



LEE & ASSOCIATES

175K SF WAREHOUSE SPACE FOR SUBLEASE

150 Milford Road, East Windsor, NJ 08520

±175,000 SF
- 252,500 SF



Expansion Area

UNIT B

UNIT A

AVAILABLE SF:

±175,000 - 252,500 SF
Unit A: ±175,000 SF
Unit B: ±50,000 - 77,500 SF

ASKING RATE:

\$11.85 Gross

TAXES/CAM:

± \$2.80

PRIMARY LEASE EXPIRATION DATE:

February 28, 2028

SUBLEASE DURATION:

Flexible

CEILING HEIGHT:

Unit A: ±36' Clear
Unit B: ±28' Clear

LOADING:

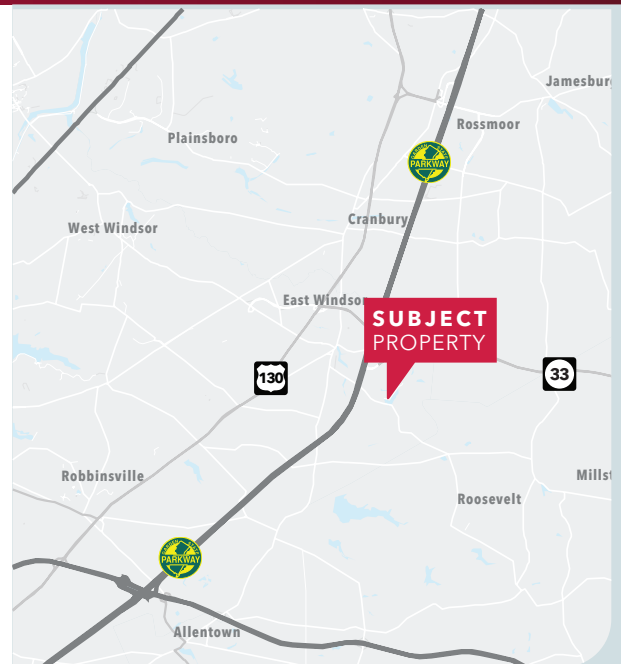
Unit A: 10 Loading Docks & 1 Drive-In
Unit B: Up to 11 Additional

COLUMN SPACING:

Unit A: 52' x 43'
Unit B: 34' x 38'

COMMENTS:

- New LED lighting/motion sensors
- Trailer Parking Available



LOCATION:

- 0.6 miles - NJ Turnpike Exit 8
- 38 miles - Port Newark / Elizabeth
- 50 miles - Port of Philadelphia

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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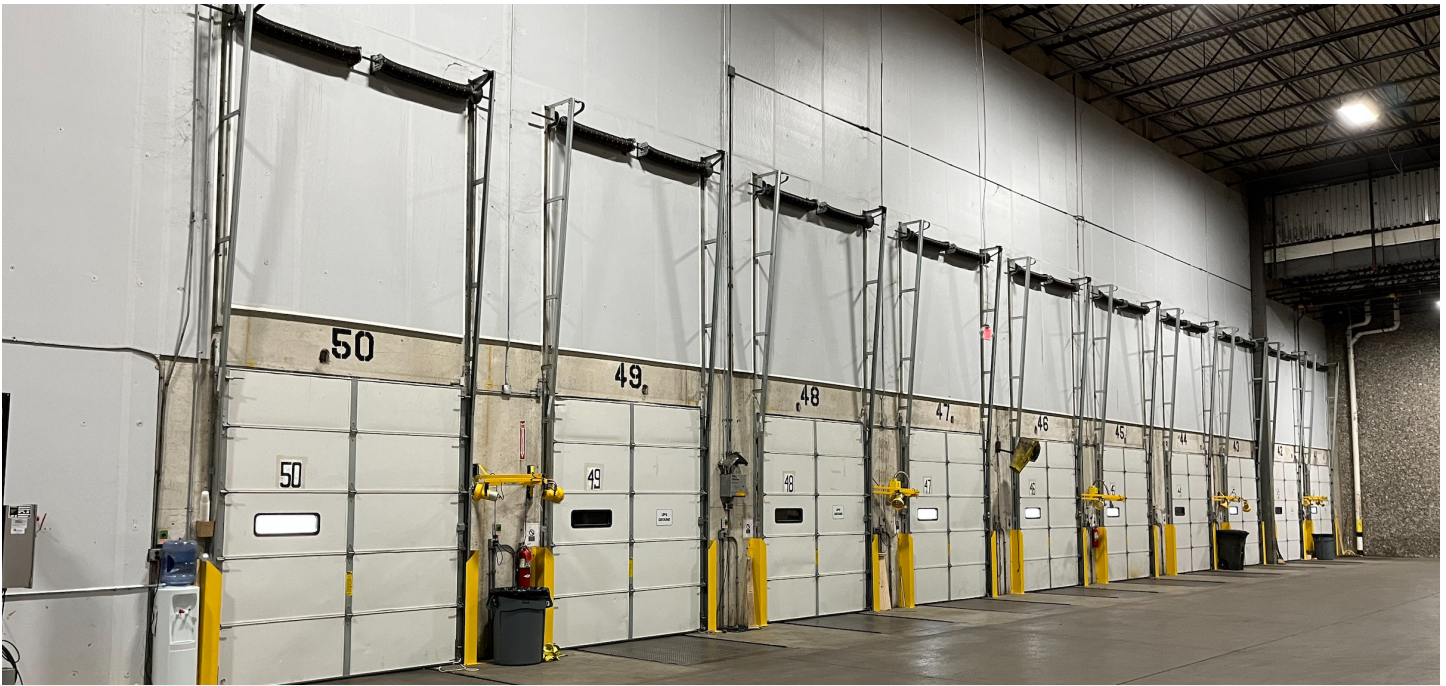
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PROPERTY PHOTOS



