



..... EXECUTIVE SUMMARY

2 CORPORATE PLACE PISCATAWAY, NJ 08854

+/-44,362 SF industrial Warehouse on +/-4.96 AC Zoned LI-5 Light Industrial

Marcus & Millichap

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2 CORPORATE PLACE

BROKER OF RECORD

JIM MCGUCKIN

New Jersey

201-742-6100

License: NJ 2082114


Marcus & Millichap

2 Corporate Place

Piscataway, NJ, 08854



Listing Price
\$12,500,000



Building SF
44,362 SF



COE
2 Month SLB

FINANCIAL

Listing Price	\$12,500,000
Cap Rate	0.00%
Price/SF	\$281.77
Occupancy	100% / Delivered Vacant Shortly after COE
For Sale and/or Lease:	Inquire with Seller Rep

PROPERTY

Square Feet	44,362 SF
Warehouse SF:	+/-30,000 SF
Office SF:	+/-14,000 SF (Majority of office can be repurposed to Warehouse)
Clear:	16'-20'
Power:	3,600 Amps Hvy power
Loading:	2 Interior Docks
Surface Parking:	+/-82 Parking Spots
Lot Size	4.96 Acres (216,057 SF)
Zoning:	LI-5 Light Industrial
Year Built/Renovated	1973/-



2 CORPORATE PLACE

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The Geller Group at Marcus & Millichap is pleased to present for Sale and/or Lease 2 Corporate Place Piscataway, NJ. This offering represents a rare opportunity to acquire a functional, well-located industrial asset in one of Central New Jersey's most established and supply-constrained submarkets. The 44,362-square-foot facility, situated on 4.96 acres, was constructed in 1973 and has been maintained to support modern industrial, distribution, and high-power operational requirements. Featuring two exterior loading docks, 20-foot clear heights, a wet sprinkler system, and robust 3,600-amp heavy power, the property offers a versatile platform for a wide range of industrial users, from manufacturing and assembly to specialized warehouse and technology-related operations.

The building includes 14,000 square feet of office space—31.6% of the total area—providing an ideal balance for users requiring both administrative and operational functions under one roof. It may potentially be possible to recapture the majority of office SF and convert back to warehouse use.

The building is Zoned LI5 (Light Industrial) as the property allows for a broad range of permitted uses, enhancing long-term adaptability and tenant demand. A low 0.21 FAR, combined with 82 surface parking spaces and significant land coverage, creates optionality for outdoor storage, yard usage, or potential expansion subject to approvals. This land-to-building ratio is a meaningful competitive advantage in a market where large, usable industrial sites are increasingly scarce.

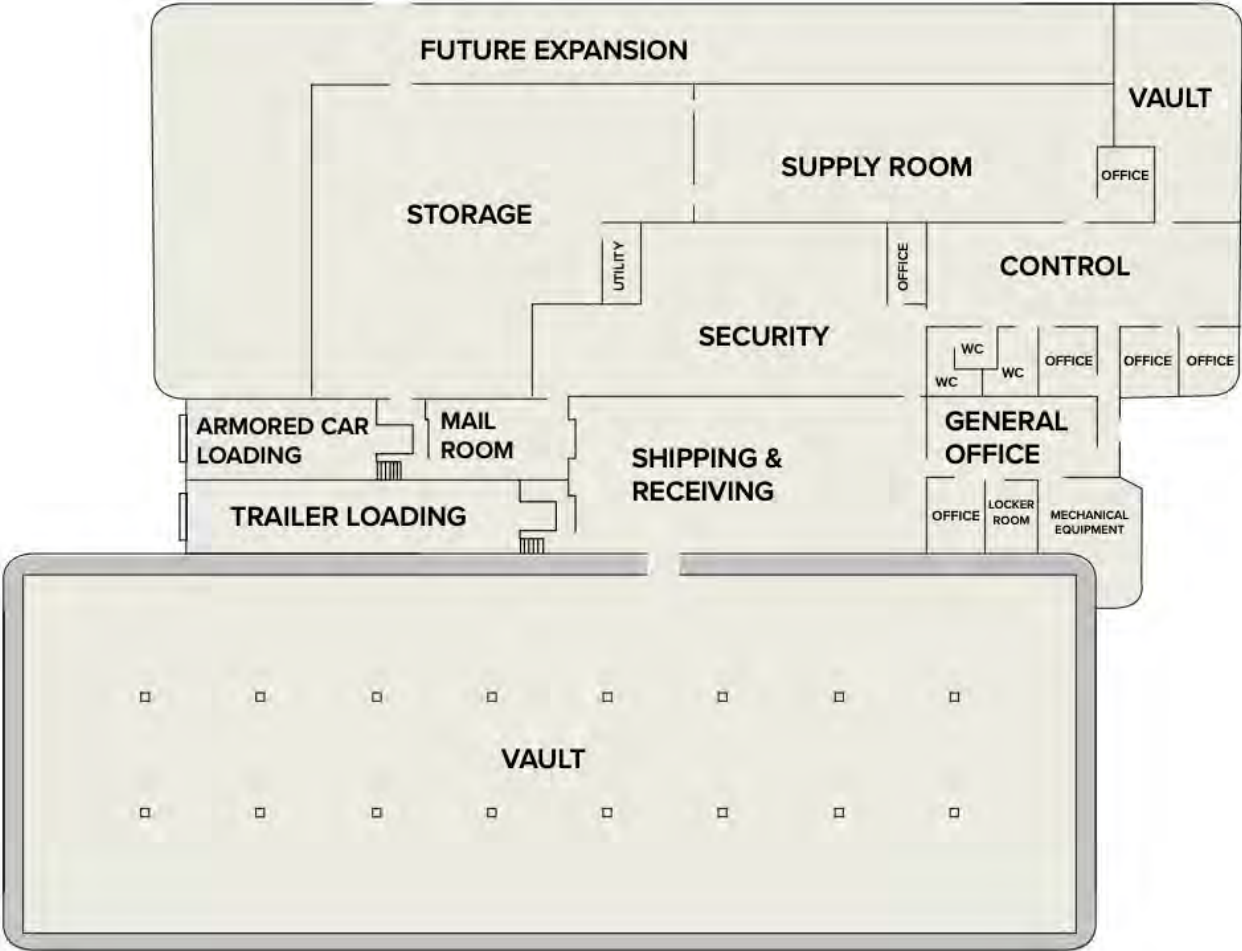
Strategically positioned within Piscataway's established industrial corridor, the location offers direct access to major transportation arteries, ensuring efficient regional and interstate logistics connectivity. The immediate area benefits from proximity to I-287, Route 440, I-95/NJ Turnpike, and Port Newark/Elizabeth distribution networks, making it an attractive choice for companies seeking to improve speed-to-market and supply chain reliability. The surrounding submarket remains one of New Jersey's most resilient industrial clusters, supported by strong tenant demand, limited new supply, and consistent institutional investment activity.

