



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

Building Type: **Class B Warehouse**
Status: **Built 1906, Renov 1965**
Tenancy: **Multiple Tenant**

Land Area: **24.59 AC**
Stories: **1**
RBA: **348,065 SF**

Landlord Rep: **Cushman & Wakefield of New Jersey, LLC.**
Management: **-**
Recorded Owner: **Liberty Property Limited Partnership**

Total Avail: **327,425 SF**
% Leased: **56.9%**

Ceiling Height: **16'0"-24'0"**
Column Spacing: **50'w x 72'd**
Drive Ins: **-**
Loading Docks: **195 ext**
Power: **Heavy**

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

For Sale: **Not For Sale**

Expenses: **2017 Tax @ \$1.11/sf; 2010 Ops @ \$1.15/sf, 2009 Est Ops @ \$1.15/sf**

Parcel Number: **25-00051-0000-00003**

Parking: **600 Surface Spaces are available; 200 Industrial Trailer Spaces are available; Ratio of 2.00/1,000 SF**

Amenities: **Fenced Lot, Security System**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	150,000 div	654,850	Withheld	Vacant	Negotiable	Direct
<i>Cushman & Wakefield of New Jersey, LLC. / Charles Fern (732) 243-3101 / Gary Casaletto (732) 243-3106 / Stephen Shoemaker (732) 452-6166</i>						
• 16' - 24' Ceiling Height • 195 Loading Docks • 50' x 72' Column Spacing • Heavy Power • Dry Sprinkler System • 200 Trailer Parking • Guard Shack • Fully Fenced • 24-Hour On-site Truck Repair Shop Fully Staffed • New Improvements • LED Lighting • Dock Seals • Offices Renovated						

19 Crows Mill Rd(cont'd)

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	177,425	654,850	Withheld	11/2018	Negotiable	Direct
<i>Cushman & Wakefield of New Jersey, LLC. / Charles Fern (732) 243-3101 / Gary Casaletto (732) 243-3106 / Stephen Shoemaker (732) 452-6166</i> • 16' - 24' Ceiling Height • 195 Loading Docks • 50' x 72' Column Spacing • Heavy Power • Dry Sprinkler System • 200 Trailer Parking • Guard Shack • Fully Fenced • 24-Hour On-site Truck Repair Shop Fully Staffed • New Improvements • LED Lighting • Dock Seals • Offices Renovated						

Building Notes

* Taxes: \$0.75/sf



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: **2017 Tax @ \$1.04/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	\$7.95/nnn	30 Days	Negotiable	Direct
<i>Cushman & Wakefield of New Jersey, LLC. / Michael Kimmel (732) 623-4700 / Jason S. Goldman (732) 452-6170 / Andrew Siemsen (732) 452-6165</i>						

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

Building Type: **Class B Warehouse**

Status: **Built 1987**
 Tenancy: **Multiple Tenant**

Land Area: **8.30 AC**
 Stories: **1**
 RBA: **161,853 SF**

Landlord Rep: **CBRE**
 Management: **-**
 Recorded Owner: **S/k Avenel Associates Llc**

Total Avail: **86,000 SF**
 % Leased: **100%**

Ceiling Height: **18'0"-20'0"**
 Column Spacing: **30'w x 50'd**
 Drive Ins: **3 - 12'0"w x 14'0"h**
 Loading Docks: **14 ext**
 Power: **800-1200a/208-480v 3p**

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

For Sale: **Not For Sale**
 Expenses: **2017 Tax @ \$1.44/sf, 2002 Est Tax @ \$0.98/sf; 2017 Ops @ \$0.72/sf**
 Parcel Number: **25-00974-0000-00017**
 Parking: **25 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
 Amenities: **Air Conditioning, Fenced Lot, Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	86,000/5,000 ofc	86,000	\$7.95/nnn	01/2019	5-10 yrs	Direct

CBRE / Lou Belfer (732) 509-2817 / Scott Belfer (732) 509-8930

1400 Randolph Ave - Transport Commerce Center



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: **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
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						

5 190 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: **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

5 190 Wood Ave S - The Offices at Metropark - Metropark Corporate Campus(

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 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: **2017 Tax @ \$1.57/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: **2017 Tax @ \$1.88/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: **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: **2017 Tax @ \$1.56/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: **100%**

