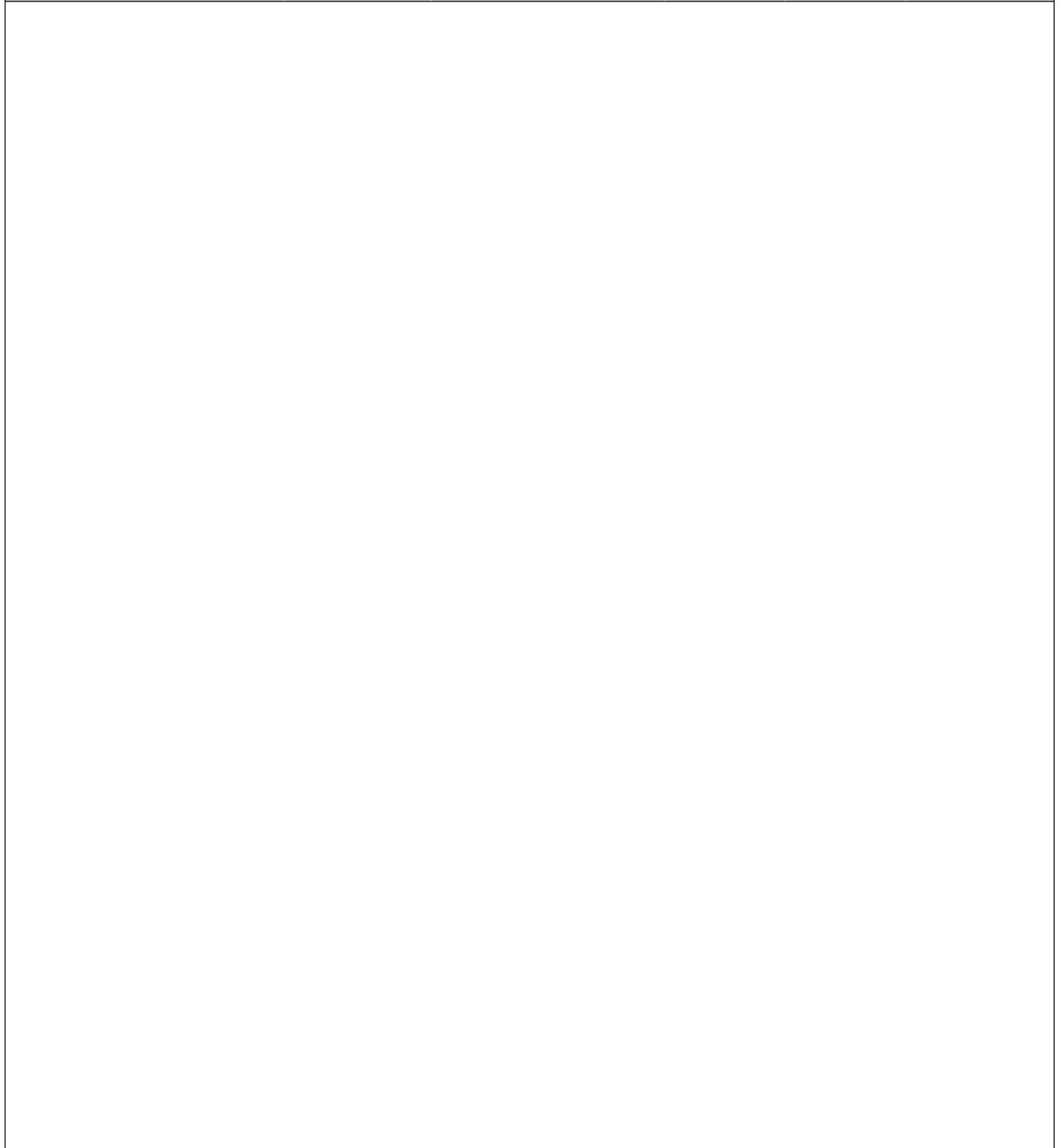


	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
<b>1</b>	1400 Randolph Ave	Avenel	Class B Industrial/Warehouse	242,296 SF	242,296 SF	Withheld
<b>2</b>	1005 W Middlesex Ave	Port Reading	Class A Industrial/Warehouse	737,620 SF	230,101 SF	Withheld
<b>3</b>	191 Blair Rd	Avenel	Class A Industrial/Warehouse	198,854 SF	198,854 SF	\$9.50
<b>4</b>	100 Crows Mill Rd	Keasbey	Class B Industrial/Warehouse	133,032 SF	133,032 SF	Withheld
<b>5</b>	190 Wood Ave S	Iselin	Class B Industrial/Warehouse	154,708 SF	68,719 SF	\$9.00
<b>6</b>	26 Engelhard Ave	Avenel	Class C Industrial/Warehouse	65,000 SF	65,000 SF	Withheld
<b>7</b>	6C Terminal Way	Avenel	Class C Industrial/Warehouse	40,000 SF	40,000 SF	Withheld
<b>8</b>	2323 Randolph Ave	Avenel	Class B Industrial/Warehouse	65,725 SF	12,800 SF	\$8.50
<b>9</b>	3 Convery Blvd	Woodbridge	Class C Industrial/Warehouse	30,096 SF	11,725 SF	\$8.50
<b>10</b>	2 Cutters Dock Rd	Woodbridge	Class C Industrial/Warehouse	8,088 SF	8,088 SF	Withheld

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
11	2 Amboy Ave	Woodbridge	Class B Industrial/Warehouse	22,000 SF	7,350 SF	Withheld
12	112 New Brunswick Ave	Perth Amboy	Class C Industrial/Truck Terminal	6,125 SF	6,125 SF	\$29.39
13	412 Smith St	Keasbey	Class C Industrial/Warehouse	3,750 SF	3,750 SF	\$8.80
14	2 Cutters Dock Rd	Woodbridge	Class C Industrial/Warehouse	1,888 SF	1,888 SF	Withheld





Location: **Brunswick/Piscataway Ind Cluster  
Carteret/Avenel Ind Submarket  
Middlesex County  
Avenel, NJ 07001**

Building Type: **Class B Warehouse**  
