



Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1 5 Paddock St	Avenel	Class B Industrial/Warehouse	156,307 SF	156,307 SF	Withheld
2 1400 Randolph Ave	Avenel	Class B Industrial/Warehouse	242,296 SF	85,119 SF	\$10.50
3 190 Wood Ave S	Iselin	Class B Industrial/Warehouse	154,708 SF	68,719 SF	\$9.00
4 26 Engelhard Ave	Avenel	Class B Industrial/Warehouse	65,000 SF	65,000 SF	Withheld
5 24-30 Mileed Way	Avenel	Class C Industrial/Warehouse	61,085 SF	61,085 SF	\$8.95
6 7C Terminal Way	Avenel	Class C Industrial/Warehouse	40,200 SF	40,200 SF	Withheld
7 9 Paddock St	Avenel	Class B Industrial/Warehouse	114,644 SF	30,000 SF	Withheld
8 75 New Brunswick Ave	Perth Amboy	Class C Industrial/Warehouse	23,862 SF	17,000 SF	\$7.00
9 112 New Brunswick Ave	Perth Amboy	Class C Industrial/Truck Terminal	6,125 SF	6,125 SF	\$29.39
10 201-207 Mac Ln	Keasbey	Class B Industrial/Warehouse	160,000 SF	6,000 SF	Withheld

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
11	738 Rahway Ave	Woodbridge	Class B Industrial	2,000 SF	2,000 SF	\$39.00



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: **6.70 AC**  
Stories: **1**  
RBA: **156,307 SF**

Landlord Rep: **Cushman & Wakefield**  
Management: **-**  
Recorded Owner: **5 Paddock St Realty Co**

Total Avail: **156,307 SF**  
% Leased: **100%**

Ceiling Height: **24'0"-27'6"**  
Column Spacing: **45'w x 45'd**  
Drive Ins: **1**  
Loading Docks: **25 int**  
Power: **600a**

Crane: **None**  
Rail Line: **Yes**  
Cross Docks: **-**  
Const Mat: **Masonry**  
Utilities: **Gas - Propane, Heating - Gas**

For Sale: **Not For Sale**  
Expenses: **2018 Tax @ \$1.06/sf, 2002 Est Tax @ \$1.00/sf**  
Parcel Number: **25-00869-0000-00001-01**  
Parking: **70 Surface Spaces are available; 20 Industrial Trailer Spaces are available; Ratio of 0.57/1,000 SF**  
Amenities: **Fenced Lot**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	156,307/6,500 ofc	156,307	Withheld	30 Days	Negotiable	Direct
Cushman & Wakefield of New Jersey, LLC. / Michael Kimmel (732) 623-4700 / Jason S. Goldman (732) 452-6170 / Andrew Siemsen (732) 452-6165						

**Building Notes**

The single story building is located minutes from ts 1 & 9, 78, 22, the NJ Turnpike (Exit 12) and the Elizabeth Seaport. Racking is included with building.



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

Building Type: **Class B Warehouse**

Status: **Built Jul 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: **85,119 SF**  
% Leased: **64.9%**

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: **2018 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
P 1st	85,119	85,119	\$10.50/nnn	Vacant	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 Will Divide - Nearing Completion - Summer 2018 Occupancy						

**3 190 Wood Ave S - The Offices at Metropark - Metropark Corporate Campus**



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: **7.72 AC**  
Stories: **1**  
RBA: **154,708 SF**

Landlord Rep: **CBRE**  
Management: **SJP Properties**  
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: **2018 Tax @ \$1.56/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
<i>CBRE / Wesley Moore (732) 509-2827</i> 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 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 dual26 KV feeders from diverse substations. Preliminary work for these dual VS

### **3 190 Wood Ave S - The Offices at Metropark - Metropark Corporate Campus(**

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 B 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: **2018 Tax @ \$2.14/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	65,000/3,500 ofc	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>						



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

Building Type: **Class C Warehouse**  
Status: **Built 1976, Renov 2013**  
Tenancy: **Single Tenant**