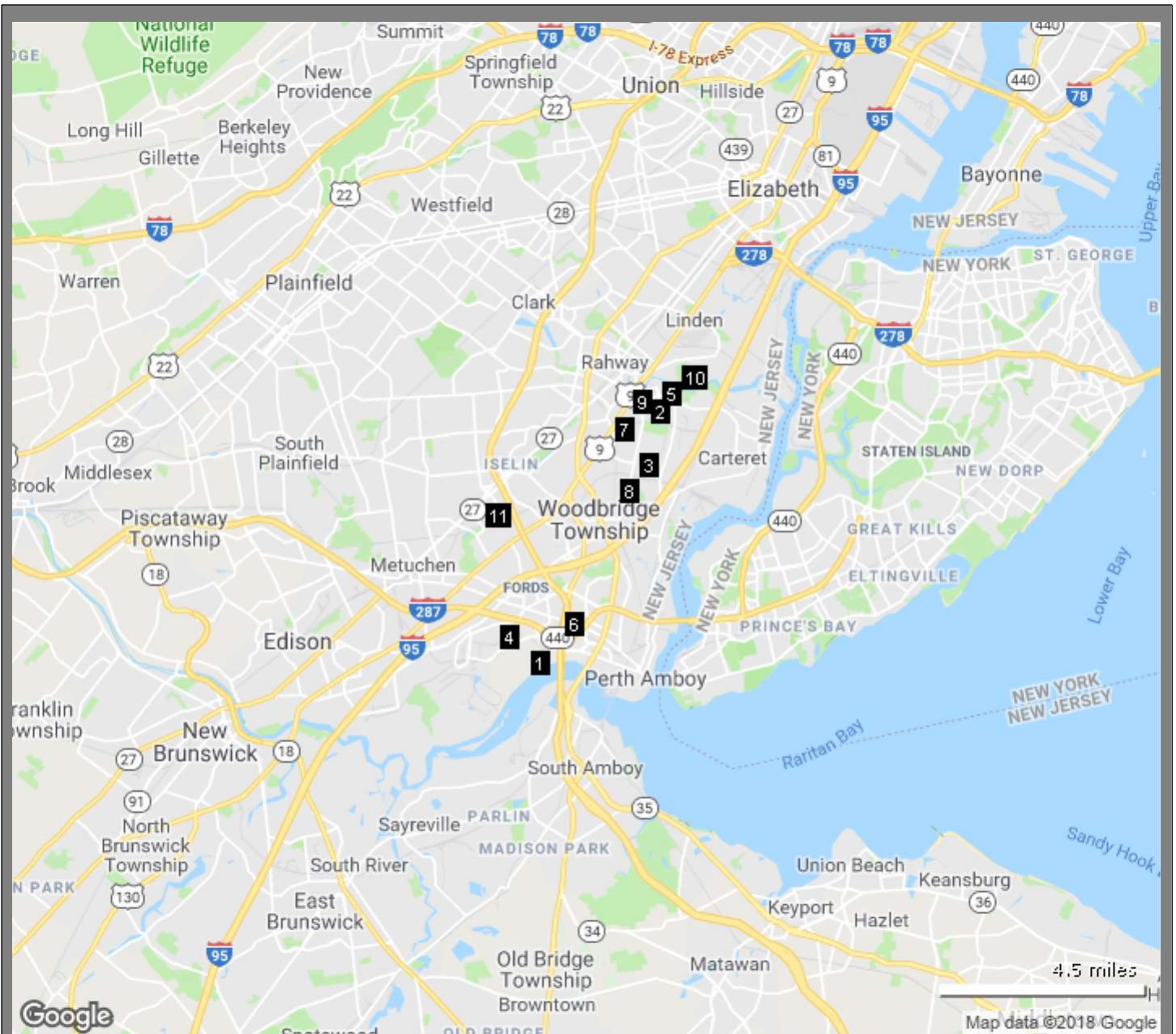
Ceiling Height: **12'11"**
 Column Spacing: **10'w x 30'd**
 Drive Ins: **15'0"w x 15'0"h**
 Loading Docks: -
 Power: -

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**

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	01/2019	Negotiable	Direct
Century 21 Oak Tree Road / Frank Zappia (732) 494-2700						
6,500 per month						



	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	19 Crows Mill Rd	Keasbey	Class B Industrial/Warehouse	348,065 SF	327,425 SF	Withheld
2	26 Engelhard Ave	Avenel	Class B Industrial/Warehouse	65,000 SF	65,000 SF	Withheld
3	135 E Essex Ave	Avenel	Class B Industrial/Warehouse	161,853 SF	86,000 SF	\$7.95
4	201-207 Mac Ln	Keasbey	Class B Industrial/Warehouse	160,000 SF	6,000 SF	Withheld
5	24-30 Mileed Way	Avenel	Class C Industrial/Warehouse	61,085 SF	61,085 SF	\$8.95
6	112 New Brunswick Ave	Perth Amboy	Class C Industrial/Truck Terminal	6,125 SF	6,125 SF	\$29.39
7	5 Paddock St	Avenel	Class B Industrial/Warehouse	156,307 SF	156,307 SF	\$7.95
8	738 Rahway Ave	Woodbridge	Class B Industrial	2,000 SF	2,000 SF	\$39.00
9	1400 Randolph Ave	Avenel	Class B Industrial/Warehouse	242,296 SF	85,119 SF	\$10.50
10	7C Terminal Way	Avenel	Class C Industrial/Warehouse	40,200 SF	40,200 SF	Withheld

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Only properties with valid lat/lon display on map

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
11	190 Wood Ave S	Iselin	Class B Industrial/Warehouse	154,708 SF	68,719 SF	\$9.00