

# 9 Corporate Drive, Cranbury NJ (Building #9)

5,000sqft Sub-Lease for 3.5+ years

# Sub-Lease

# \$18.75 NNN



## PROPERTY SUMMARY

Total Size		5,000 sqft
Office Space		None
Loading Docks		1 Dock
Drive-In Doors		1 Drive-In
Ceiling Height		28'+
Heating		Yes
Zoning		Industrial

## SUB-LEASE OVERVIEW

Offered for immediate 3.5+ year sub-lease, this 5,000± SF industrial space features a move-in ready warehouse, at a convenient location on I-95 for a seamless industrial workspace.

This industrial property offers an efficient 28'+ clear ceiling height, one drive-in door, and a dedicated loading dock, supporting a wide range of industrial and distribution uses.

Asking Rent is \$18.75NNN with an OPEX of \$4.20 enhancing the property's overall value proposition.



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