

4260 US Route 1

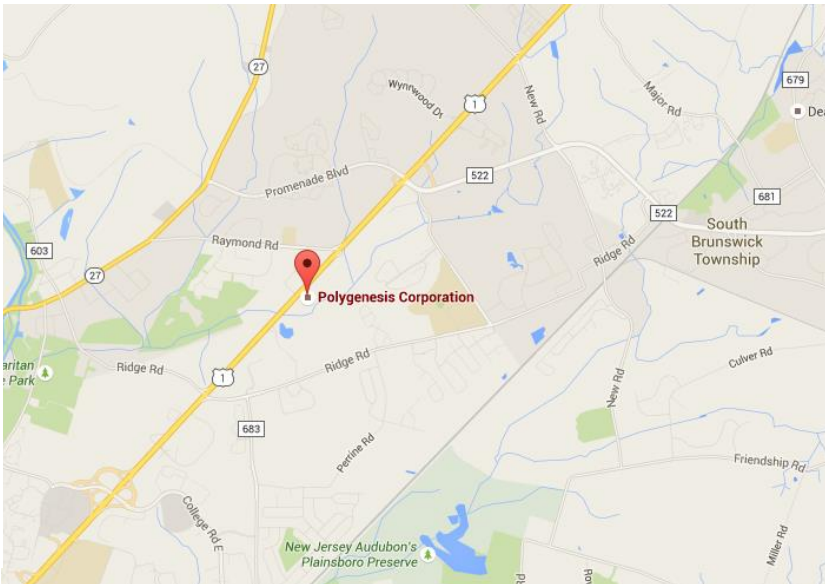
Monmouth Jct, NJ



For Lease: 5,260 SF
or
For Sale: 56,360 SF Building

- 5,260 SF Frontline Office, Lab, Showroom (Suite 4)
- Total Building: 56,360 SF
- Parking 75 cars
- 5 Loading Docks
- 2 Drive-In Bays
- Ceiling Height: 20'
- Power: 2,000 Amps
- Illuminated building signage fronting on US Rt. 1
- Private entrance
- Ample light and windows
- High ceilings
- Well maintained
- Located in S. Brunswick on Princeton/Plainsboro border
- Located on Rt.1 with heavy traffic volume (54,000 cars/day)

Lease: \$14.00/SF NNN



Contacts: Gerard Fennelly, Patrick Dintrone

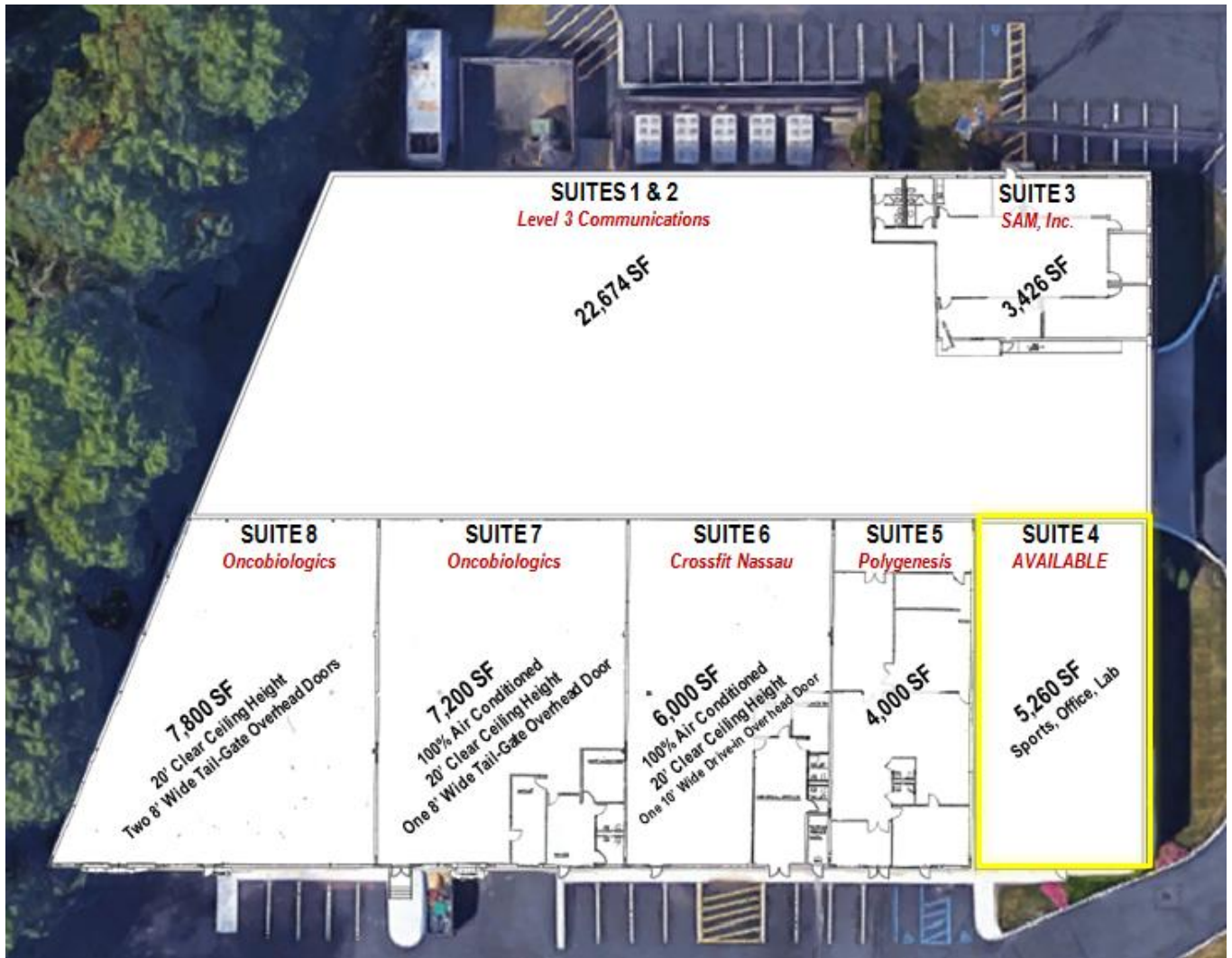
www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