Status: **Under Construction, delivers Jun 2018**  
Tenancy: **Multiple Tenant**

Land Area: **11.43 AC**  
Stories: **1**  
RBA: **242,296 SF**

Landlord Rep: **CBRE**  
Management: **-**  
Recorded Owner: **1500 Rahway II LLC c/o Pantheon Properties**

Total Avail: **242,296 SF**  
% Leased: **0%**

Ceiling Height: **36'0"**  
Column Spacing: **50'w x 48'd**  
Drive Ins: **2 - 12'0" w x 14'0" h**  
Loading Docks: **40 ext**  
Power: **-**

Crane: **-**  
Rail Line: **-**  
Cross Docks: **-**  
Const Mat: **-**  
Utilities: **-**

For Sale: **Not For Sale**  
Expenses: **2017 Tax @ \$0.14/sf**  
Parcel Number: **25-00911-01-00010**  
Parking: **108 free Surface Spaces are available; 43 free Industrial Trailer Spaces are available; Ratio of 0.74/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	242,296/16,750 ofc	242,296	Withheld	06/2018	Negotiable	New
CBRE / Mindy Lissner (732) 509-2831 / Steven I. Beyda (732) 245-8134 / William R. Waxman (201) 712-5810 / Kevin Dudley (201) 712-5837						



Location: **Building 2  
Brunswick/Piscataway Ind Cluster  
Perth Amboy/GSP Ind Submarket  
Middlesex County  
Port Reading, NJ 07064**

Building Type: **Class A Warehouse**

Status: **Built Jul 2014**

Tenancy: **Multiple Tenant**

Land Area: -

Stories: **1**

RBA: **737,620 SF**

Total Avail: **230,101 SF**

% Leased: **68.8%**

Landlord Rep: **CBRE**  
Management: -  
Recorded Owner: **ProLogis**

Ceiling Height: **36'0"**  
Column Spacing: **52'w x 50'd**  
Drive Ins: **4 - 12'0" w x 14'0" h**  
Loading Docks: **168 ext**  
Power: **4000a**

