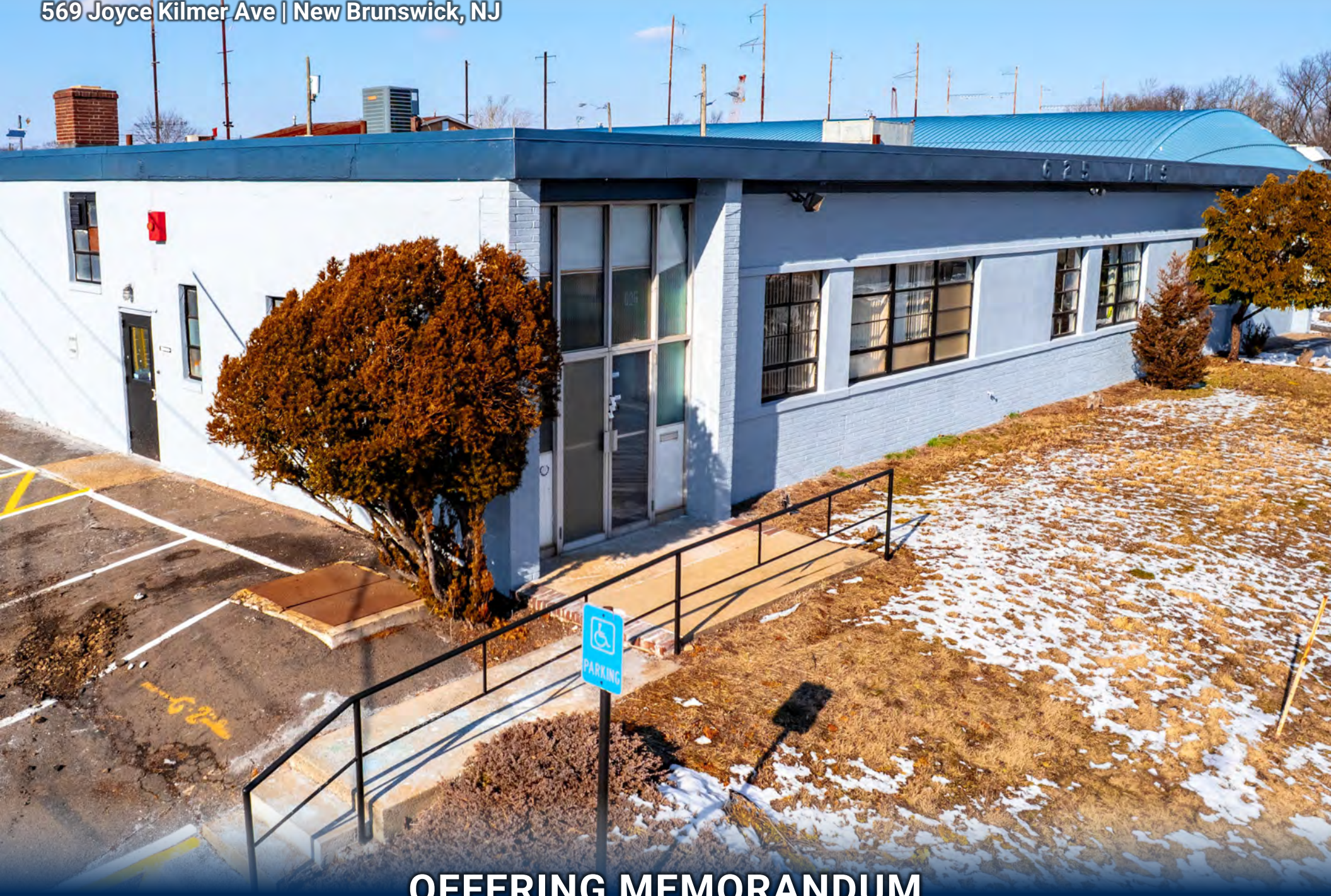


# 25,363 SF INDUSTRIAL/WAREHOUSE

569 Joyce Kilmer Ave | New Brunswick, NJ

Marcus & Millichap  
CAFIERO TEAM



OFFERING MEMORANDUM

DEAL LEAD

DEAL TEAM



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OVER 100  
YEARS  
COMBINED  
EXPERIENCE

