

BACK ON THE MARKET**19,903 SF Unit 114****Contiguous Expansion 27,280 SF Unit 115****+ 5,406 SF Unit 116****52,589 SF TOTAL****201 Circle Drive North****Piscataway, New Jersey****Available Space****SUITE #114:** 19,903 SF flex-warehouse space including office space and A/C production area**RENTAL RATE:** Call for Quote / CAM \$3.71 per SF including RE Taxes (2024)**PROPERTY FEATURES**

- Modern high-tech/flex building situated in prestigious business campus featuring floor to ceiling windows, ribbed brick and aluminum façade
- Flexible LI-5 Light Industrial zoning allows for distribution, light manufacturing, labs and office uses
- New LED lighting
- Wet sprinkler
- 2 loading docks

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- Gas Heat
- 18' clear ceiling height
- Racking system in place
- Connectivity - Verizon (FIOS) and Optimum
- Abundant car parking
- Immediate access to I-287 via Exits 7 & 8

For further information
please contact Exclusive Broker:

90 Woodbridge Center Drive, Suite 160
Woodbridge, NJ 07095
732 985 3000

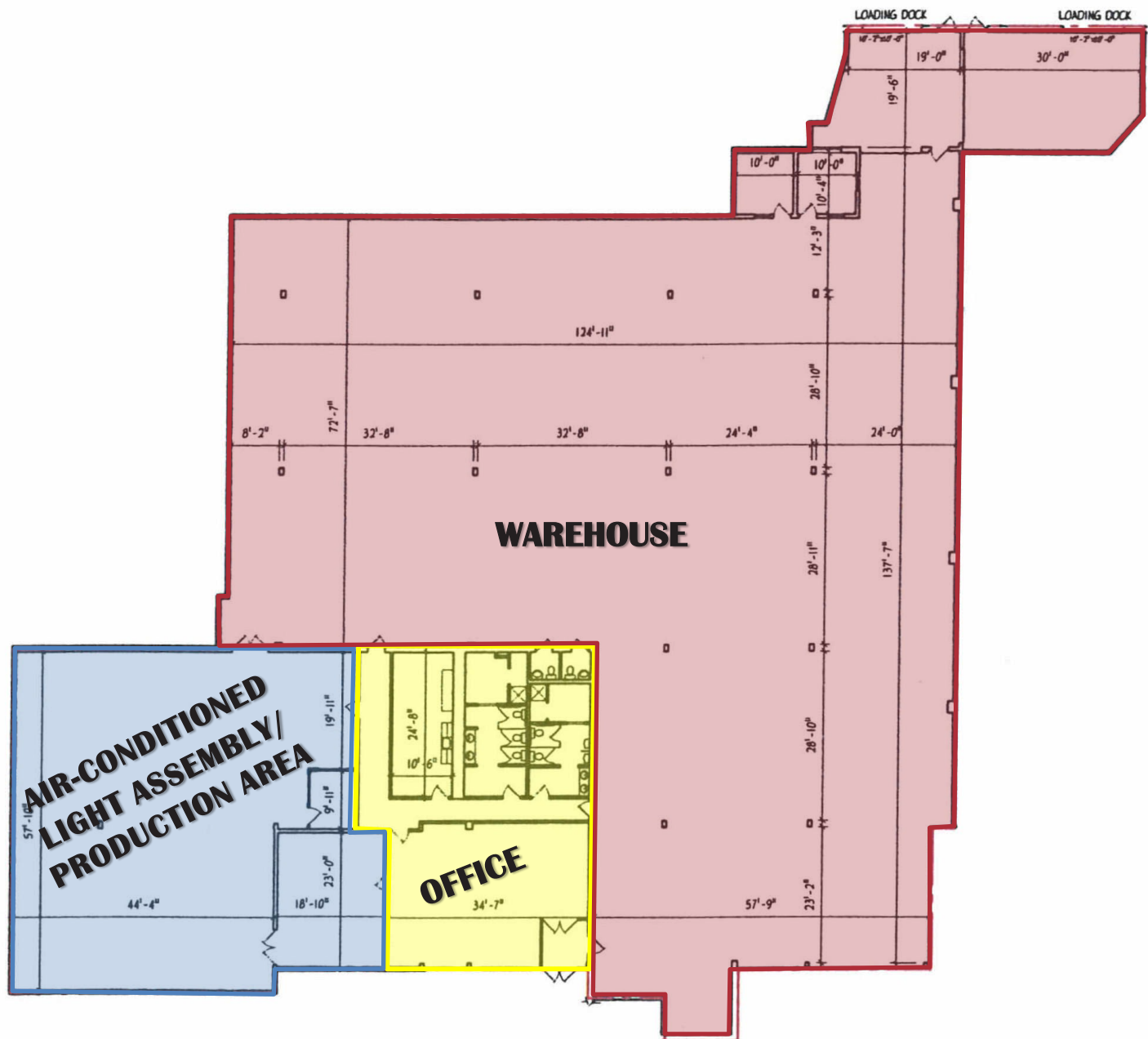
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Floor Plan

Suite 114



| | |
|----------------------|-----------|
| WAREHOUSE AREA: | 14,355 SF |
| LIGHT ASSEMBLY AREA: | 3,062 SF |
| OFFICE AREA: | 2,486 SF |
| TOTAL AREA: | 19,903 SF |

Office Area



Kitchen Area



Warehouse Area



Air-Conditioned Production Area

FOR LEASE

Warehouse / High Tech Space



ABOUT THE LOCATION

- 201 Circle Drive North is easily accessible by two interchanges of I-287 which directly connects with the New Jersey Turnpike, Garden State Parkway, Routes 1, 18, 22, I-78 and I-80
- Neighboring area amenities include local shopping, banking, hotel accommodations and restaurants are all just minutes away
- Corporate neighbors include Paychex, Roma Foods, Johnson & Johnson, Humanscale, L'Oreal USA, Amneal Pharmaceutical, Chanel Inc., Rutgers University, Best Buy, Fujitsu General, Kiss Products and Kuehne & Nagel



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