



20 MINUTES

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DRIVE-TIMES

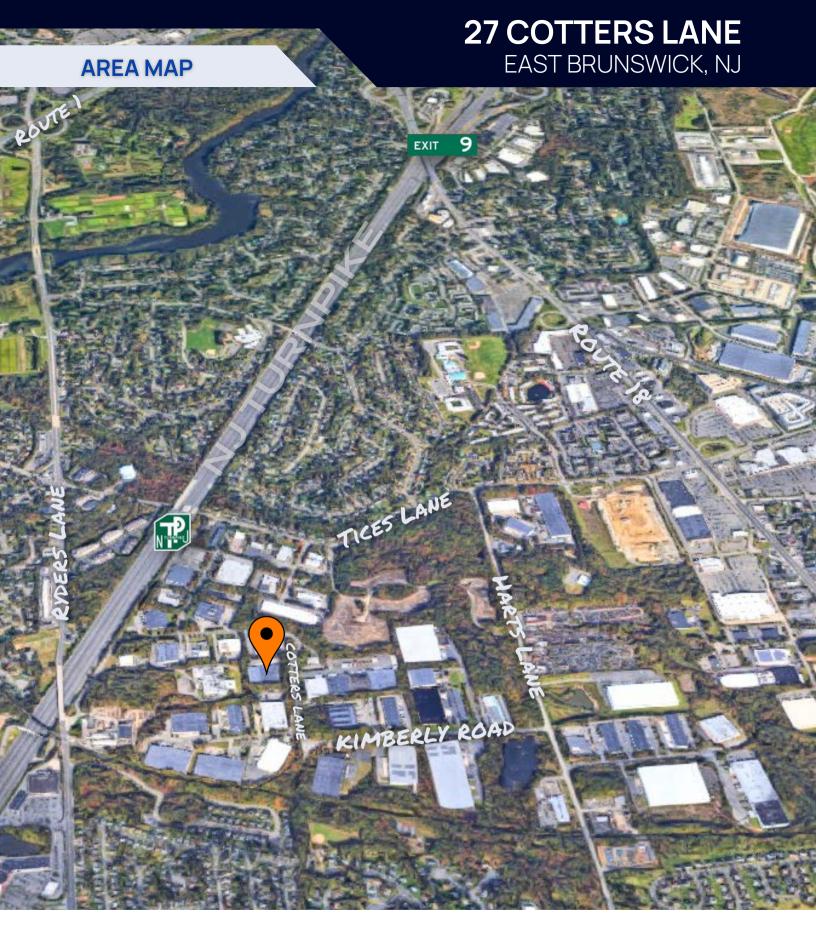
40 MINUTES

27 COTTERS LANE EAST BRUNSWICK, NJ 51,160 SF

3,510 SF OFFICE

- 47,650 SF WAREHOUSE
- **BUILT IN 1983**
- SIX (6) LOADING DOCKS ONE (1) DRIVE-IN
- > 30' X 40' COLUMNS
- > +/- 20' CLEAR HEIGHT
- > WET SPRINKLER SYSTEM
- > 400 AMP, 208 V ELECTRICAL SERVICE
- **59,160 SF TOTAL BUILDING**
- SUBLEASE THROUGH DECEMBER 2026





PORT OF NEWARK: 28 MILES NEW YORK CITY: 35 MILES PHILAPORT: 60 MILES PHILADELPHIA AIRPORT: 75 MILES

ROUTE 18: 1 MILE NJ TURNPIKE EXIT 9: 2 MILES ROUTE 1: 3 MILES NEWARK AIRPORT: 25 MILES

27 COTTERS LANE EAST BRUNSWICK, NJ

DEMOGRAPHICS

TOTAL POPULA TOTAL LABOR FO TRANSPORT/WAREHOUSE WOR AVERAGE HOUSEHOLD INC	ORCE: 666,595 KERS: 31,831	20 MILE RADIUS 2,654,662 2,148,380 97,342 \$172,005	30 MILE RADIUS 7,814,175 6,331,877 252,364 \$160,708
Hackettstown Washington Sburg High Bridge Clinton	Apack and Bernardsville Swamp Naci Wildlife Rep	CedarGrove Verona West Orange Doange Newark HUDOSO	NEW YORK New YOFK KUNGS Gateway National Recreation Area
HUNTERDON Frenchtown Park D&R Canal State:Park Bucks Penpington	Somerville Manville BgR Cinal StatePark Kendali Park MicipDuersies Monmouth Junction Junces	Keansburg Red B	ank
Doylestown Ewing 20 m Trenton Willow Grove Willingboro	Province Figlishtov HightStown New Egypt	wn Tinton Fall West Freehold Itakëwood Poin Pleas	 tong Branch 2022 Employed Civilian Pop 16+ 1 Dot = 50 2022 Employed Civilian Pop 16+ > 4,457 - 9,933 > 2,863 - 4,456 > 1,957 - 2,862 > 1,161 - 1,956 0 - 1,160

FOR MORE INFORMATION

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