Crane: **None**  
Rail Line: -  
Cross Docks: **None**  
Const Mat: **Masonry**  
Utilities: -

For Sale: **Not For Sale**  
Expenses: **2017 Tax @ \$0.02/sf**  
Parcel Number: **25-01095-0000-00002-01**  
Parking: **73 Industrial Trailer Spaces are available; 130 free Surface Spaces are available; Ratio of 0.73/1,000 SF**  
Amenities: **LEED Certified**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	230,101/3,820 ofc	230,101	Withheld	Vacant	Negotiable	Direct
CBRE / Thomas F. Monahan (201) 712-5610 / Stephen D'Amato (201) 712-5616 / Larry Schiftenhaus (201) 712-5809 Prologis / Paul Rosen (201) 635-6013 737,620 SF - total building size • 230,101 SF - available • 3,820 SF - office • ±485' x ±468' unit dimensions • 36' clear height • 52' x 50' column spacing • 48 dock doors • 68' speed bays • (2) 12' x 14' drive-in doors • 130' truck court • 130 car parking stalls • 73 trailer parking stalls with • up to 526 additional stalls available • ±2,000 amps, 480 volts, • 3 phase, 4-wire • LED lighting • ESFR sprinkler system • LEED certified building • Immediate occupancy						

**Building Notes**

Port Reading Business Park will ultimately comprise seven buildings, ranging in size from 167,000 square feet to 777,000 square feet. The first distribution center was completed in early 2007 and is already 100 percent leased. Construction of the second facility begins in November 2007.

In 2014, this building was awarded LEED certification by the U.S. Green Building Council.

191 Blair Rd - Building B



Location: **Building B**  
**Brunswick/Piscataway Ind Cluster**  
**Carteret/Avenel Ind Submarket**  
**Middlesex County**  
**Avenel, NJ 07001**

Building Type: **Class A Warehouse**  
 Status: **Under Construction, delivers Mar 2018**  
 Tenancy: -

Land Area: -  
 Stories: **1**  
 RBA: **198,854 SF**

Landlord Rep: **CBRE**  
 Management: **Cushman & Wakefield of New Jersey, Inc.**  
 Recorded Owner: -

Total Avail: **198,854 SF**  
 % Leased: **0%**

Ceiling Height: **36'0"**  
 Column Spacing: **47'w x 54'd**  
 Drive Ins: **2**  
 Loading Docks: **53 ext**  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

For Sale: **Not For Sale**  
 Expenses: **2016 Tax @ \$1.52/sf; 2016 Ops @ \$0.64/sf**  
 Parcel Number: **25-00974-0000-00012-01, 25-00974-0000-00013-01**  
 Parking: **24 Industrial Trailer Spaces are available; 125 Surface Spaces are available; Ratio of 0.67/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	198,854	198,854	\$9.50/nnn	03/2018	Negotiable	New
CBRE / William R. Waxman (201) 712-5810 / Kevin Dudley (201) 712-5837 / Mindy Lissner (732) 509-2831 / Steven I. Beyda (732) 245-8134 / Robert Pine (732) 509-2830 / David Gheriani (732) 509-8942 T-5 Lighting. The column widths are 46'9". Existing maintenance building has 6 additional parking bays.						

