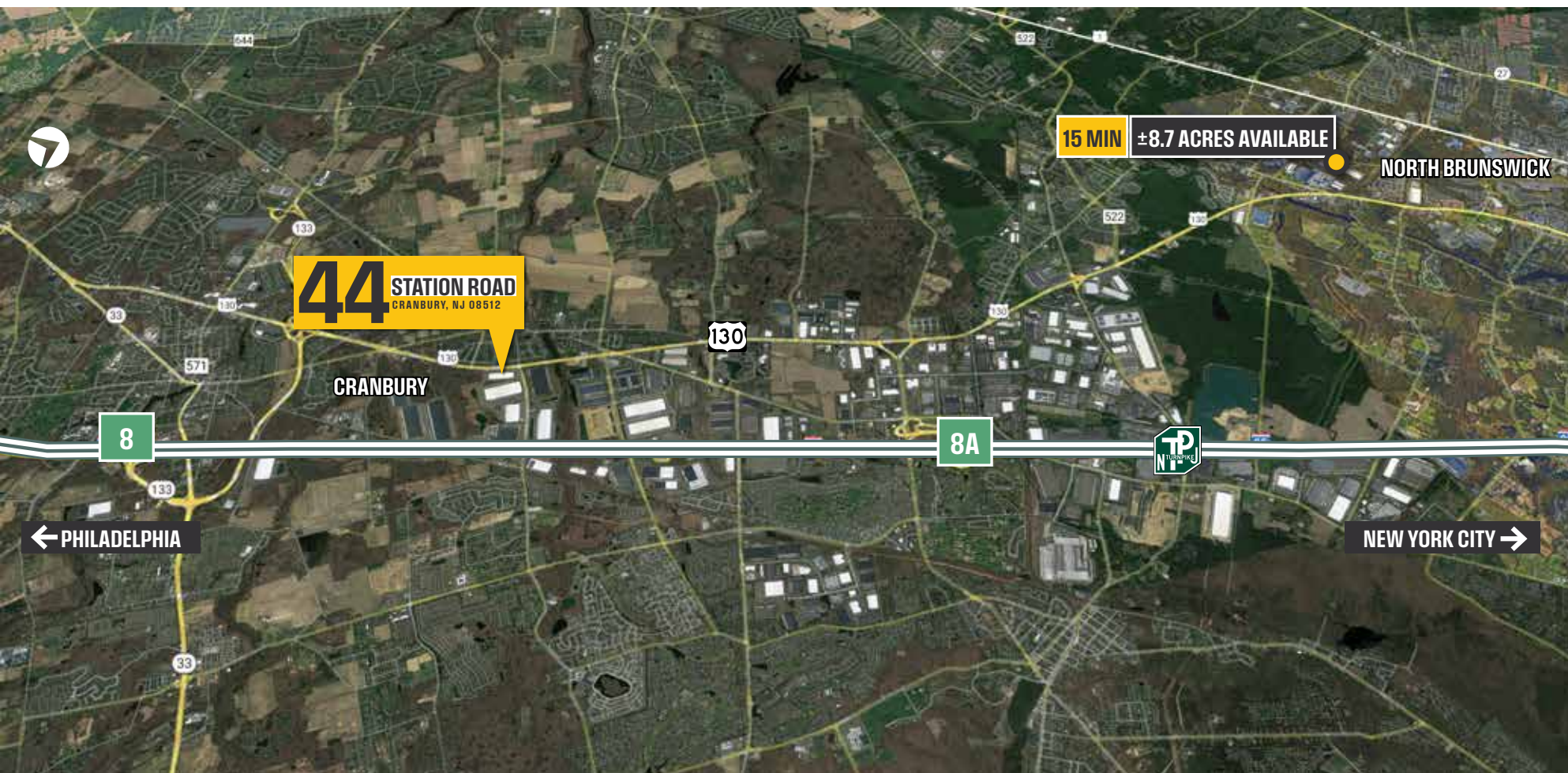
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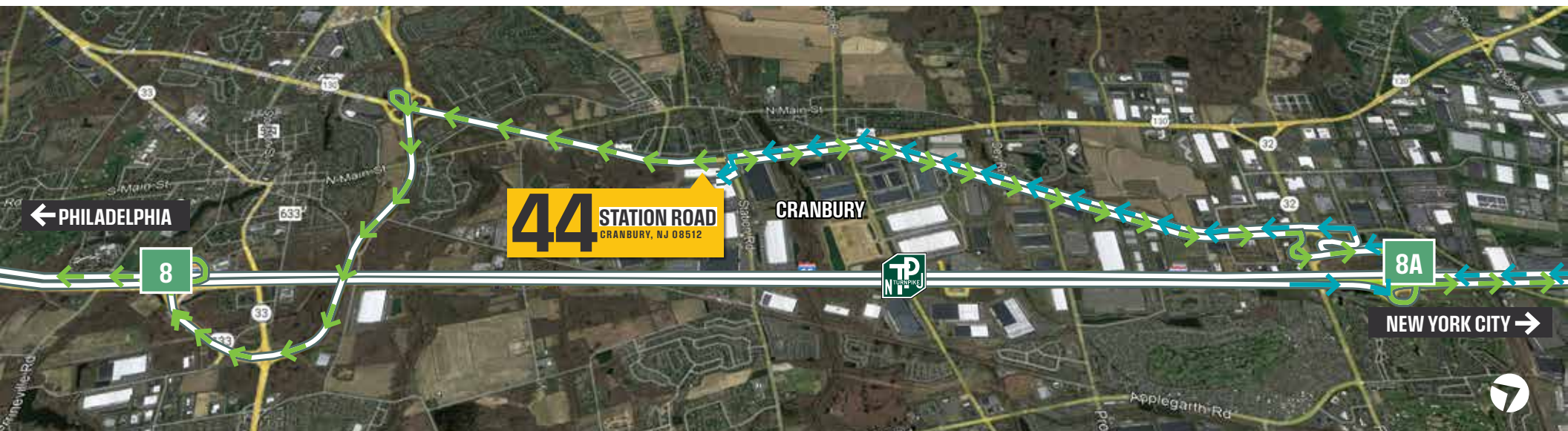
15 MINUTES TO ADDITIONAL ±8.7 ACRES FOR PARKING OR OUTSIDE STORAGE



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