2 Corporate Place provides investors with a stable, functional, and highly utilitarian industrial asset with strong real estate fundamentals, competitive site characteristics, and long-term tenant appeal. Its combination of power capacity, loading, office space, and expansion potential positions the property as a compelling acquisition for both owner-users and investors seeking value in one of the Northeast's premier logistics markets.

2 CORPORATE PLACE

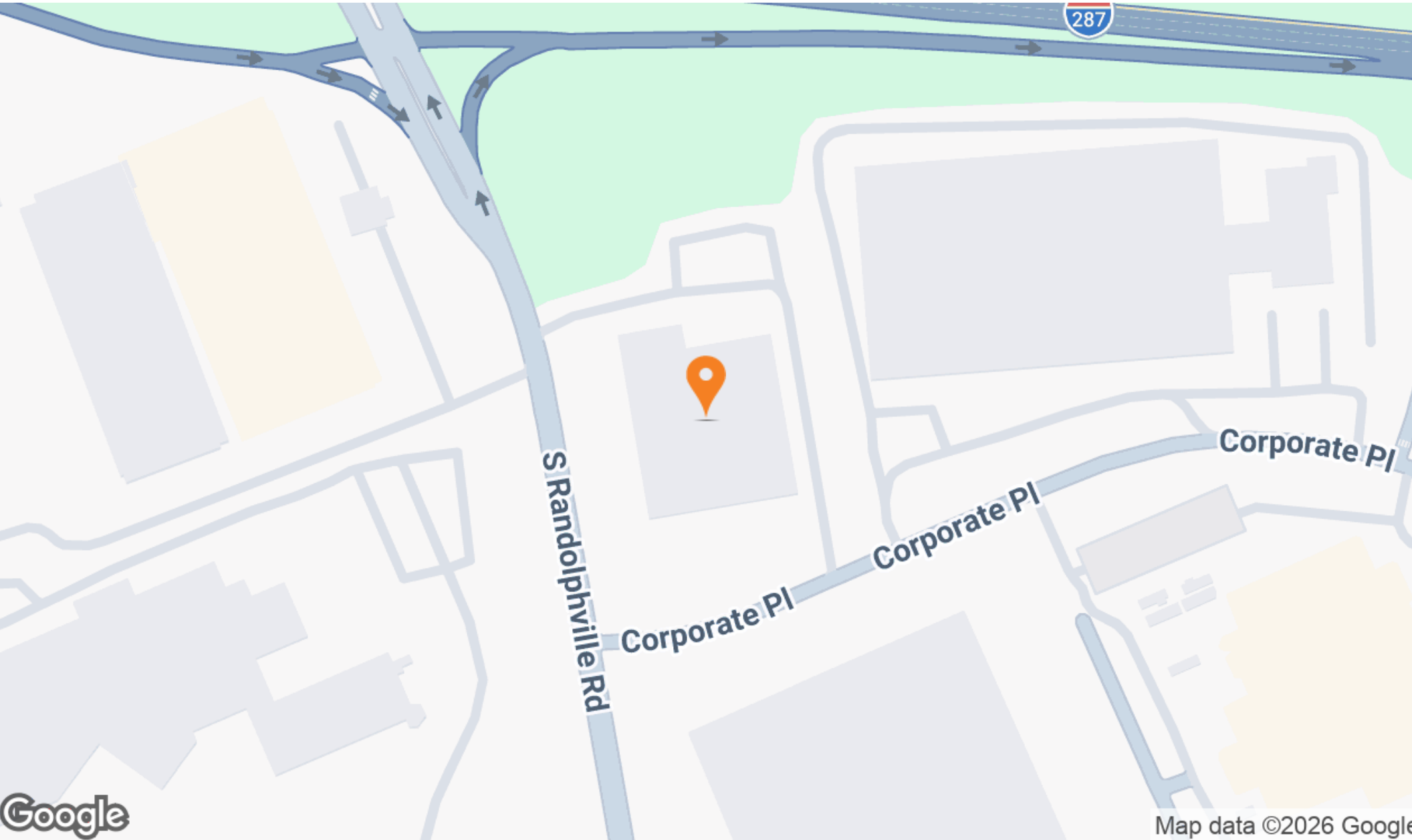
FLOOR PLAN

FLOOR PLAN



2 CORPORATE PLACE

LOCAL MAP



2 CORPORATE PLACE

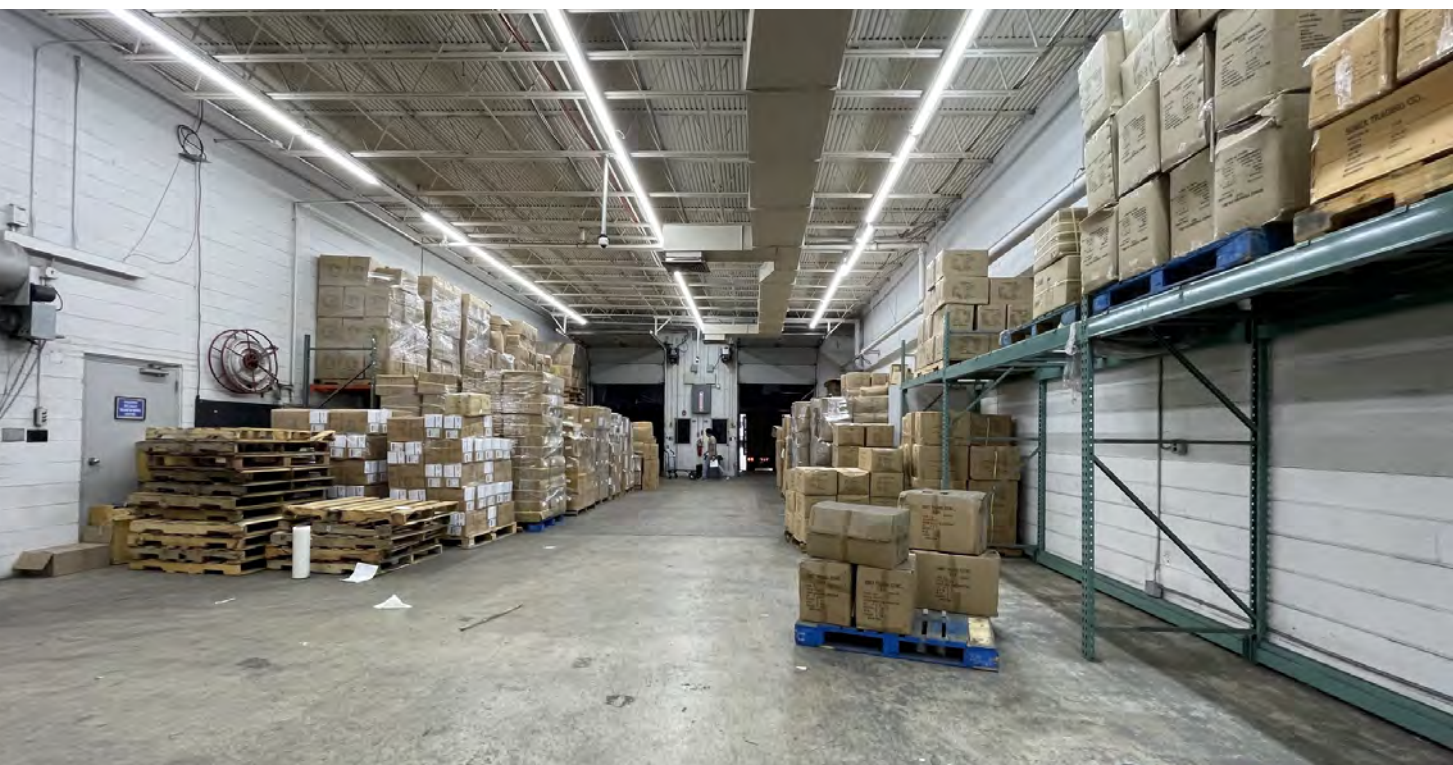
AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies









