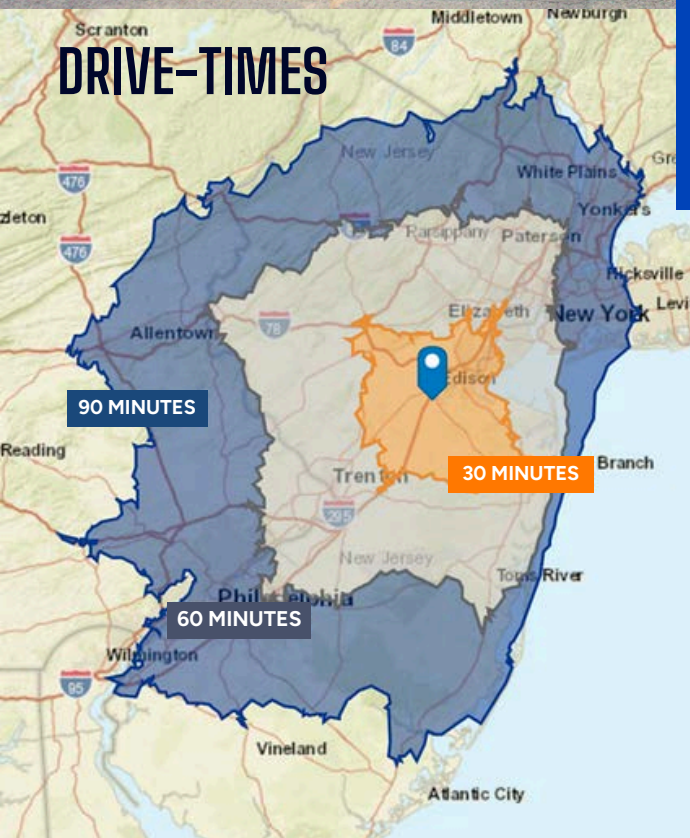




## 40A COTTERS LANE

EAST BRUNSWICK, NJ

# 68,200 SF



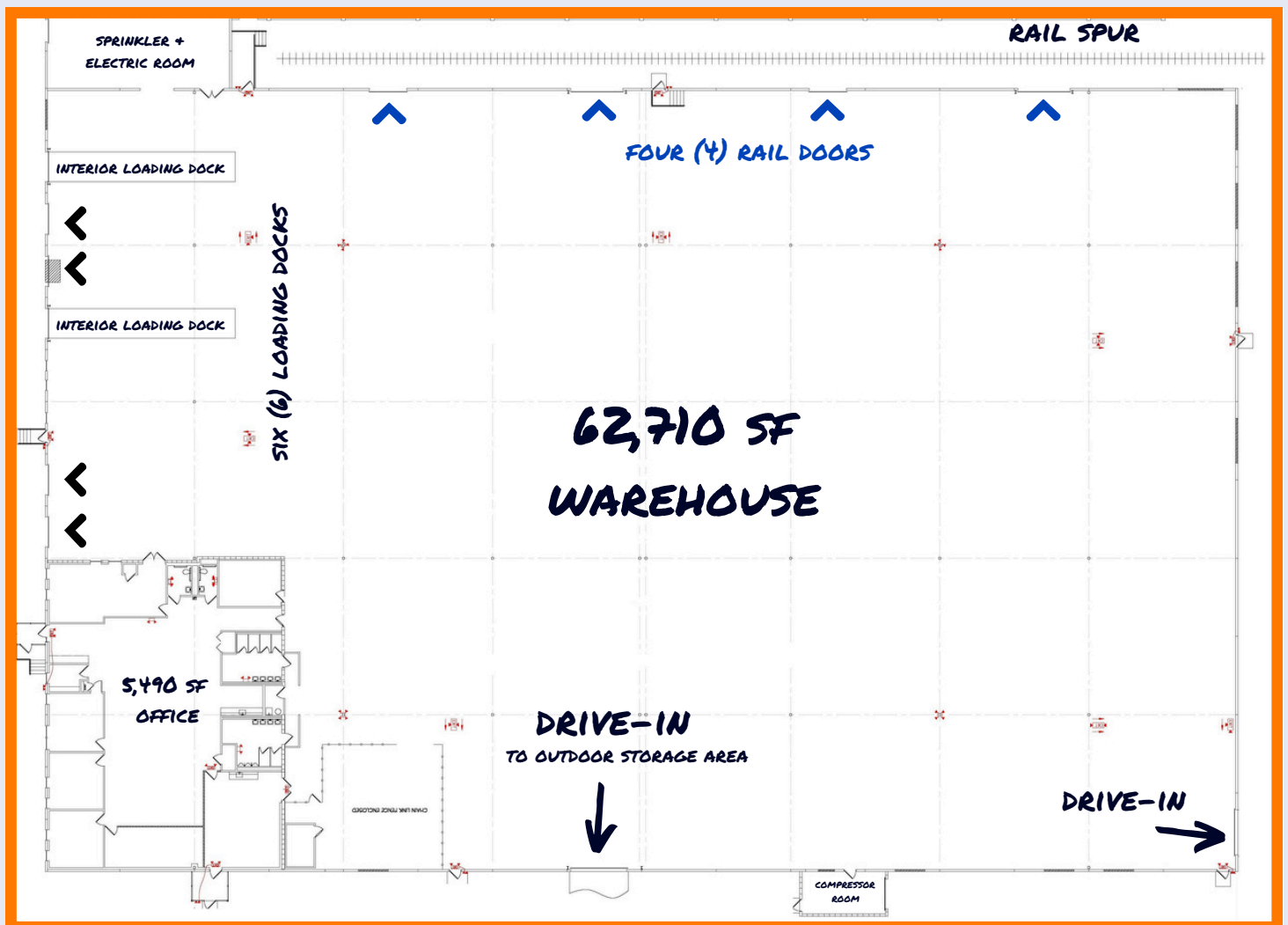
- 5,490 SF OFFICE
- 62,710 SF WAREHOUSE
- BUILT IN 1973
- 6 LOADING DOCKS (2 INTERIOR)  
2 DRIVE-IN DOORS
- RAIL SERVED - FOUR (4) RAIL DOORS
- 40' X 42' COLUMN SPACING
- 20'6" - 22' CLEAR HEIGHT
- WET SPRINKLER SYSTEM
- 1,600 AMP, 480V ELECTRICAL SERVICE
- STANDALONE BUILDING
- OUTDOOR STORAGE AREA