#1  
INDUSTRY  
LEADING  
TEAM

OVER 350  
1031  
EXCHANGE  
TRANSACTIONS

OVER  
600  
CLOSED  
TRANSACTIONS

35% OUT  
OF STATE  
BUYERS

OVER  
\$3 BILLION IN  
CLOSED  
TRANSACTIONS

SOLD IN  
30  
STATES

96% LIST  
TO CLOSE  
RATIO

MULTIPLE  
NEW  
JERSEY  
PRICING  
RECORDS

OVER 250  
CO-BROKER  
TRANSACTIONS

# OFFERING HIGHLIGHTS

- 25,363 SF Industrial/Warehouse property, 19,054 SF of warehouse space and 6,309 SF of office space
- Situated on 1.498 Acres; up to ¾ of an acre is available for outside storage/parking
- Owner/User opportunity or upside in placing a new tenant
- One Loading Docks; 1 Drive in Door; 14' clear ceiling heights
- 2000 AMPs of Power available making it ideal for manufacturing use
- Truck court depth of 100' feet
- Located in General Industrial (I-2) zone; 4B property tax classification
- Excellent location in New Brunswick providing strong connectivity to local highways, Routes 27, 1 and 18 are within 2 miles, Exit 9 of NJ Turnpike - 4 miles away



**PRICE**  
\$4,750,000



**BUILDING SIZE**  
25,363 SF



**PRICE PER SF**  
\$187/SF



**CEILING HEIGHT**  
14'

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	31,625	137,595	269,935
2029 Population (Proj.)	31,889	139,113	272,903
EMPLOYMENT			
Total Employees	14,030	60,53	141,749
Total Establishments	1,157	5,298	11,134
HOUSEHOLDS			
Number of Households	9,226	45,311	90,500
Average HH Income	\$89,175	\$115,032	\$131,514

## NEW BRUNSWICK, NEW JERSEY

**New Brunswick**, New Jersey, is a vibrant city located in Middlesex County, known for its rich cultural diversity, educational institutions, and healthcare industry.

It is home to Rutgers University, one of the oldest and largest public universities in the United States, which plays a major role in the city's identity and economy. The city also hosts the headquarters of several major healthcare providers, including Robert Wood Johnson University Hospital and the Rutgers Robert Wood Johnson Medical School, making it a regional hub for medicine and research. New Brunswick has a historic downtown with a mix of restaurants, theaters, and arts venues, such as the State Theatre and George Street Playhouse. Its location along the Northeast Corridor rail line provides convenient access to both New York City and Philadelphia, enhancing its appeal as a place to live, work, and study.

In addition to its educational and medical prominence, New Brunswick has a rich history dating back to colonial times and has long served as a center for commerce and transportation. The city's diverse population contributes to a dynamic cultural scene, with a wide range of cuisines, festivals, and community events reflecting its multicultural makeup. Urban revitalization efforts over the past few decades have transformed much of the downtown area, attracting new businesses, residential developments, and entertainment options while preserving key historic landmarks. The city also emphasizes public transportation and walkability, with NJ Transit providing frequent train and bus service.



# PROPERTY DETAILS



## PROPERTY DESCRIPTION

Rentable Square Feet	+/- 25,363 SF
Parcel Size	1.5 AC
Zoning	I-2 (Industrial District)
Block	8.04
Lot	321
Year Built	1900
Number of Stories	1 Story
Parking	20 Spaces
Traffic Count	75,000± Vehicles/ Day



