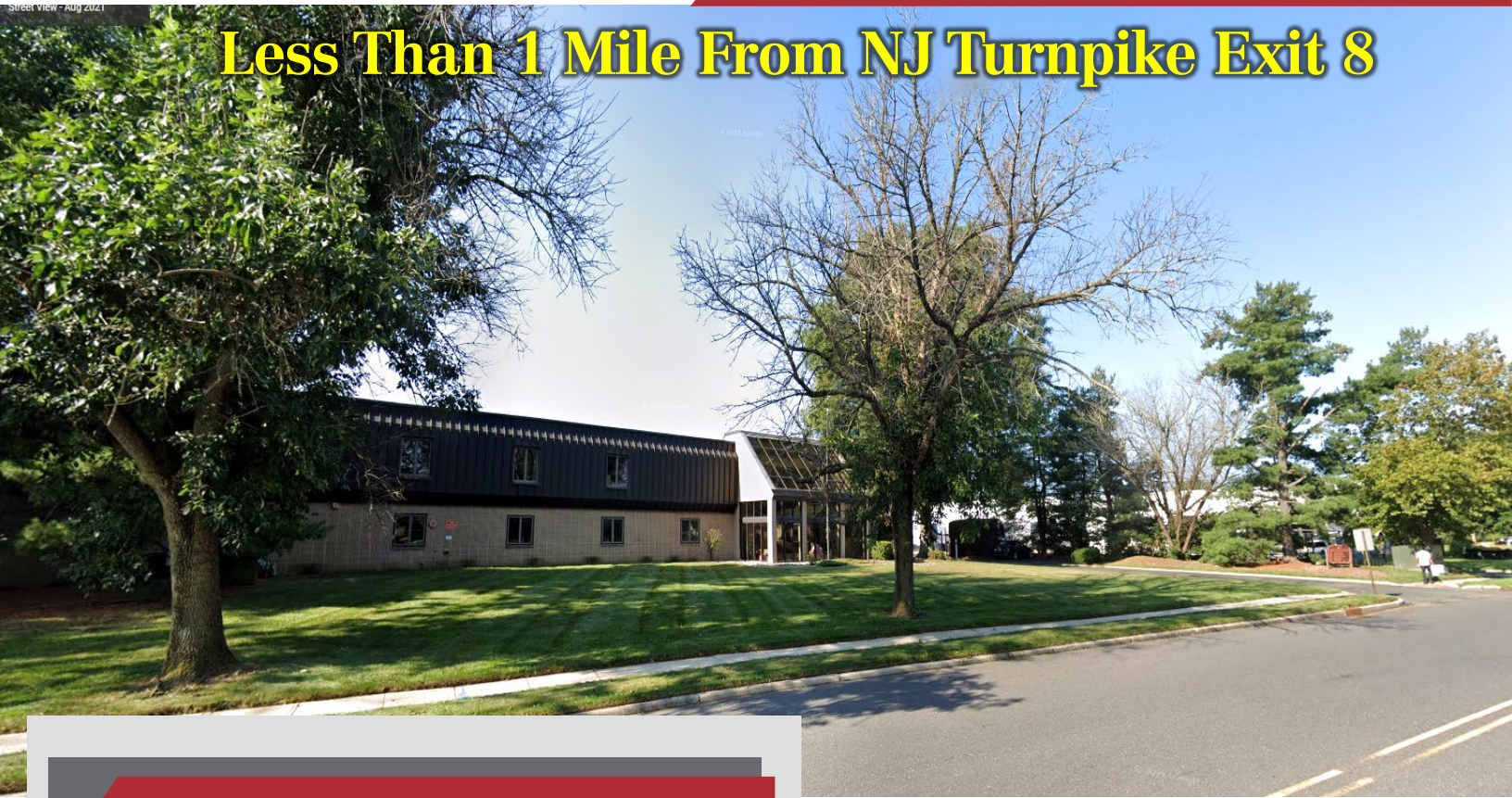


**Less Than 1 Mile From NJ Turnpike Exit 8**



## 81 Twin Rivers Drive

East Windsor, New Jersey

### Property Features

- ±51,000 sq. ft. well maintained industrial building available for sale with leaseback
- 5 exterior loading docks and 1 drive-in door
- 18 ft. ceiling height
- Situated on 4.16 acres providing ample parking for cars and trailers
- Expansion potential
- Strategically located minutes from Route 33, Route 133 and Exit 8 of the NJ Turnpike
- Corporate neighbors include LG Electronics, DHL and Novitium Pharma
- **Call For Sale/Lease Information**



For further information  
please contact Exclusive Broker:

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# Investment Sale

±51,000 Sq. Ft. Industrial Building



With a superior location along the New Jersey Turnpike, East Windsor is conveniently located just east of Princeton mid-way between the New York and Philadelphia regions. This strategic area offers great accessibility, nationally and internationally, via Exit 8 of the newly widened New Jersey Turnpike; only 30 minutes from Newark Int'l. Airport and Port Elizabeth and, regionally, via U.S. Route 130, Routes 33 and 133 and County Route 571. Additionally, the area benefits from close proximity to the Route 1 corridor (between Princeton and New Brunswick).



**NAI DiLeo-Bram & Co.**

Commercial Real Estate Services, Worldwide.

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