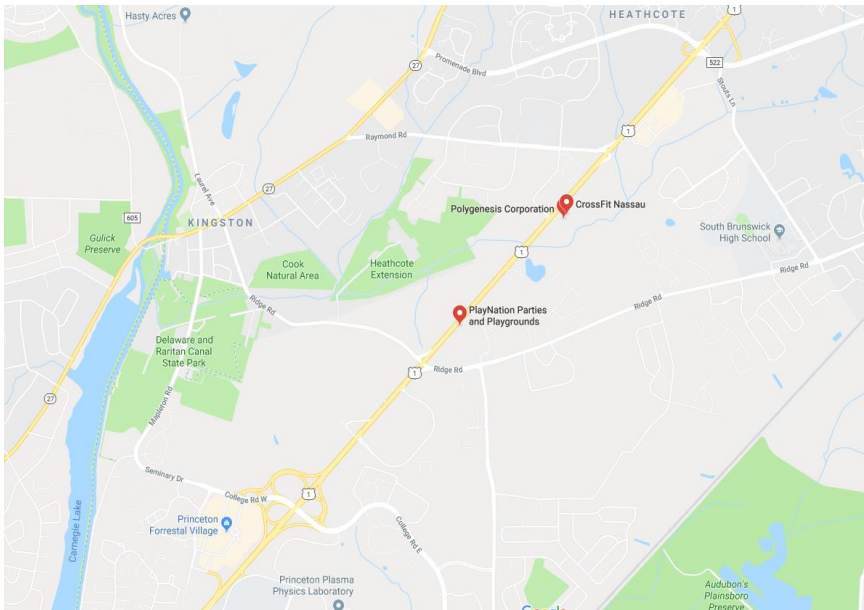


4260 US Route One

Monmouth Junction, NJ

For Lease

25,916 SF



Available for Lease:

• 15,000 SF

**Industrial/Technology Space
Lease: \$8.50/SF NNN**

• 4,000 SF R&D Flex Space

• 3,496 SF Office

• 3,420 SF Office

Lease: \$15.00/SF NNN

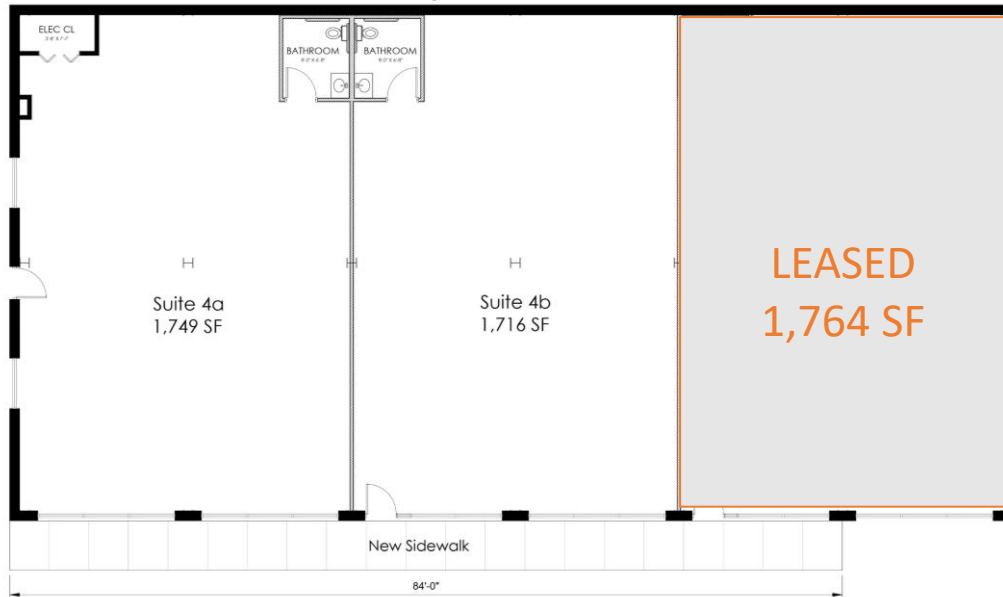
- Parking 75 cars
- 5 Loading Docks
- 2 Drive-In Bays
- Ceiling Heights: Office: 12'
Warehouse: 24'
- Power: 2,000 Amps
- Illuminated Building Signage Fronting on US Route 1
- Private entrance
- Ample light and windows
- Well maintained
- Located in S. Brunswick on Princeton/Plainsboro border, on US Route One, with heavy traffic volume of 54,000 cars per day

For Lease
25,916 SF

4260 US Route One

Monmouth Junction, NJ

Proposed Suite Layout Plan - Suites 4a, 4b, 4c



Available for Lease:

3,496 SF Office · 12' Clear Ceilings · Windows on 2 Sides · Fronting on Route 1

4,000 SF R&D Flex Space · 24' Clear Ceilings · Contiguous to Available Office

15,000 SF Industrial/Tech Space · 100% Air Conditioned · 20' Clear · 8' Wide Tailgate Overhead Door



For more information:

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