**25,363± SF**  
Building Size



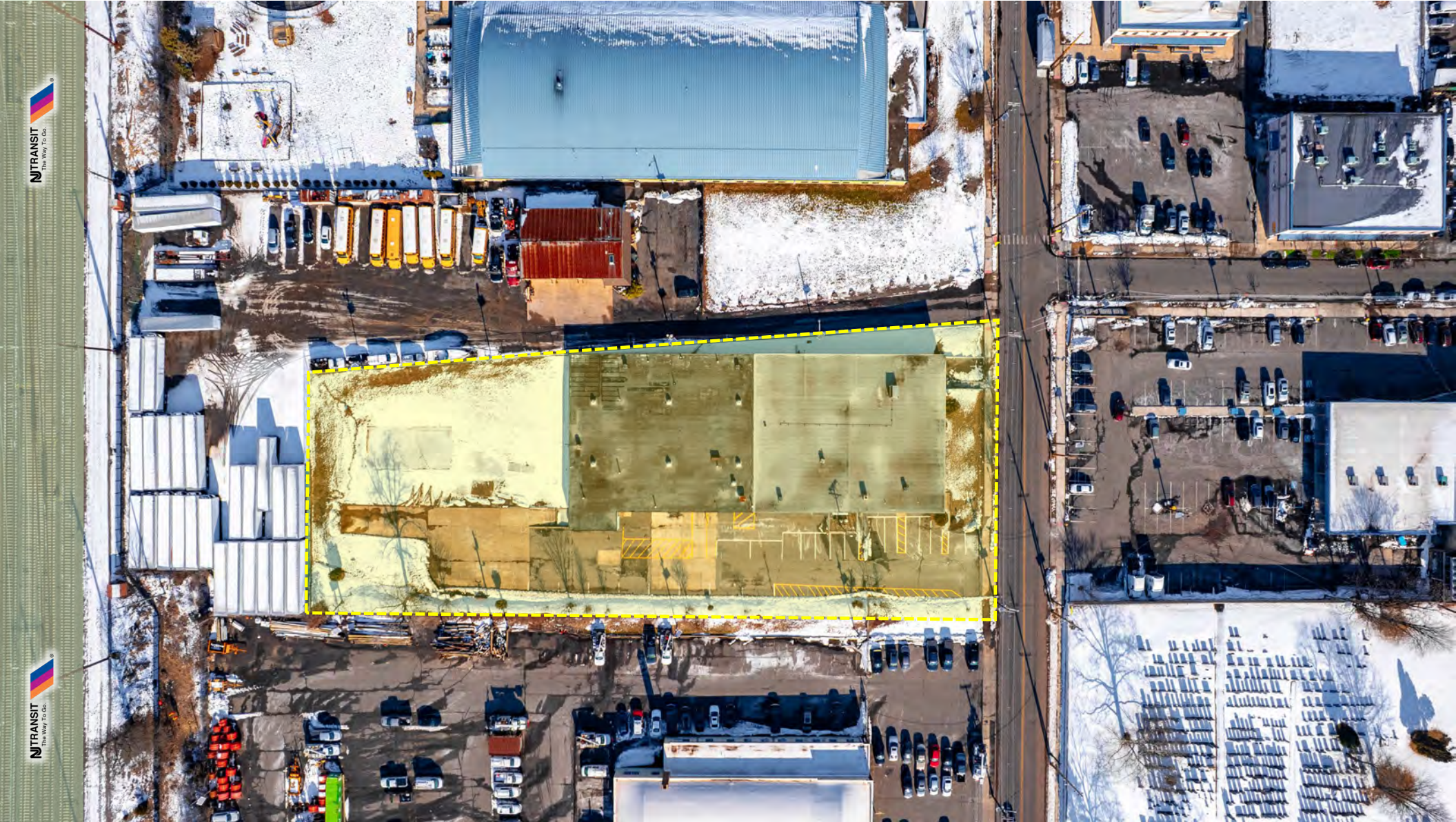
**VACANT**  
Occupancy

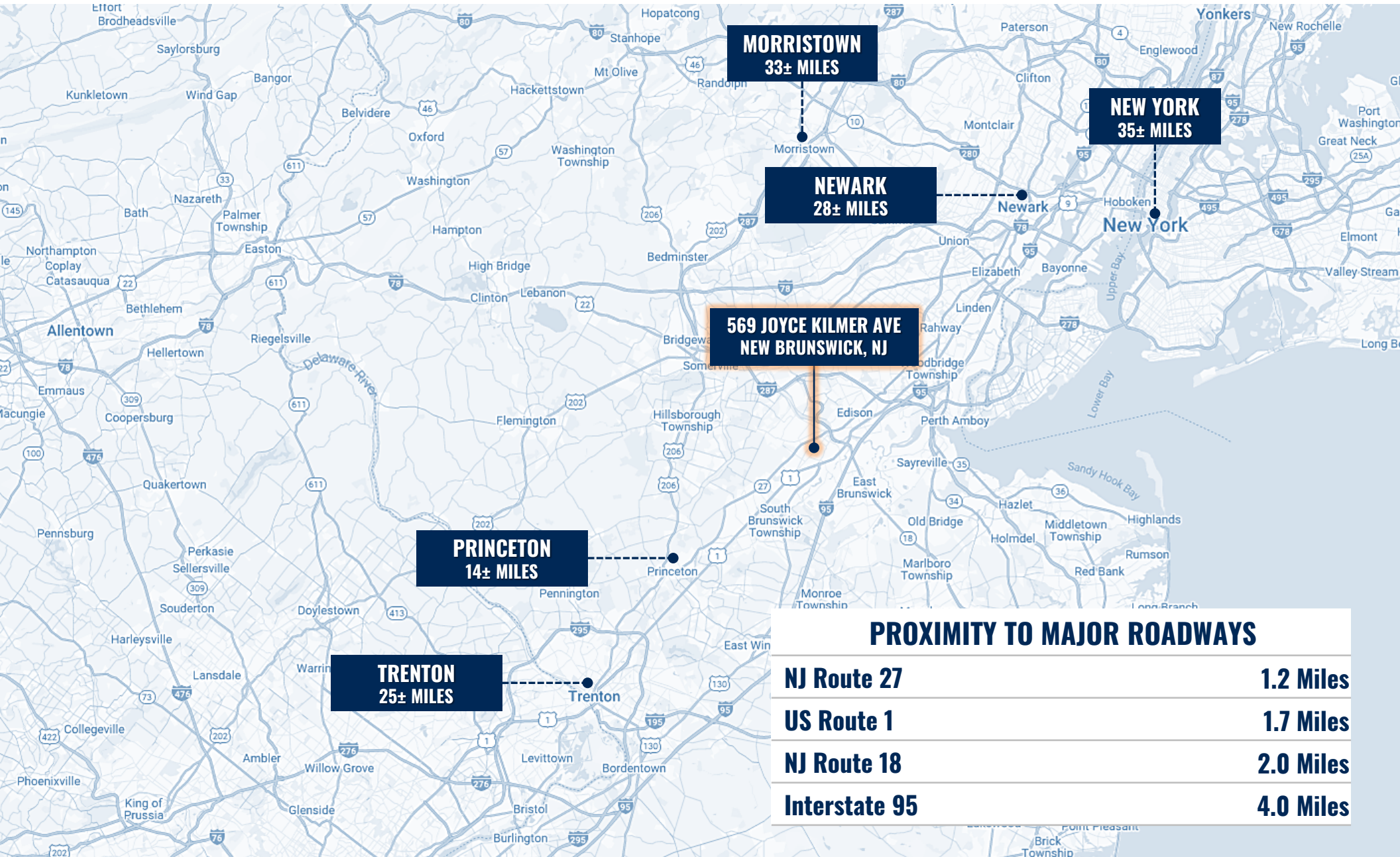
# SURROUNDING AREA



# PROPERTY OUTLINE

Marcus & Millichap  
CAFIERO TEAM





## I-1 (Industrial District)

### *§ 205-71 Permitted uses.*

[Amended 5-15-1995; 4-29-1996 by Ord. No. 96-10; 5-16-2016 by Ord. No. 16-06[1]; 11-16-2020 by Ord. No. 20-23]

The following uses shall be permitted in I-1 Industrial Districts:

#### *A. Permitted principal uses.*

- (1) Light manufacturing, processing, producing or fabricating operations which meet the performance standards for the zone, provided that all operations and activities, except parking, are conducted within enclosed buildings and that there is no outside storage of material, equipment or refuse.
- (2) Experimental, research or testing laboratories, provided that no operation shall be conducted or equipment used which would create hazardous, noxious or offensive operations beyond the boundaries of the property involved.
- (3) Administrative and general offices where no manufacturing is performed.
- (4) Federal, state, county and municipal buildings and grounds.
- (5) Warehouses and distribution centers.
- (6) Billboards, subject to the provisions of Article XXV, § 205-105I.

(7) Indoor recreation facilities.

(8) Medical offices, dental offices, and clinics.

(9) Adult day-care facilities.

