

4260 U.S. 1, Units 7 & 8

Monmouth Junction, NJ 08852

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Flex space available for lease with 24' ceilings, three loading docks and office area

LOCATION DESCRIPTION

Situated on the Princeton/Plainsboro border in Monmouth Junction, the property sits 5 minutes from Penn Medicine Princeton Medical Center, 10 minutes from Princeton University, 20 minutes from NJ Turnpike Exit 8A in Cranbury, and 25 minutes from Exit 9 in New Brunswick — placing it squarely inside the Route 1 healthcare, life-sciences, and corporate-services corridor that anchors central New Jersey. This highly visible property has US Route 1 northbound frontage and approximately 54,000 vehicles per day of road-front exposure.

PROPERTY HIGHLIGHTS

- Main space consists primarily of a high-bay area with approximately 24' ceilings and full climate control.
- Space contains three loading docks, making it well-suited for a range of light industrial or distribution uses.
- In addition to the main space there is approximately 1,000 SF of finished office/support area which includes a conference room (approximately 500 SF), two private offices, and restroom facilities.
- Zoning permits a wide variety of uses, including Medical offices and laboratories, Banks, Health clubs,, Fitness centers and dance studios, Travel agencies, Medical services and retail medical supply, Duplicating or office supply services, Product demonstration, display, or showroom facilities, Conference or training centers, Family recreation facilities. Nursing homes, Extended stay lodging facilities, Child care centers, Assisted living facilities, Laboratory or research facilities, and more.
- Surrounded by hotels, restaurants, retail centers and corporate campuses.
- Contact listing agent for commission details.