**Building Notes**

Column spacing:46'9" w  
 T5 lighting  
 Office Built-to-suit  
 HVAC roof mounted Cambridge units  
 Additional parking with Maintenance Garage available - parking for 38 cars and 52 trailers



Location: **Woodbridge Twp  
Brunswick/Piscataway Ind Cluster  
Perth Amboy/GSP Ind Submarket  
Middlesex County  
Keasbey, NJ 08832**

Building Type: **Class B Warehouse**  
Status: **Built 1971, Renov Jul 2017**  
Tenancy: **Multiple Tenant**

Land Area: **6.91 AC**  
Stories: **1**  
RBA: **133,032 SF**

Landlord Rep: **CBRE**  
Management: **Avison Young**  
Recorded Owner: **The Realty Associates Fund XI Portfolio, L.P.**

Total Avail: **133,032 SF**  
% Leased: **0%**

Ceiling Height: **20'0"**  
Column Spacing: **30'w x 40'd**  
Drive Ins: **1**  
Loading Docks: **26 ext**  
Power: **1600a**

Crane: **None**  
Rail Line: **None**  
Cross Docks: **-**  
Const Mat: **Masonry**  
Utilities: **Gas - Natural, Heating - Gas, Sewer - City,  
Water - City**

For Sale: **Not For Sale**  
Expenses: **2017 Tax @ \$1.73/sf, 2000 Est Tax @ \$1.10/sf**  
Parcel Number: **25-00050-01-00017-02**  
Parking: **23 Surface Spaces are available; Ratio of 0.74/1,000 SF**  
Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	133,032/5,942 ofc	133,032	Withheld	Vacant	Negotiable	New

CBRE / Mindy Lissner (732) 509-2831 / William R. Waxman (201) 712-5810 / Steven I. Beyda (732) 245-8134 / Kevin Dudley (201) 712-5837  
 • Fully fenced/secure site • On-site trailer parking • Flexible options • LED lighting with motion sensors

**Building Notes**

\* Construction type: Block & Steel

\* 80,000 sf mezzanine

\* Fully air-conditioned



Location: **The Offices at Metropark**  
**Iselin**  
**Brunswick/Piscataway Ind Cluster**  
**Perth Amboy/GSP Ind Submarket**  
**Middlesex County**  
**Iselin, NJ 08830**

Building Type: **Class B Warehouse**

Status: **Built 1982**  
 Tenancy: **Multiple Tenant**

Land Area: **7.02 AC**  
 Stories: **1**  
 RBA: **154,708 SF**

Landlord Rep: **CBRE**  
 Management: **Tishman Speyer**  
 Recorded Owner: **Metropark Investor Llc**

Total Avail: **68,719 SF**  
 % Leased: **55.6%**

Ceiling Height: **14'0"**  
 Column Spacing: **-**  
 Drive Ins: **2**  
 Loading Docks: **2 ext**  
 Power: **-**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **-**  
 Utilities: **-**

For Sale: **Not For Sale**  
 Expenses: **2017 Tax @ \$1.77/sf**  
 Parcel Number: **25-00356-02-00013-03**  
 Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	68,719	68,719	\$9.00/nnn	Vacant	Negotiable	Direct

*CBRE / Wesley Moore (732) 509-2827*  
 Partial floor. Warehouse and back office space.

**Building Notes**

190 Wood Avenue South is currently utilized as a records storage facility, but is ideally configured for conversion to business continuity or data center



## 190 Wood Ave S - The Offices at Metropark(cont'd)

use. The building has many desirable data center features such as heavy floor loads, high ceiling heights, wide column spacing, window-free exterior walls, and pre-action fire suppression. The site can be supplied with dual 26 KV feeders from diverse substations. Preliminary work for these dual VS feeds has already been completed by PSE&G, the local power utility.

Metropark Corporate Center presents the ideal location, layout and on-site power for both business continuity and data center use. Quick and easy access via major roadways or mass transportation is among the most important criteria of New York-based financial firms seeking local business continuity facilities. The site is situated approximately 35 miles from New York City, an ideal distance for synchronous data replication and access to diverse power grids from New York City.

The facility offers such amenities as a full-service cafeteria that seats 550, 24/7 manned and video security and a three-story parking garage. Primary and secondary central station power grids service the building.