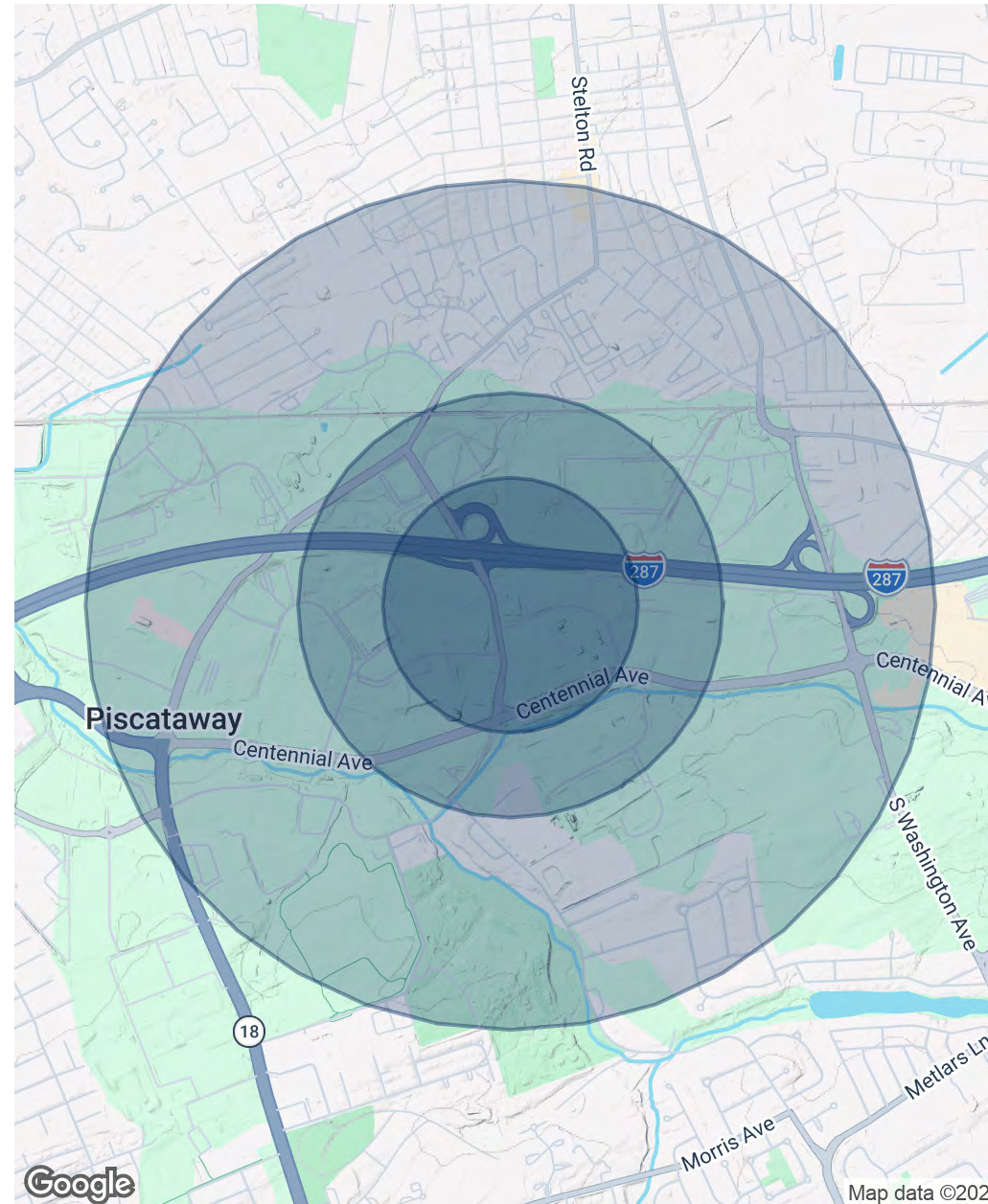
2 CORPORATE PLACE

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	28	349	2,731
Average Age	45	45	42
Average Age (Male)	44	44	41
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	111	913
# of Persons per HH	3.1	3.1	3
Average HH Income	\$175,327	\$175,347	\$164,360
Average House Value	\$559,239	\$559,209	\$518,288

Demographics data derived from AlphaMap



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