

For Lease 8 Martin Ave South River NJ



Light Industrial & Warehouse Space for Lease

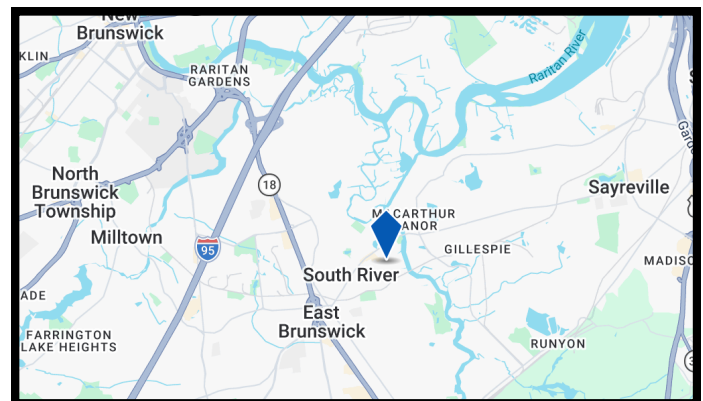
Multiple warehouse and light industrial units are available at 8 Martin Avenue, with spaces ranging from approximately 1,150 to 3,593 square feet. Offering a variety of layouts and configurations, these units are ideal for contractors, HVAC companies, cabinet makers, e-commerce businesses, distributors, storage users, and other light industrial operations. The property features new 220-volt electrical service and loading dock access for small trucks and delivery vehicles (no tractor-trailer access).

Conveniently located near Route 18, Route 9, Route 1, and the New Jersey Turnpike, the property provides excellent access throughout Central New Jersey and easy connections to both the New York and Philadelphia metropolitan areas. With flexible unit sizes, strong transportation access, and attractive lease terms, 8 Martin Avenue is an excellent opportunity for businesses seeking functional warehouse or light industrial space.

Current Availabilities

1 st Floor- 1D	± 3,209 SF	\$12.00/SF/YR
1 st Floor - A	± 1,150 SF	\$12.00/SF/YR
1 st Floor - G	± 3,593 SF	\$12.00/SF/YR
2nd Floor - A	± 2,160 SF	\$12.00/SF/YR

Subject to errors, omissions, & changes.



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