Location: **Brunswick/Piscataway Ind Cluster  
Carteret/Avenel Ind Submarket  
Middlesex County  
Avenel, NJ 07001**

Building Type: **Class C Warehouse**

Status: **Built 1977**  
Tenancy: **Single Tenant**

Land Area: **3.37 AC**  
Stories: **1**  
RBA: **65,000 SF**

Landlord Rep: **CBRE**  
Management: **-**  
Recorded Owner: **Engelhard Realty Ass Llc**

Total Avail: **65,000 SF**  
% Leased: **0%**

Ceiling Height: **24'0"**  
Column Spacing: **-**  
Drive Ins: **1**  
Loading Docks: **9 ext**  
Power: **-**

Crane: **-**  
Rail Line: **-**  
Cross Docks: **-**  
Const Mat: **-**  
Utilities: **-**

For Sale: **Not For Sale**  
Expenses: **2017 Tax @ \$1.53/sf**  
Parcel Number: **25-00912-0000-00025-01**  
Parking: **16 Industrial Trailer Spaces are available; 20 Surface Spaces are available; Ratio of 0.55/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	65,000	65,000	Withheld	Vacant	Negotiable	Direct
<i>CBRE / Mindy Lissner (732) 509-2831 / William R. Waxman (201) 712-5810 / Steven I. Beyda (732) 245-8134 / Robert Pine (732) 509-2830 / Kevin Dudley (201) 712-5837 / David Gheriani (732) 509-8942</i>						

**7 6C Terminal Way - Terminal Way Business Park Bldg C - Terminal Way Bus**



Location: **Terminal Way Business Park Bldg C**  
**Woodbridge Twp**  
**Brunswick/Piscataway Ind Cluster**  
**Carteret/Avenel Ind Submarket**  
**Middlesex County**  
**Avenel, NJ 07001**

Building Type: **Class C Warehouse**  
 Status: **Built 1950**  
 Tenancy: **Single Tenant**  
 Land Area: **2.02 AC**  
 Stories: **1**  
 RBA: **40,000 SF**

Landlord Rep: **CBRE**  
 Management: **-**  
 Recorded Owner: **Terreno Terminal Way, LLC**

Total Avail: **40,000 SF**  
 % Leased: **100%**

Ceiling Height: **28'0"**  
 Column Spacing: **40'w x 40'd**  
 Drive Ins: **-**  
 Loading Docks: **9 ext**  
 Power: **5000a**

Crane: **None**  
 Rail Line: **-**  
 Cross Docks: **-**  
 Const Mat: **Masonry**  
 Utilities: **Heating - Gas, Sewer - City, Water - City**

For Sale: **Not For Sale**  
 Expenses: **2017 Tax @ \$2.15/sf**  
 Parcel Number: **25-00912-0000-00019-02**  
 Parking: **10 free Surface Spaces are available; Ratio of 0.12/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	40,000/1,500 ofc	40,000	Withheld	30 Days	Thru Nov 2020	Sublet
<i>CBRE / Robert Pine (732) 509-2830 / Mindy Lissner (732) 509-2831 / William R. Waxman (201) 712-5810 / Steven I. Beyda (732) 245-8134 / Kevin Dudley (201) 712-5837 / David Gheriani (732) 509-8942</i>						

**Building Notes**

10/96: Building sold for \$36/sf or \$1,494,000. Charles Fern of Weichert Commercial Realtors represented the seller, River Terminal Development Company, and the buyer Spicoco.

\* Floor load: Heavy

**7 6C Terminal Way - Terminal Way Business Park Bldg C - Terminal Way Bus**

\* Roof: Flat

\* Parking: Ample



Location: **Woodbridge Twp  
Brunswick/Piscataway Ind Cluster  
Carteret/Avenel Ind Submarket  
Middlesex County  
Avenel, NJ 07001**

Building Type: **Class B Warehouse**  
Status: **Built 1986**  
Tenancy: **Multiple Tenant**

Land Area: **5 AC**  
Stories: **2**  
RBA: **65,725 SF**

Landlord Rep: **Lee & Associates Commercial Real Estate Service**  
Management: **Cushman & Wakefield of New Jersey, Inc.**  
Recorded Owner: **-**