OFFERING SUMMARY

LEASE RATE:	Call For Pricing
AVAILABLE SF:	15,000 SF
BUILDING SIZE:	56,360 SF

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INDUSTRIAL FOR LEASE

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ADDITIONAL PHOTOS



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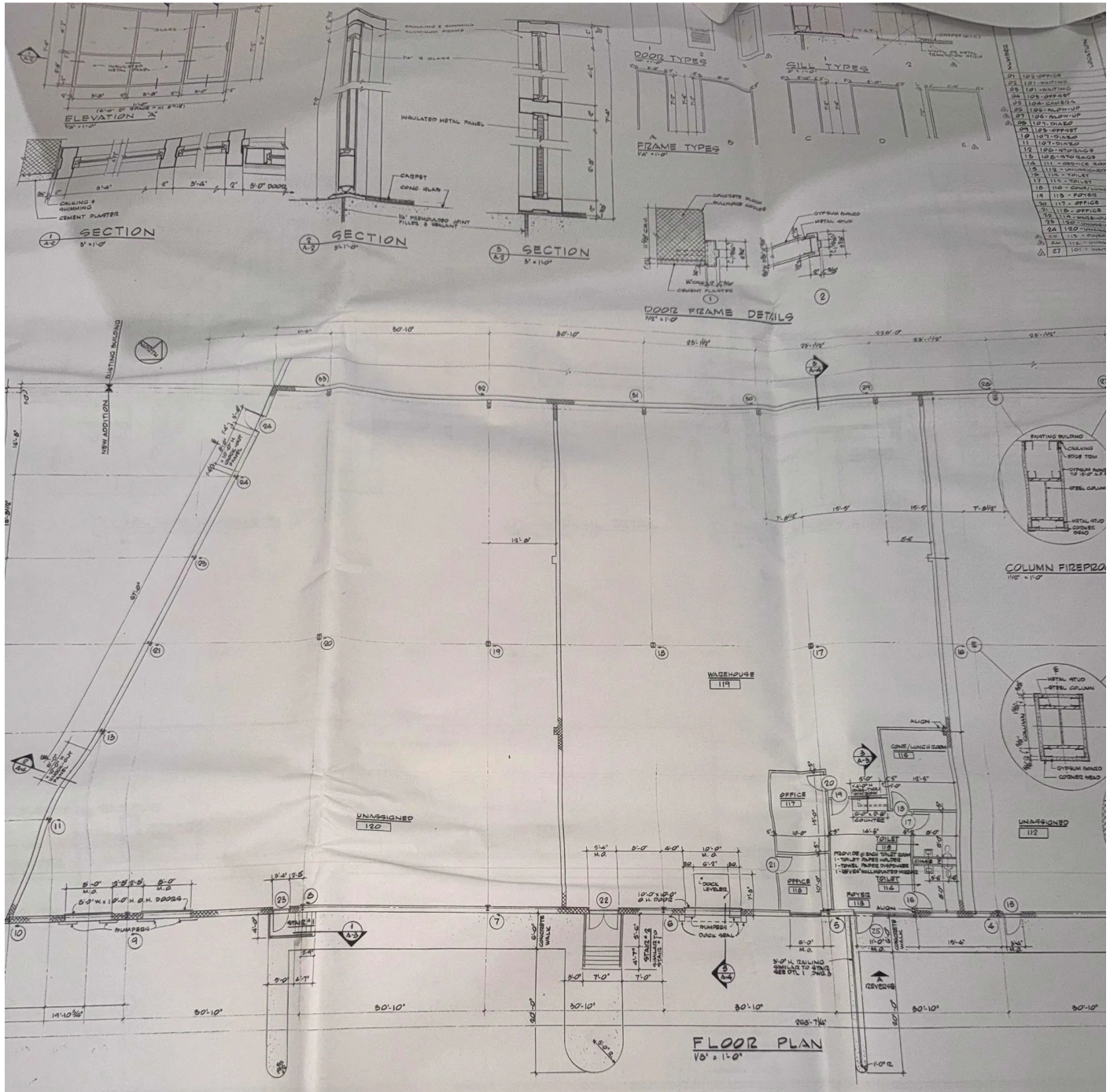
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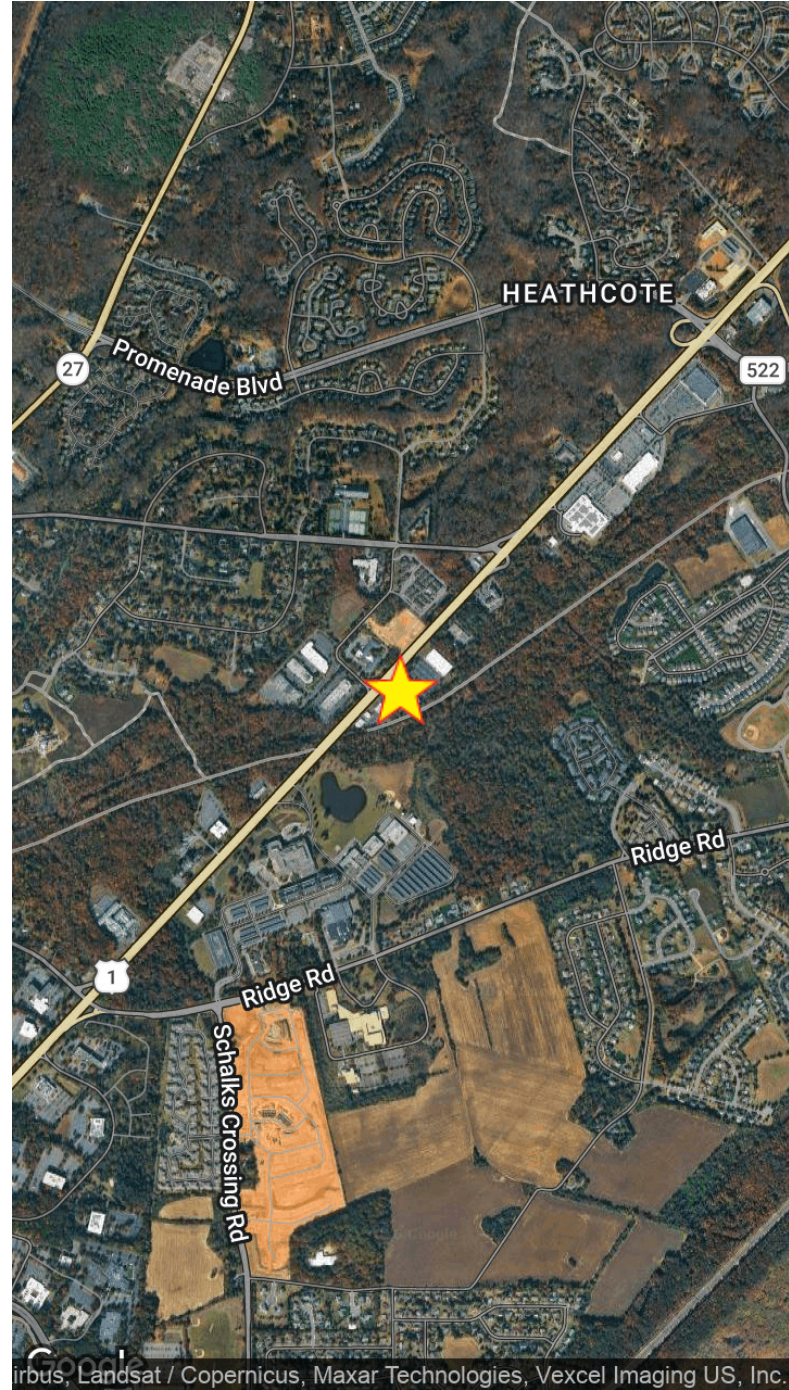
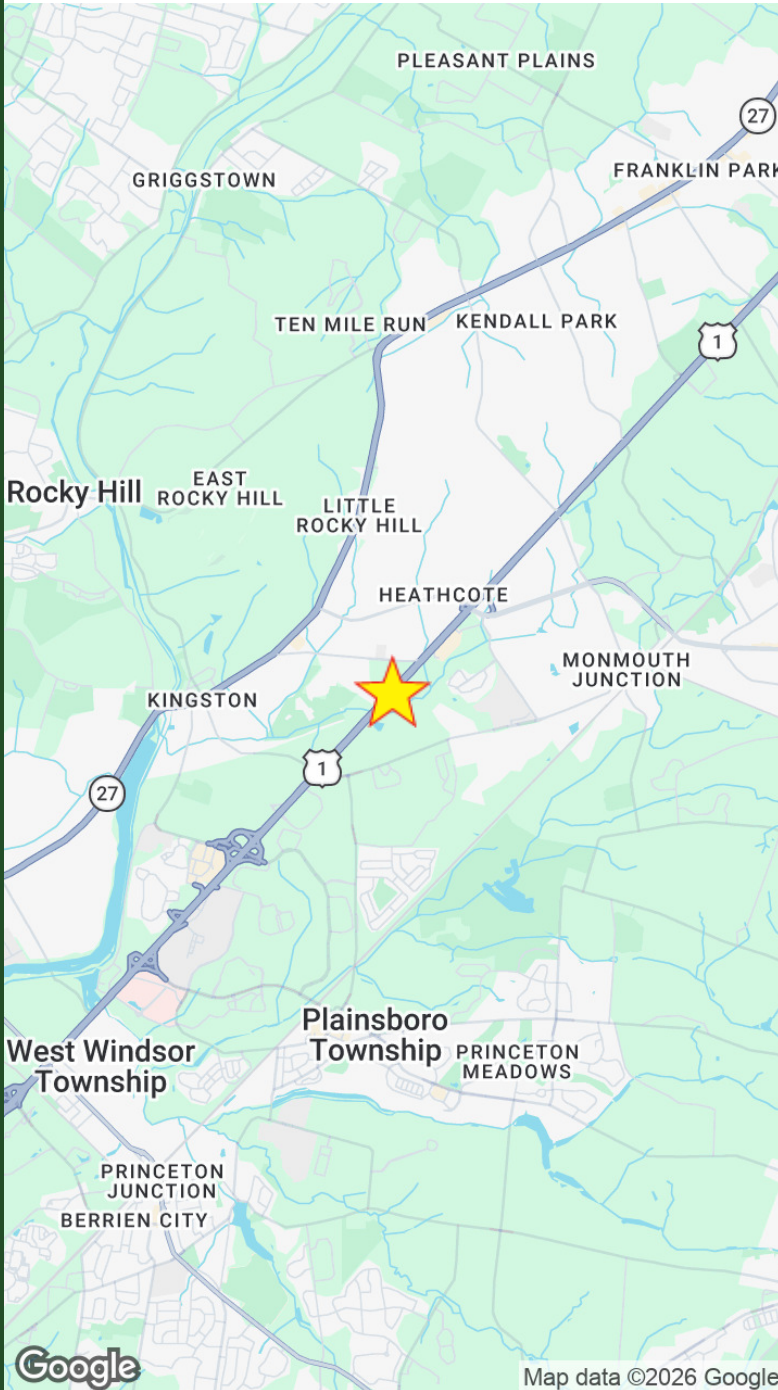
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LOCATION MAP