#### *B. Required accessory uses.*

- (1) Off-street parking, subject to the provisions of Article XXIV of this chapter.
- (2) Off-street loading, subject to the provisions of Article XXIV of this chapter.

#### *C. Permitted accessory uses.*

- (1) Signs, subject to the provisions of Article XXV of this chapter.
- (2) Fences, subject to the provisions of § 205-93 of this chapter.
- (3) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
- (4) Billboards, subject to the provisions of Article XXV, § 205-105I.

#### *D. Conditional uses (subject to the provisions of Article XXIX of this chapter).*

- (1) Public utilities.

[1]Editor's Note: This ordinance provided that it would take effect 7-1-2016.





625 AVE

  
PARKING



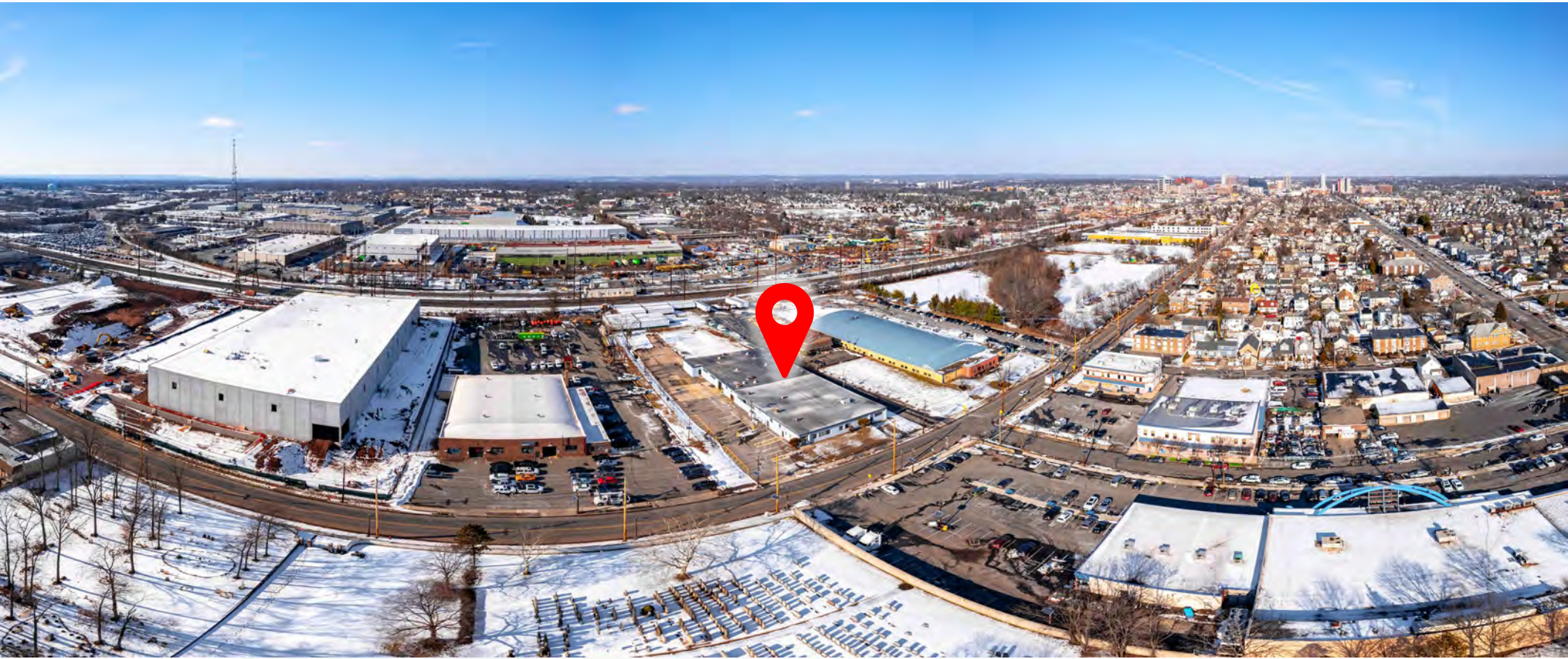






# ADDITIONAL IMAGES





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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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For More Information on Our Services  
Visit Our Team Website  
[www.cafieroteam.com](http://www.cafieroteam.com)



**BROKER OPINION OF VALUE**