Land Area: **4.19 AC**  
Stories: **1**  
RBA: **61,085 SF**

Landlord Rep: **Cushman & Wakefield of New Jersey, LLC.**  
Management: **-**  
Recorded Owner: **24-30 Mileed Way Llc**

Total Avail: **61,085 SF**  
% Leased: **100%**

Ceiling Height: **22'0"**  
Column Spacing: **-**  
Drive Ins: **4**  
Loading Docks: **9 ext**  
Power: **400a**

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

For Sale: **Not For Sale**  
Expenses: **2018 Tax @ \$1.92/sf**  
Parcel Number: **25-00919-05-00011**  
Parking: **100 free Surface Spaces are available; 25 Industrial Trailer Spaces are available; Ratio of 2.04/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	61,085	61,085	\$8.95/nnn	30 Days	Negotiable	Direct

*Cushman & Wakefield of New Jersey, LLC. / Michael Kimmel (732) 623-4700 / Jason S. Goldman (732) 452-6170 / Marcus Petrella (732) 452-6182 / Andrew Siemsen (732) 452-6165*

• Free-standing / fully fenced and secured • 22' clear fully racked • T-5 lights on motion sensors • 9 docks / 4 drive-ins • 120' truck court • New roof in 2017 • Wet sprinkler system • Combination of +/- 100 cars or 25+ trailer drops

**Building Notes**

Located within 1 Mile of Entrance/Exit 12 of the New Jersey Turnpike



and route 1



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

Building Type: **Class C Warehouse**  
 Status: **Built 1968**  
 Tenancy: **Single Tenant**

Land Area: **2.33 AC**  
 Stories: **1**  
 RBA: **40,200 SF**

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

Total Avail: **40,200 SF**  
 % Leased: **100%**

Ceiling Height: **28'0"**  
 Column Spacing: **40'w x 45'd**  
 Drive Ins: **3 - 12'0"w x 14'0"h**  
 Loading Docks: **9 ext**  
 Power: **800a**

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

For Sale: **Not For Sale**  
 Expenses: **2014 Tax @ \$1.47/sf**  
 Parcel Number: **25-00912-0000-00021-02**  
 Parking: **10 free Surface Spaces are available; Ratio of 0.24/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	40,200/1,000 ofc	40,200	Withheld	30 Days	Negotiable	Sublet

*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*  
 ±3.50 acres Free-standing Fenced yard Est. taxes & CAM \$2.48 per sq. ft. 7C Terminal Way in Avenel, NJ is ideal for: Warehouse Distribution Light Manufacturing Corporate Offices The property offers immediate proximity to: New Jersey Turnpike Exit 12 Routes 1, 9 and 440 13 minutes from Port Newark-Elizabeth Under 30 minutes from Brooklyn, Staten Island, and the Bronx



Location: **115M**  
**Woodbridge Twp**  
**Brunswick/Piscataway Ind Cluster**  
**Carteret/Avenel Ind Submarket**  
**Middlesex County**  
**Avenel, NJ 07001**

Landlord Rep: **Heller Industrial Parks, Inc.**  
 Management: **Heller Industrial Parks, Inc.**  
 Recorded Owner: **One Fifteen-m-woodbridge Llc**

Ceiling Height: **28'0"**  
 Column Spacing: **38'w x 38'd**  
 Drive Ins: **1 - 12'0" w x 14'0" h**  
 Loading Docks: **16 ext**  
 Power: **400a/480v 3p**

For Sale: **Not For Sale**  
 Expenses: **2018 Tax @ \$1.43/sf**  
 Parcel Number: **25-00869-0000-00001-02**  
 Parking: **100 free Surface Spaces are available; Ratio of 2.00/1,000 SF**  
 Amenities: **Fenced Lot**

Building Type: **Class B Warehouse**

Status: **Built 1986**  
 Tenancy: **Single Tenant**

Land Area: **13.10 AC**  
 Stories: **1**  
 RBA: **114,644 SF**

Total Avail: **30,000 SF**  
 % Leased: **100%**

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	30,000	30,000	Withheld	30 Days	Negotiable	Sublet
<i>Cushman &amp; Wakefield of New Jersey, LLC. / Michael Kimmel (732) 623-4700 / Jason S. Goldman (732) 452-6170 / Andrew Siemsen (732) 452-6165</i>						