NAI Fennelly™
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

4260 US Route 1

Monmouth Jct, NJ



Available for Lease:

Suite 4 - 5,260 SF

12' Clear Ceiling Height, Windows on 2 Sides, Fronting Route One

Contacts: Gerard Fennelly, Patrick Dintrone

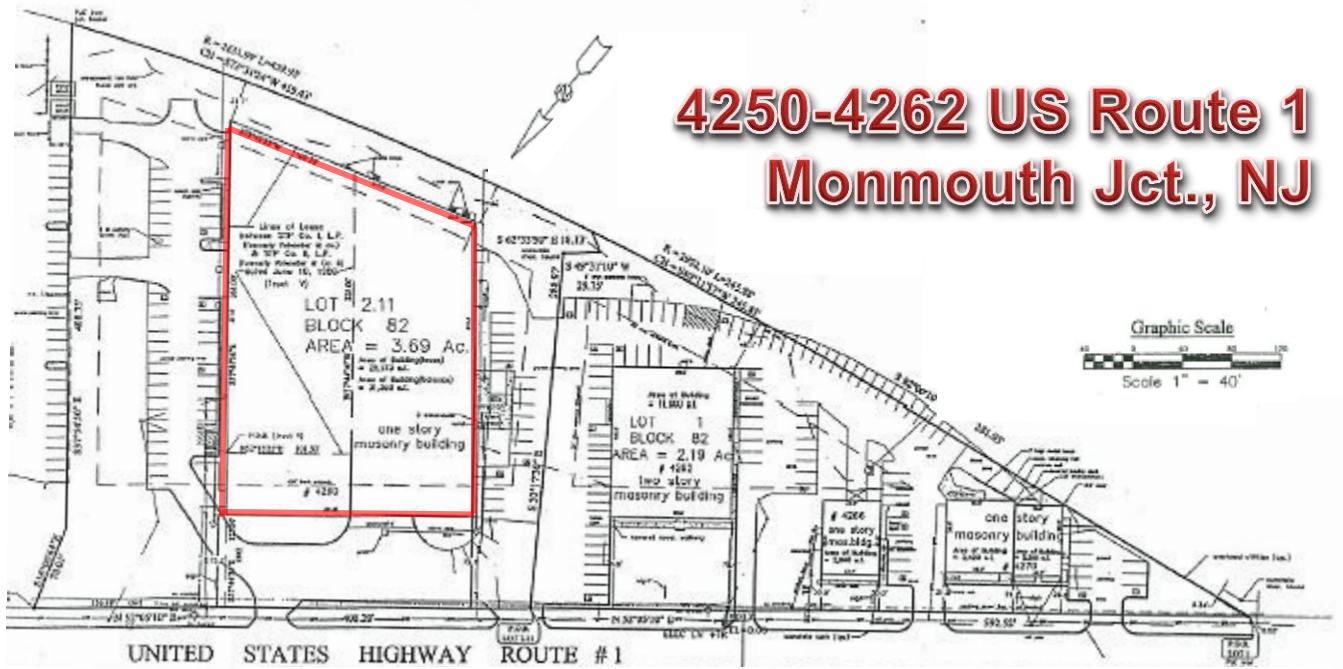
www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

NAI FennellyTM
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Part of the Office Park
Consisting of 3 Buildings: total ca. 112,360 SF available



Contacts: Gerard Fennelly, Patrick Dintrone
 www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

NAIFennelly™
 Commercial Real Estate Services, Worldwide.