

388 US Highway 22

NEWLY RENOVATED WAREHOUSE AND SHOWROOM **FOR LEASE OR SALE**

63,000 SF on 6.50 Acres in White House Station, NJ



PROPERTY HIGHLIGHTS



BUILDING SIZE

63,000 SF



CLEAR HEIGHT

25' to beam



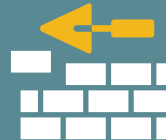
LAND AREA

6.50 AC



COLUMNS

No columns — allowing for maximum usable square footage



CAPITAL IMPROVEMENTS

\$7.3M of capital recently invested in the building



SHOWROOM

Recently renovated showroom and office space

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PROPERTY DETAILS

GENERAL

Size:

- Office: 2,500 sq. ft.
- Warehouse: 54,500 sq. ft.
- Showroom: 6,000 sq. ft.
- Total: 63,000 sq. ft.

Ground:

- 6.50 Acres

Date of Construction:

- 1980 renovated in 2024

Condition of Property:

- Excellent

Frontage:

- 110' of frontage along Route 22

Security:

- Exterior lighting and over 200' privacy fence

Truck Loading Facilities:

- Four (4) automatic loading docks, each equipped with bumpers and levelers

Parking Spaces:

- 28 – potential for expansion

Town, County:

- Readington Township, Hunterdon County

Block, Lot:

- Block 17, Lot 8

Zoning:

- (B) Business

CONSTRUCTION AND UTILITIES

Construction:

- Floor: Epoxy and porcelain floor in office/showroom – poured concrete in warehouse
- Walls: Masonry

Ceiling Heights:

- Office: 9.5' drop ceilings 14' to deck
- Showroom: 9.5' drop ceilings 14' – 18' to deck
- Warehouse: 25' to beam

Column Spacing:

- No columns – allowing for maximum usable square footage

Lighting:

- Showroom: Spotlight Lamps
- Warehouse: Motion censored LED lighting

Type of Roof:

- TPO

Power:

- 600 Amps 102/208 V

Electric:

- Supplied by JCP&L

Water:

- Supplied by American Water

Sewer:

- Supplied by Onsite Septic tank

Gas:

- Supplied by PSEG

Heat:

- Gas fired heating units

Air Conditioning:

- Office and showroom fully air-conditioned

Sprinkler:

- ESFR Sprinklers

RECENT CAPITAL IMPROVEMENTS

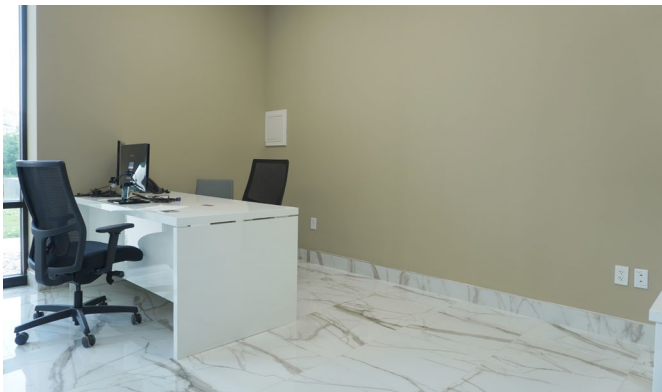
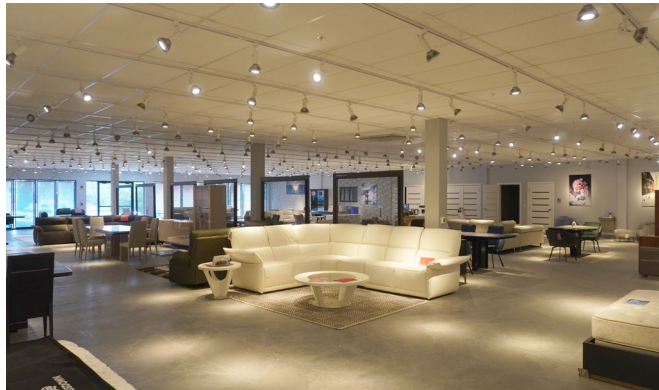
- New roof in 2020
- New HVAC in showroom and office area (Lennox)
- New Asphalt Parking Lot
- All New Electrical (light fixtures, wires, panels, receptacles, switches and new 600-amp transformer)
- Four (4) new loading docks (4 new dock levelers, 4 new roll-up steel doors with automatic openers)
- New Sprinklers (ESFR heads)
- New Septic
- New Warehouse Heating (Lennox)
- New Solar Panels
- New 6,000 sq ft high-end showroom with 65' of all-glass storefront, porcelain floors and 2 bathrooms (men's and ladies')
- New 2,500 sq ft office with separate all-glass entrance, 7 office suites with all-glass fronts, kitchen/break room and porcelain floors
- New water connection (2" regular service and 8" fire line)
- New gas connection
- New concrete pad for 4 loading docks
- Over 100 new trees of various sizes
- New irrigation system
- New garbage enclosure with locking gate
- New sliding aluminum gate
- New exterior lighting including 9 light poles
- New deer fence around the back of the property (over 1,500')
- New privacy fence on the left side of the property (over 200')