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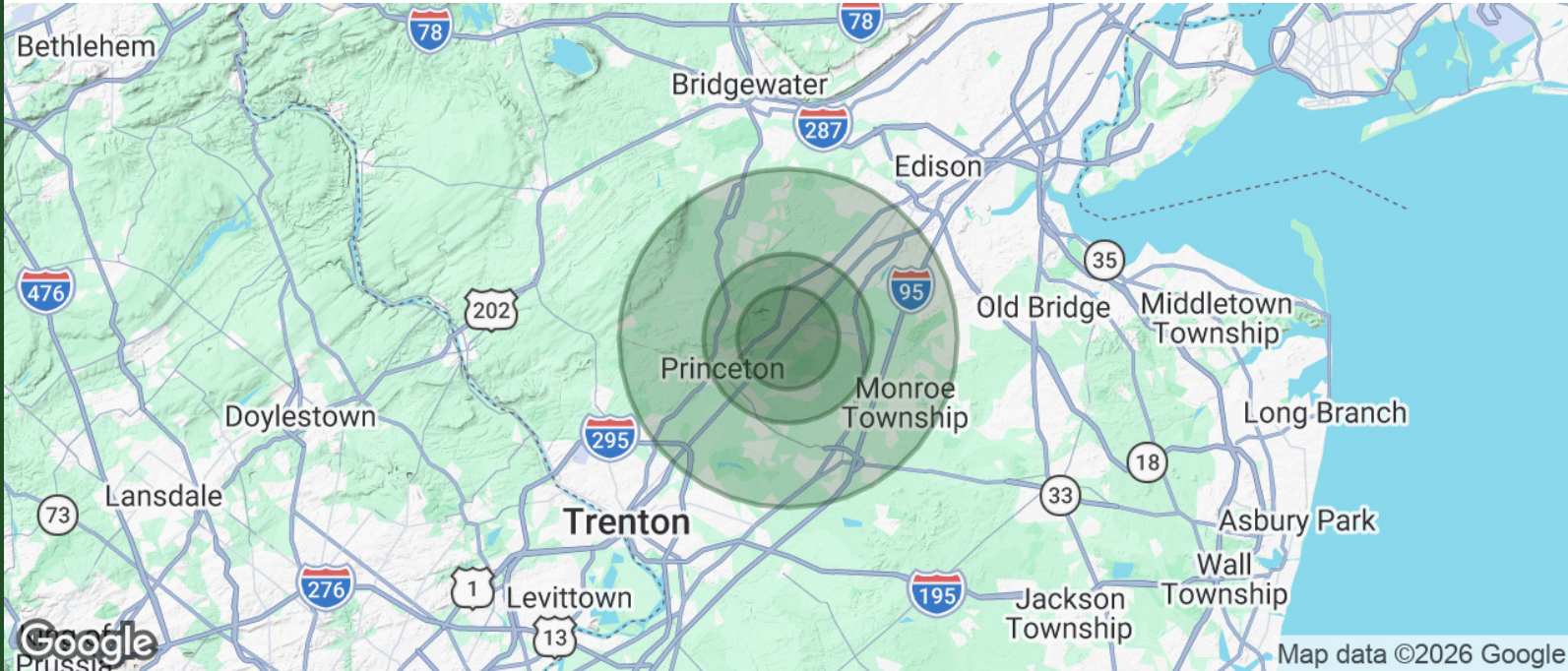
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	35,611	114,999	413,078
AVERAGE AGE	45.8	41.8	43.2
AVERAGE AGE (MALE)	45.2	41.0	41.9
AVERAGE AGE (FEMALE)	45.4	41.6	43.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	13,543	41,973	155,000
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$211,130	\$196,101	\$179,124
AVERAGE HOUSE VALUE	\$629,357	\$632,355	\$557,466

2023 American Community Survey (ACS)

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MISSION STATEMENT AND OUR SERVICES

Our mission is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

Our vision is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

Our commitment is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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