Total Avail: **12,800 SF**  
% Leased: **80.5%**

Ceiling Height: **19'0"**  
Column Spacing: **40'w x 40'd**  
Drive Ins: **2 - 12'0"w x 14'0"h**  
Loading Docks: **9 ext**  
Power: **200a**

Crane: **None**  
Rail Line: **None**  
Cross Docks: **-**  
Const Mat: **Masonry**  
Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

For Sale: **Not For Sale**

Expenses: **2017 Tax @ \$2.45/sf, 2012 Est Tax @ \$1.31/sf; 2011 Ops @ \$2.70/sf, 2012 Est Ops @ \$2.70/sf**

Parcel Number: **25-00912-0000-00028**

Parking: **58 free Surface Spaces are available; Ratio of 0.26/1,000 SF**

Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,800/3,000 ofc	12,800	\$8.50/nnn	Vacant	5 yrs	Direct

Lee & Associates Commercial Real Estate Service / Richard D. Marchisio (973) 337-1144 / Crista Bartolomeo (973) 868-4949 / Drew Maffey (732) 452-0750  
18' clear height Gasfired Units • NJ Turnpike exit 12 approx. 1 mile • Located in one of New Jersey's Top Industrial Submarkets • 6 miles to Goethals Bridge • 7 miles to Outer Bridge Crossing

**Building Notes**

No plat map available.



Location: **Woodbridge Twp  
Brunswick/Piscataway Ind Cluster  
Perth Amboy/GSP Ind Submarket  
Middlesex County  
Woodbridge, NJ 07095**

Building Type: **Class C Warehouse**  
Status: **Built 1990**  
Tenancy: **Multiple Tenant**

Landlord Rep: **Cushman & Wakefield**  
Management: **Goldman Group Inc, The**  
Recorded Owner: **Goldman Group Inc, The**

Land Area: **1.50 AC**  
Stories: **1**  
RBA: **30,096 SF**

Total Avail: **11,725 SF**  
% Leased: **61.0%**

Ceiling Height: **20'0"**  
Column Spacing: **40'w x 30'd**  
Drive Ins: **3 - 12'0"w x 14'0"h**  
Loading Docks: **3 ext**  
Power: **200a**

Crane: **None**  
Rail Line: **None**  
Cross Docks: **-**  
Const Mat: **Masonry**  
Utilities: **Gas - Natural, Heating - Gas, Sewer - City,  
Water - City**

For Sale: **Not For Sale**  
Expenses: **2017 Tax @ \$1.76/sf, 2002 Est Tax @ \$1.50/sf; 2013 Ops @ \$1.80/sf, 2010 Est Ops @ \$1.88/sf**  
Parcel Number: **25-00253-0000-00012**  
Parking: **10 free Surface Spaces are available; Ratio of 0.33/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 300	11,725/3,325 ofc	11,725	\$8.50/nnn	Vacant	3-10 yrs	New
Cushman & Wakefield of New Jersey, Inc. / Robert Casagrande (732) 243-3105 / Douglas Bansbach (732) 243-3102 / Linda Hill (732) 243-3108 3,325 office includes finished showroom						

**Building Notes**

3 Convery Blvd is designed to accommodate the needs of the smaller sized industrial space user. The site, with its raised elevation, extensive landscaping, location on Convery Blvd and proximity to the County Park more closely resembles a neighborhood office setting than a common industrial park.

Located on State Hwy 35 (Convery Blvd) between Florida Grove Rd and the intersection of Rt 35 and Amboy Ave in Woodbridge. Minutes from the NJ

### 3 Convery Blvd(cont'd)

Turnpike, Garden State Pkwy, Outerbridge Crossing, Rts 440, 1, 9, and I-287.

Property is 30% Office/70% warehouse and is only 30 minutes from Manhattan and 20 minutes from Newark International Airport.