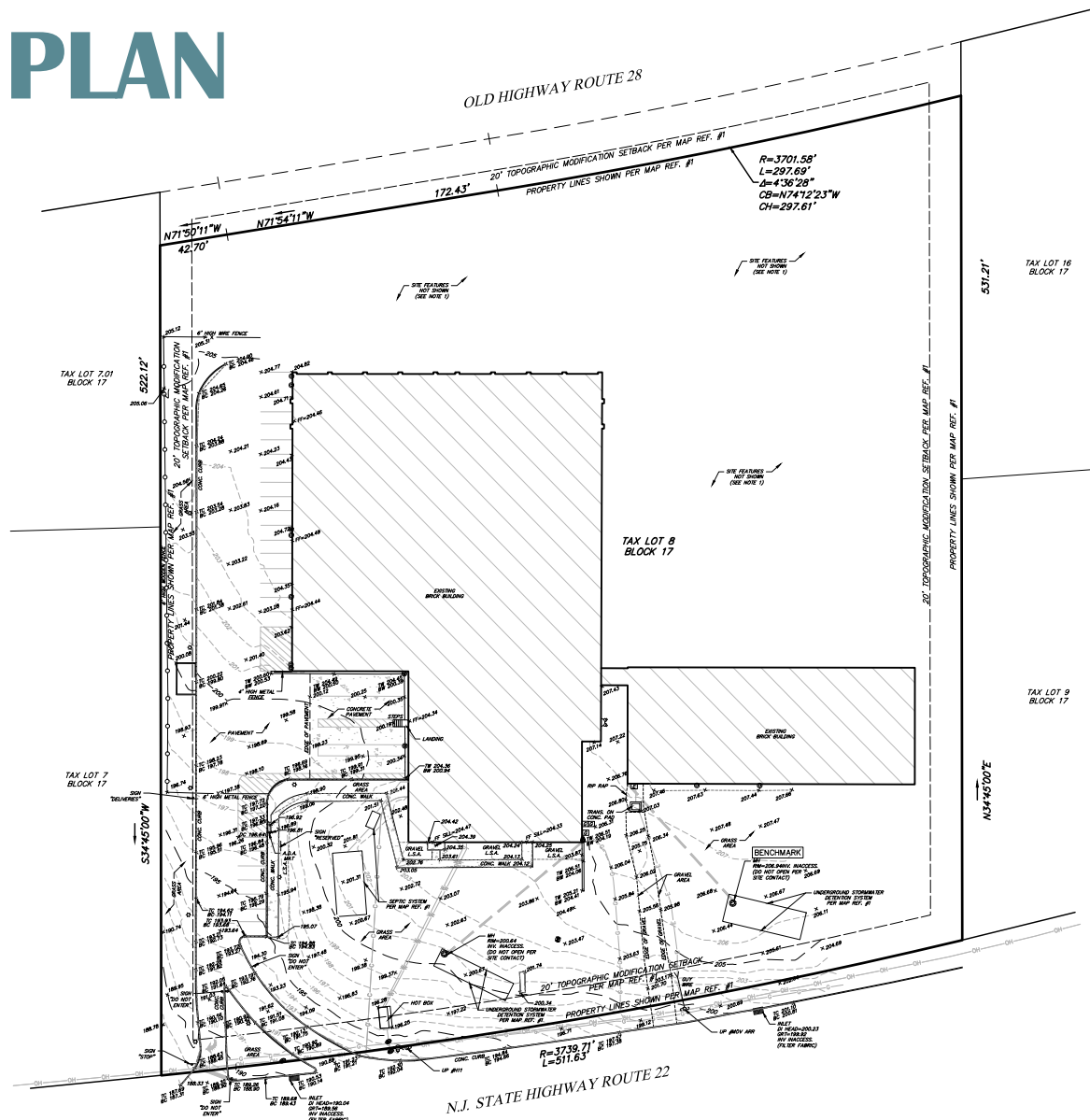
EXTERIOR IMAGES



INTERIOR IMAGES



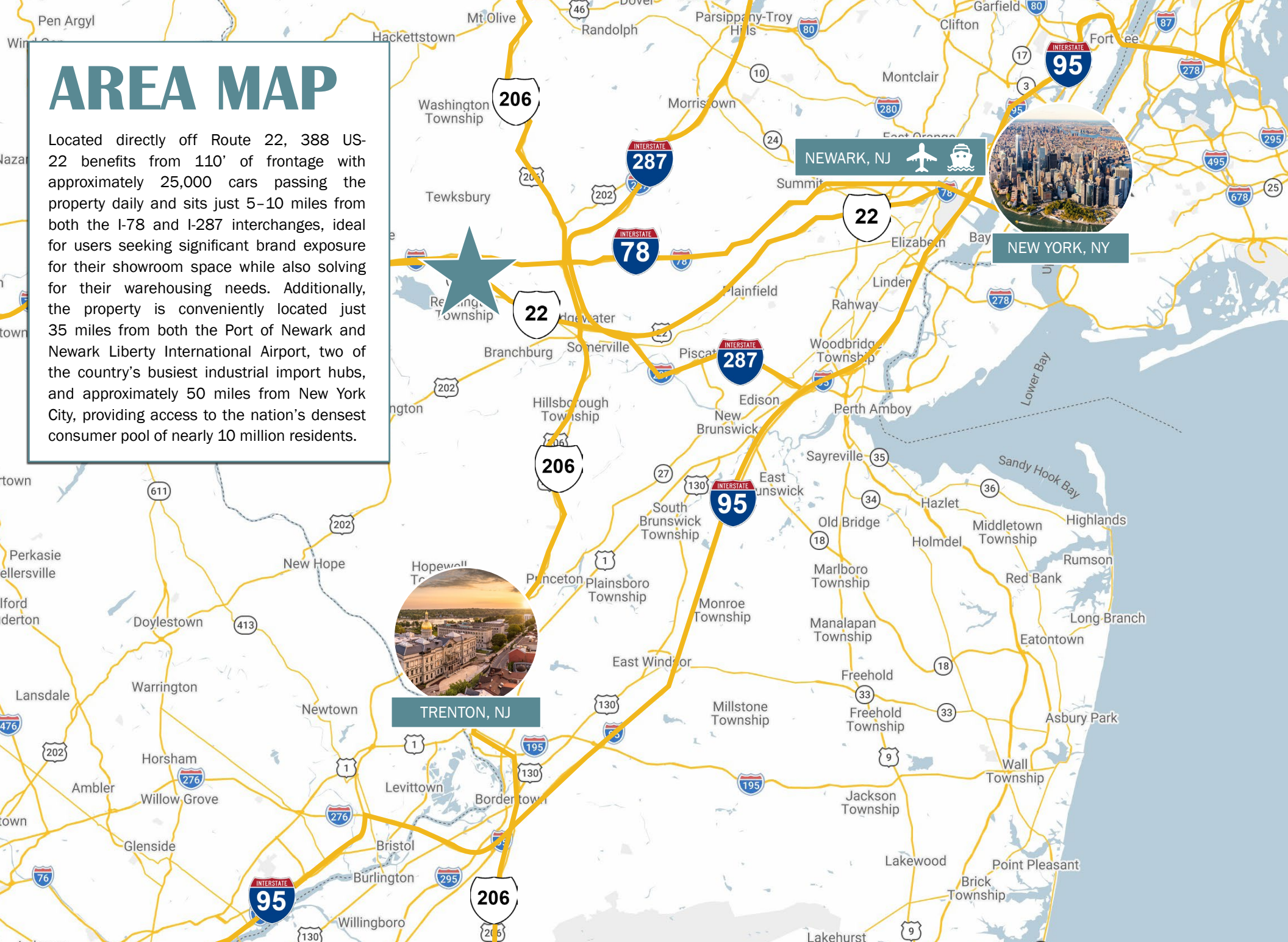
SITE PLAN



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AREA MAP

Located directly off Route 22, 388 US-22 benefits from 110' of frontage with approximately 25,000 cars passing the property daily and sits just 5-10 miles from both the I-78 and I-287 interchanges, ideal for users seeking significant brand exposure for their showroom space while also solving for their warehousing needs. Additionally, the property is conveniently located just 35 miles from both the Port of Newark and Newark Liberty International Airport, two of the country's busiest industrial import hubs, and approximately 50 miles from New York City, providing access to the nation's densest consumer pool of nearly 10 million residents.



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