**AVAILABLE**  
MAY 1, 2026

# 40A COTTERS LANE

EAST BRUNSWICK, NJ

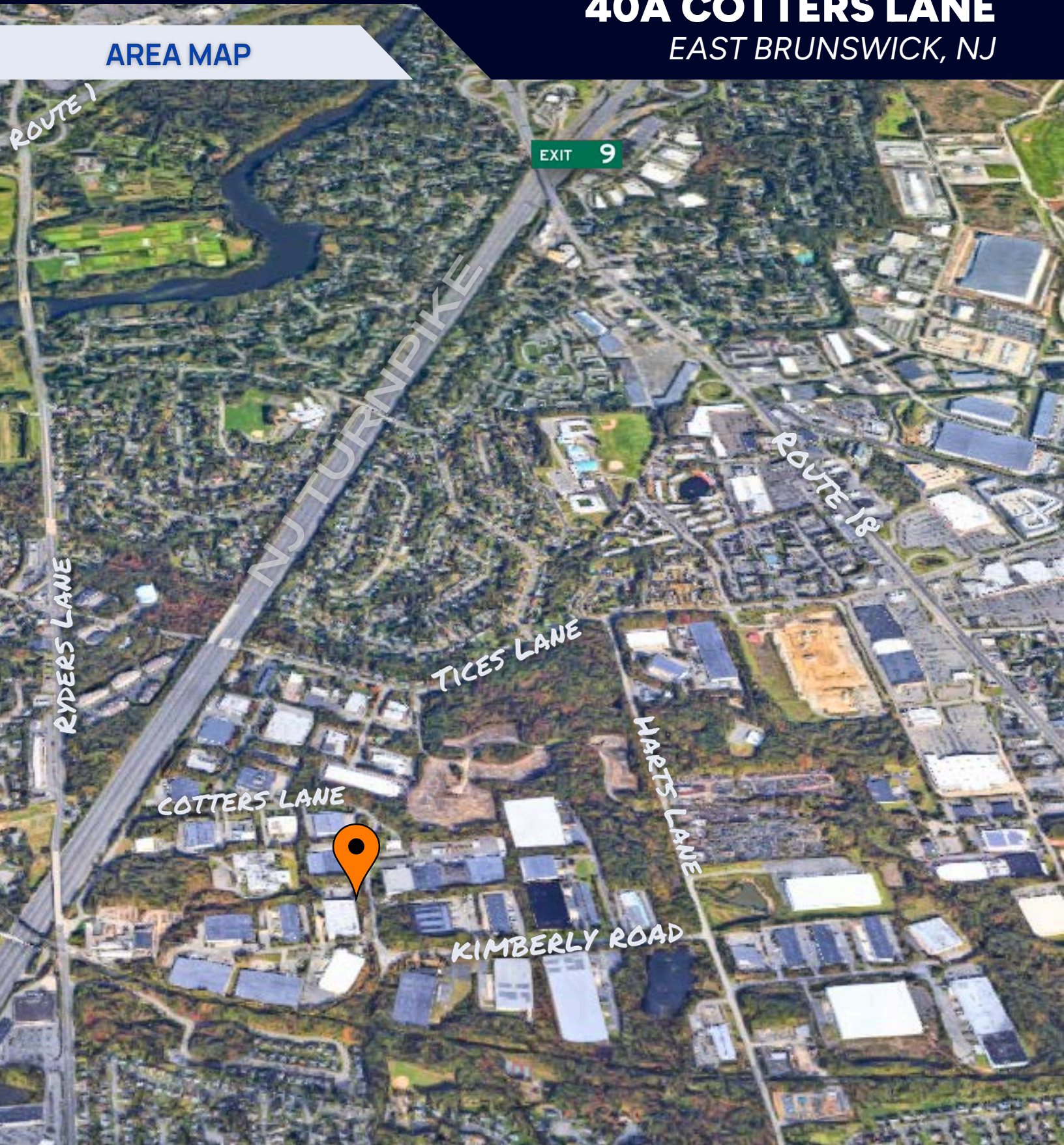
## SITE PLAN



# 40A COTTERS LANE

EAST BRUNSWICK, NJ

## AREA MAP



ROUTE 18: 1 MILE  
NJ TURNPIKE EXIT 9: 2 MILES  
ROUTE 1: 3 MILES  
NEWARK AIRPORT: 25 MILES

PORT OF NEWARK: 28 MILES  
NEW YORK CITY: 35 MILES  
PHILAPORT: 60 MILES  
PHILADELPHIA AIRPORT: 75 MILES

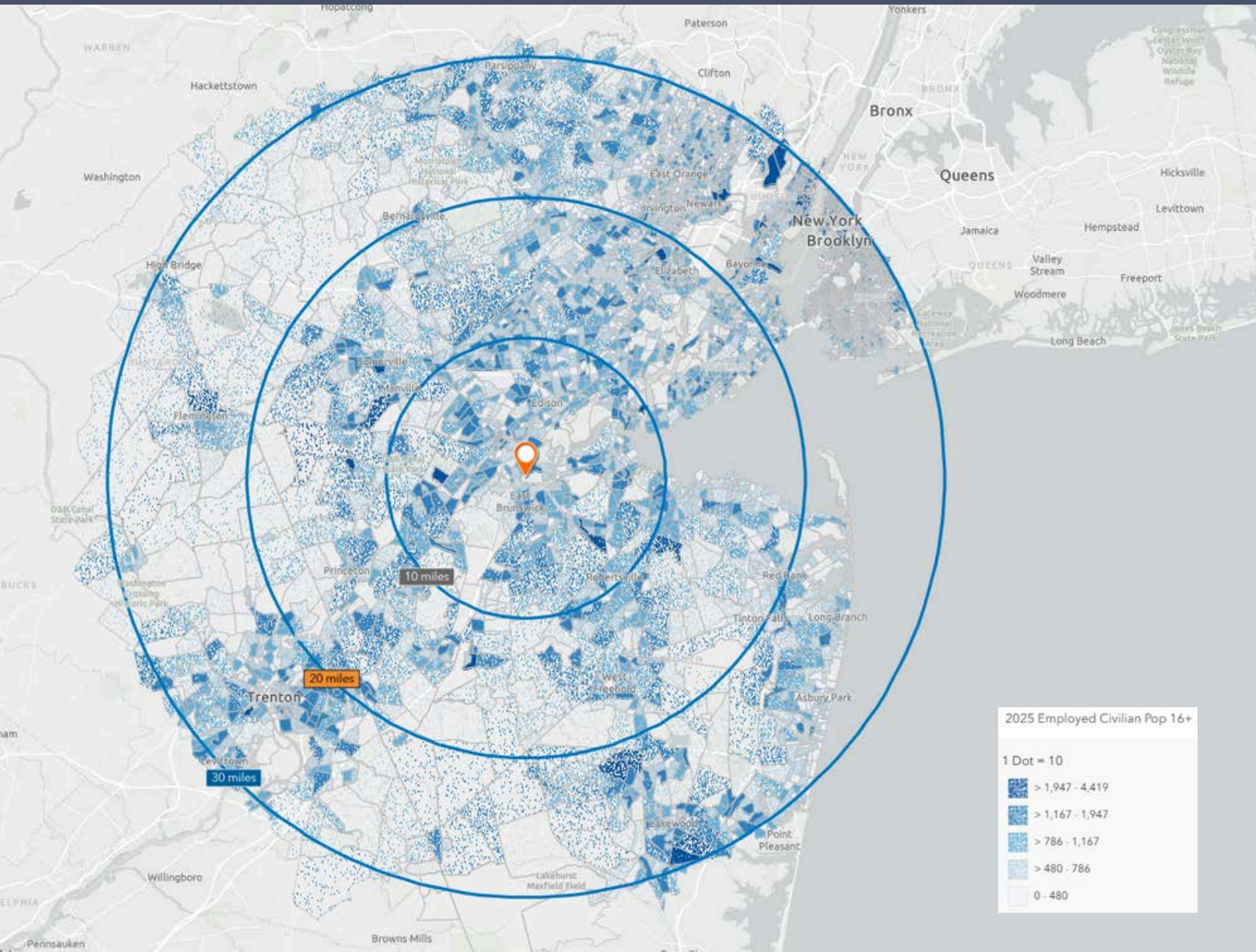


# 40A COTTERS LANE

## EAST BRUNSWICK, NJ

### DEMOGRAPHICS

	10 MILE RADIUS	20 MILE RADIUS	30 MILE RADIUS
TOTAL POPULATION:	815,024	2,665,864	7,876,720
TOTAL LABOR FORCE:	672,732	2,186,763	6,424,776
TRANSPORT/WAREHOUSE WORKERS:	31,860	93,341	242,016
AVERAGE HOUSEHOLD INCOME:	\$147,599	\$163,061	\$153,407



### FOR MORE INFORMATION

**JASON FISCH, BROKER** | VICE PRESIDENT OF LEASING  
 ☎ 732-258-3400 ✉ JASON.FISCH@GREEKREP.COM

**PATRICK REISTROM** | SENIOR LEASING ASSOCIATE  
 ☎ 732-609-5829 ✉ PATRICK.REISTROM@GREEKREP.COM



1 KIMBERLY ROAD, SUITE 105  
 EAST BRUNSWICK, NJ 08816