Location: **Bldg 1**  
**Brunswick/Piscataway Ind Cluster**  
**Perth Amboy/GSP Ind Submarket**  
**Middlesex County**  
**Woodbridge, NJ 07095**

Building Type: **Class C Warehouse**

Status: **Built 1940**  
 Tenancy: **Multiple Tenant**

Land Area: **1.14 AC**  
 Stories: **1**  
 RBA: **8,088 SF**

Landlord Rep: **Blau & Berg Co.**  
 Management: **-**  
 Recorded Owner: **Fibrenetics, Inc**  
 Sales Company: **Blau & Berg Co.: Brian R. DiPinto (973) 379-6644, Brad Jacobs (973) 379-6644**

Total Avail: **8,088 SF**  
 % Leased: **0%**

Ceiling Height: **10'0"-20'0"**  
 Column Spacing: **-**  
 Drive Ins: **3**  
 Loading Docks: **2 ext**  
 Power: **-**

Crane: **-**  
 Rail Line: **-**  
 Cross Docks: **-**  
 Const Mat: **-**  
 Utilities: **-**

For Sale: **For Sale at \$1,100,000 as part of a portfolio of 2 properties - Active**  
 Expenses: **2008 Tax @ \$2.18/sf**  
 Parcel Number: **25-00531-0000-00001**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	8,088	8,088	Withheld	Vacant	Negotiable	Direct
<i>Blau &amp; Berg Co. / Brian R. DiPinto (973) 379-6644</i>						





Location: **Building 3**  
**Woodbridge Twp**  
**Brunswick/Piscataway Ind Cluster**  
**Perth Amboy/GSP Ind Submarket**  
**Middlesex County**  
**Woodbridge, NJ 07095**

Landlord Rep: **NAI DiLeo-Bram & Co.**  
 Management: **The Stro Companies**  
 Recorded Owner: **SMM Realty**

Ceiling Height: **14'0"-30'0"**  
 Column Spacing: **-**  
 Drive Ins: **5 - 12'0" w x 14'0" h**  
 Loading Docks: **1 ext**  
 Power: **2000a/220v**

Building Type: **Class B Warehouse**  
 Status: **Built 1982, Renov 2008**  
 Tenancy: **Multiple Tenant**

Land Area: **5 AC**  
 Stories: **1**  
 RBA: **22,000 SF**

Total Avail: **7,350 SF**  
 % Leased: **75.0%**

Crane: **2/1-2 tons**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas, Heating - Gas, Sewer, Water**

For Sale: **Not For Sale**  
 Expenses: **2012 Tax @ \$3.62/sf, 2011 Est Tax @ \$1.76/sf; 2011 Ops @ \$0.84/sf, 2010 Est Ops @ \$0.84/sf**  
 Parcel Number: **25-00524-0000-00001**  
 Parking: **105 free Surface Spaces are available; Ratio of 1.50/1,000 SF**  
 Amenities: **Fenced Lot**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 9	5,500	5,500	Withheld	Vacant	Negotiable	Direct
NAI DiLeo-Bram & Co. / Richard Goski (908) 295-5244 / Catherine Goski (908) 370-7074 The Stro Companies / Todd Minerley (201) 251-2916 30' clear ceiling height, 2 drive-in bays. Available immediately.						

**Building Notes**

Property manager on site

Location:

Minutes to the NJ Turnpike Exits 10 & 11, Garden State Parkway, Route 287, Route 440 & Route 1&9.



Location: **Brunswick/Piscataway Ind Cluster  
Perth Amboy/GSP Ind Submarket  
Middlesex County  
Perth Amboy, NJ 08861**

Building Type: **Class C Truck Terminal**  
Status: **Built 1969**  
Tenancy: **Single Tenant**

Land Area: **1.13 AC**  
Stories: **1**  
RBA: **6,125 SF**

Landlord Rep: **Blau & Berg Co.**  
Management: **-**  
Recorded Owner: **Hopelawn Holding Co Inc**  
Sales Company: **Blau & Berg Co.: Christian Walsifer (973) 379-6644  
X137, Kenneth F. Crimmins (973) 379-6644 X111**