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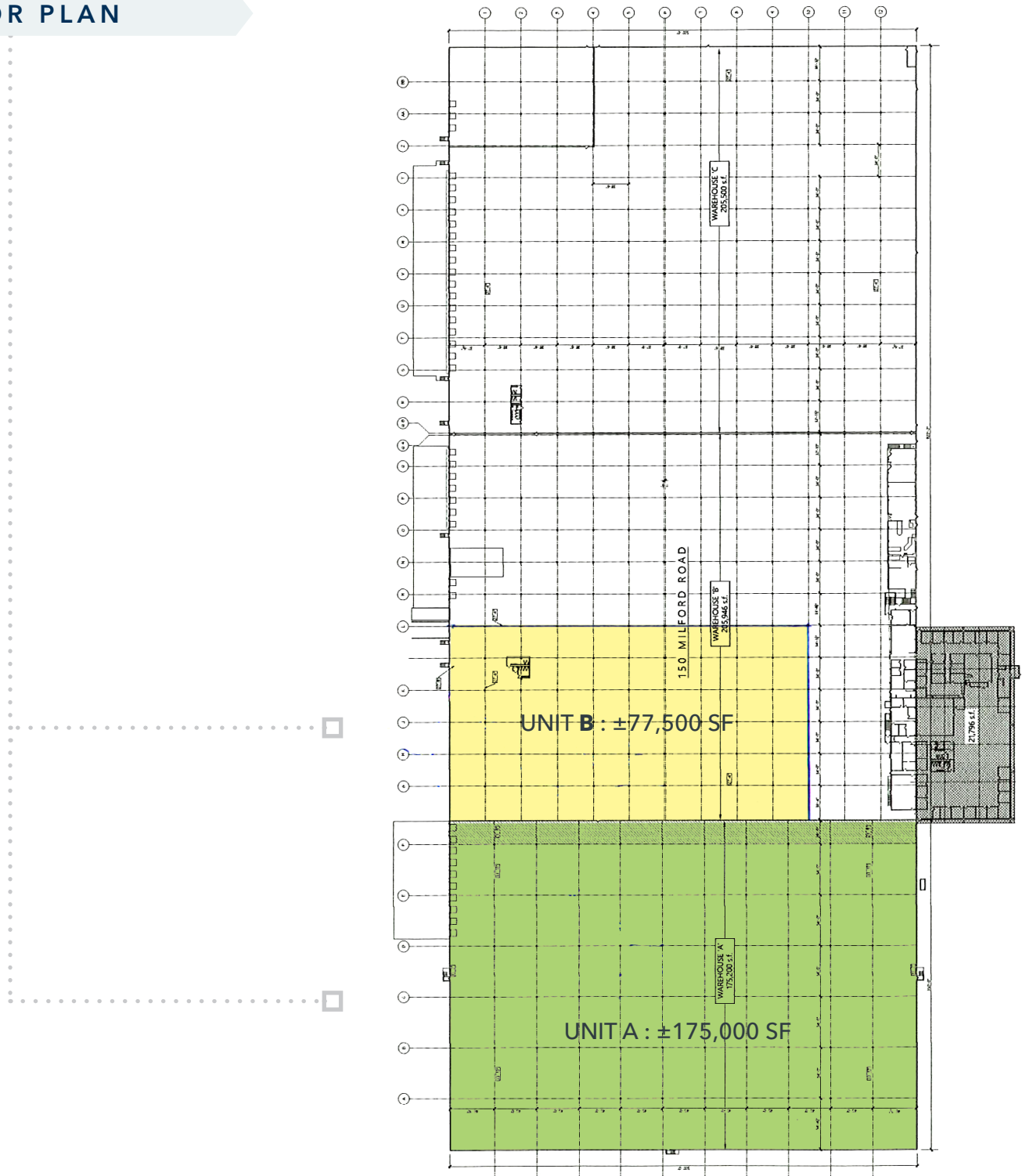
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FLOOR PLAN



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