#### Building Notes

\* Concrete aprons

\* Battery chargers

\* Trailer parking

\* Lighting: high pressure sodium



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

Building Type: **Class C Warehouse**  
Status: **Built 1960**  
Tenancy: **Multiple Tenant**

Land Area: **2.44 AC**  
Stories: **2**  
RBA: **23,862 SF**

Landlord Rep: **Weichert Commercial Brokerage, Inc.**  
Management: -  
Recorded Owner: **S & A Realty c/o Maverick Knits**

Total Avail: **17,000 SF**  
% Leased: **28.8%**

Ceiling Height: **12'0"-15'0"**  
Column Spacing: -  
Drive Ins: **2 - 8'0" w x 10'0" h**  
Loading Docks: **1 ext**  
Power: -

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

For Sale: **Not For Sale**  
Expenses: **2013 Tax @ \$2.72/sf, 2012 Est Tax @ \$2.48/sf**  
Parcel Number: **25-00020-0000-00001-04**  
Parking: **40 free Surface Spaces are available; Ratio of 1.54/1,000 SF**  
Amenities: **Fenced Lot**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,000	17,000	\$7.00/nnn	Vacant	Negotiable	Direct
<i>Weichert Commercial Brokerage, Inc. / Beth Krinsky (848) 244-4446</i>						
P 1st	12,000	17,000	\$7.00/nnn	Vacant	Negotiable	Direct
<i>Weichert Commercial Brokerage, Inc. / Beth Krinsky (848) 244-4446</i>						



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

Building Type: **Class B Warehouse**

Status: **Built 1988**

Tenancy: **Multiple Tenant**

Land Area: **8.24 AC**

Stories: **1**

RBA: **160,000 SF**

Landlord Rep: **Federal Business Centers**  
Management: **Federal Business Centers**  
Recorded Owner: **Federal Business Centers Inc**

Total Avail: **6,000 SF**

% Leased: **100%**

Ceiling Height: **24'0"**  
Column Spacing: **41'w x 44'd**  
Drive Ins: **2 - 14'0"h**  
Loading Docks: **15 ext**  
Power: **800-1600a/280v 3p**

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

For Sale: **Not For Sale**  
Expenses: **2018 Tax @ \$1.59/sf; 2010 Ops @ \$1.65/sf**  
Parcel Number: **25-00071-0000-00003-01**  
Parking: **70 free Surface Spaces are available; Ratio of 0.63/1,000 SF**  
Amenities: **Security System**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,000	6,000	\$8.50/fs	Vacant	Thru Oct 2025	Sublet

AJR Commercial Realty, Inc. / Arthur J. Reinitz (732) 547-0423

Space boasts access to 50+ parking spots, dual entrance, and possible signage opportunity. Looking for a 7- 10 year lease term, but can be flexible.

**Building Notes**

Property features front and rear office space, private entrance with 24-hour access and only minutes from the Garden State Parkway and the NJ

Turnpike.



738 Rahway Ave - auto body shop



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

Building Type: **Class B Industrial**

Status: **Built 1960**  
 Tenancy: **Single Tenant**

Land Area: **0.17 AC**  
 Stories: **1**  
 RBA: **2,000 SF**

Landlord Rep: **Century 21 Oak Tree Road**  
 Management: -  
 Recorded Owner: -

Total Avail: **2,000 SF**  
 % Leased: **0%**

Ceiling Height: **12'11"**  
 Column Spacing: **10'w x 30'd**  
 Drive Ins: **15'0"w x 15'0"h**  
 Loading Docks: -  
 Power: -

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

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.97/sf**

Parcel Number: **25-00592-02-00006**

Parking: **20 Surface Spaces are available; Ratio of 10.00/1,000 SF**

Amenities: **Yard**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	2,000	2,000	\$39.00/+util	Vacant	Negotiable	Direct
Century 21 Oak Tree Road / Frank Zappia (732) 494-2700						
6,500 per month						