Total Avail: **6,125 SF**  
% Leased: **0%**

Ceiling Height: **14'0"**  
Column Spacing: **-**  
Drive Ins: **5 - 10'0"w x 10'0"h**  
Loading Docks: **None**  
Power: **-**

Crane: **None**  
Rail Line: **None**  
Cross Docks: **-**  
Const Mat: **Masonry**  
Utilities: **-**

For Sale: **For Sale at \$3,000,000 (\$489.80/SF) - Active**  
Expenses: **2012 Tax @ \$5.41/sf**  
Parcel Number: **25-00005-11-00047**  
Parking: **50 free Surface Spaces are available; Ratio of 9.83/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,125	6,125	\$29.39/nnn	Vacant	Negotiable	Direct

*Blau & Berg Co. / Christian Walsifer (973) 379-6644 x137 / Kenneth F. Crimmins (973) 379-6644 x111*



Location: **Brunswick/Piscataway Ind Cluster  
Perth Amboy/GSP Ind Submarket  
Middlesex County  
Keasbey, NJ 08832**

Building Type: **Class C Warehouse**

Status: **Built 1927**

Tenancy: **Single Tenant**

Land Area: **0.23 AC**

Stories: **1**

RBA: **3,750 SF**

Total Avail: **3,750 SF**

% Leased: **0%**

Landlord Rep: **J.J. Elek Realty**

Management: **-**

Recorded Owner: **412 Keasbey Llc**

Sales Company: **J.J. Elek Realty: Gary Perillo (732) 634-9100 X2109**

Ceiling Height: **12'0"-13'0"**

Column Spacing: **-**

Drive Ins: **1**

Loading Docks: **None**

Power: **Heavy**

Crane: **None**

Rail Line: **None**

Cross Docks: **-**

Const Mat: **Reinforced Concrete**

Utilities: **Heating - Oil (Steam), Lighting - Fluorescent,  
Sewer - City, Water - City**

For Sale: **For Sale at \$375,000 (\$100.00/SF) - Under Contract**

Expenses: **2017 Tax @ \$2.08/sf**

Parcel Number: **25-00049-0000-00033**

Parking: **6 Surface Spaces are available; Ratio of 1.60/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	3,750	3,750	\$8.80/mg	Vacant	Negotiable	Direct

*J.J. Elek Realty / Gary Perillo (732) 634-9100 x2109*

Rent is \$2,750/month. This property can mainly be used as garage.



Location: **Bldg 2**  
**Brunswick/Piscataway Ind Cluster**  
**Perth Amboy/GSP Ind Submarket**  
**Middlesex County**  
**Woodbridge, NJ 07095**

Building Type: **Class C Warehouse**  
 Status: **Built 1940**  
 Tenancy: **Multiple Tenant**

Land Area: **1.14 AC**  
 Stories: **1**  
 RBA: **1,888 SF**

Total Avail: **1,888 SF**  
 % Leased: **0%**

Landlord Rep: **Blau & Berg Co.**  
 Management: **-**  
 Recorded Owner: **Fibrenetics, Inc**  
 Sales Company: **Blau & Berg Co.: Brian R. DiPinto (973) 379-6644, Brad Jacobs (973) 379-6644**

Ceiling Height: **12'0"**  
 Column Spacing: **-**  
 Drive Ins: **1**  
 Loading Docks: **-**  
 Power: **-**

Crane: **-**  
 Rail Line: **-**  
 Cross Docks: **-**  
 Const Mat: **-**  
 Utilities: **-**

For Sale: **For Sale at \$1,100,000 as part of a portfolio of 2 properties - Active**

Expenses: **2008 Tax @ \$9.35/sf**

Parcel Number: **25-00531-0000-00001**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	1,888	1,888	Withheld	Vacant	Negotiable	Direct
<i>Blau &amp; Berg Co. / Brian R. DiPinto (973) 379-6644</i>						