

WAREHOUSE SPACE FOR SUBLEASE 345,287 AVAILABLE SF

301-321 HERROD BOULEVARD
SOUTH BRUNSWICK, NJ 08810



PROPERTY OVERVIEW

610,949 SF Total Building Size

Building can be divided as follows:

Space 1:

345,287 SF
±5,000 SF Office Space
38 Docks & 1 Drive-In
41 Parking Spots

AVAILABLE
May 1, 2026

Space 2:

144,125 SF
±12,000 SF Office Space
19 Docks & 1 Drive-In
58 Parking Spots

LEASED

Space 3:

121,537 SF
±1,000 SF Office Space
16 Docks
11+ Parking Spots

LEASED

CEILING HEIGHT: 27' Clear

LIGHTING: New LED Lighting on Motion Sensors

SPRINKLER: ESFR

HEATING: Gas

TRAILER PARKING: Up to 90 Stalls

SUBLEASE TERM: Through April 30, 2028
Month to month considered

COMMENTS:

Warehouse "white boxed" with new LED lighting, dock doors & sealed warehouse floor. Offices completely renovated.



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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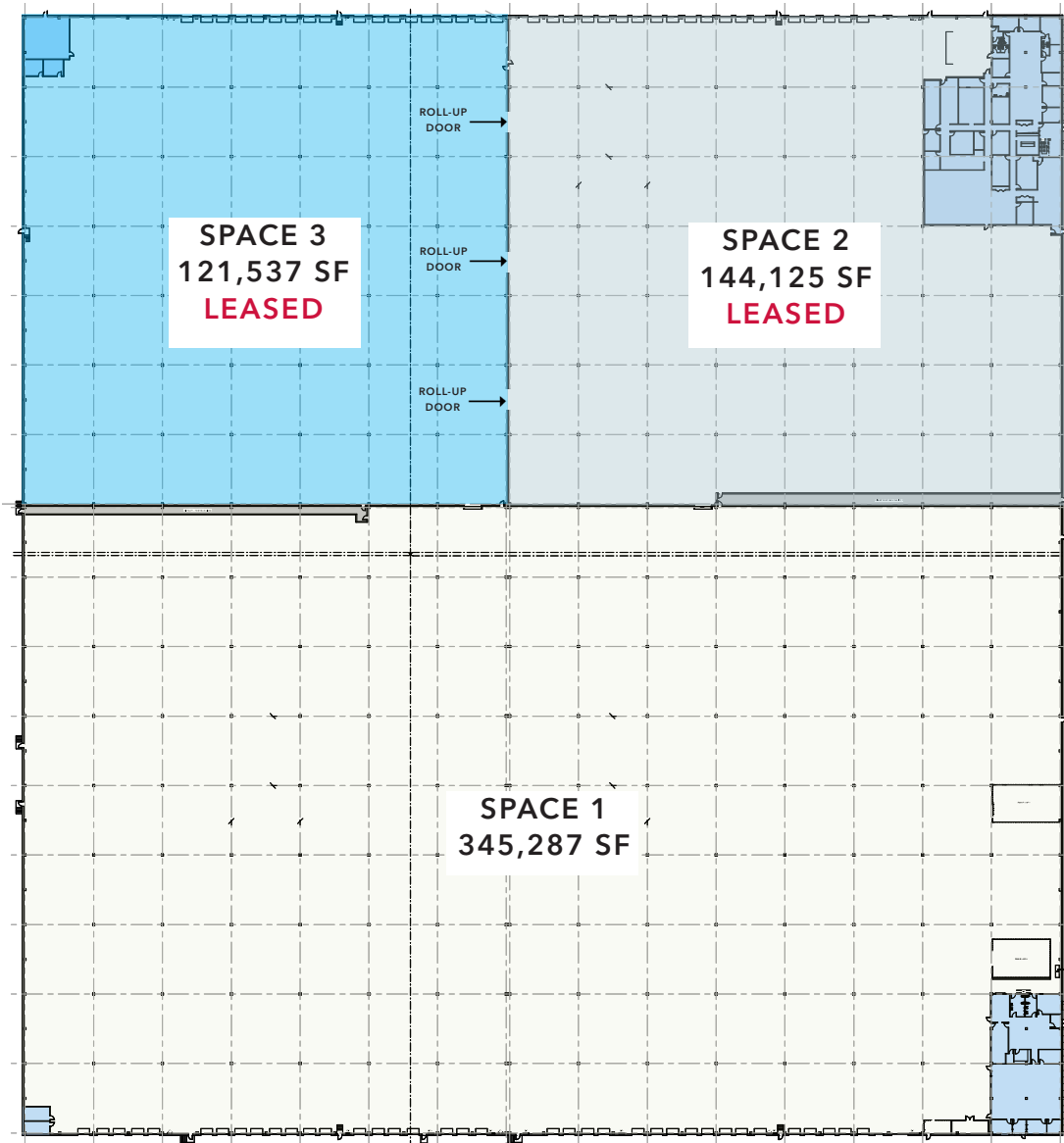
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FLOOR PLAN

TOTAL BUILDING SIZE: 610,949 SF



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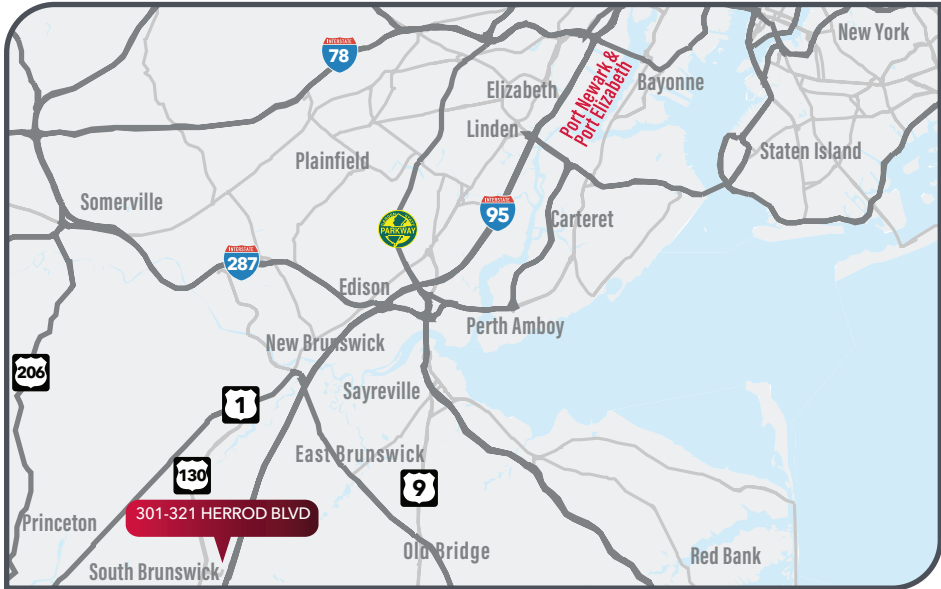
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REGIONAL MAP/AERIAL VIEW



LOCATION	MILES	LOCATION	MILES
Route 130	1.1	Port of Newark/Elizabeth	35
NJ Turnpike	1.8	New York City	46
Route 1	5.3	Philadelphia	54

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