

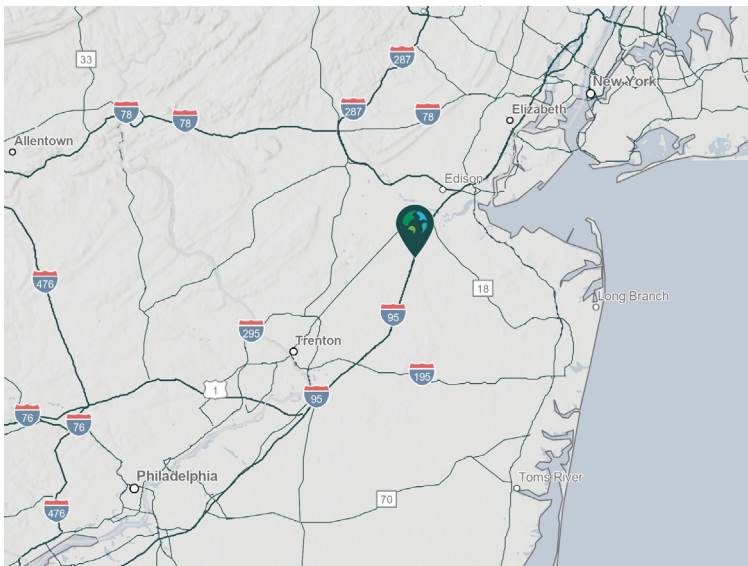
INDUSTRIAL SPACE FOR LEASE

281,863 SF



**773 Cranbury South River Road  
South Brunswick, NJ 08831**

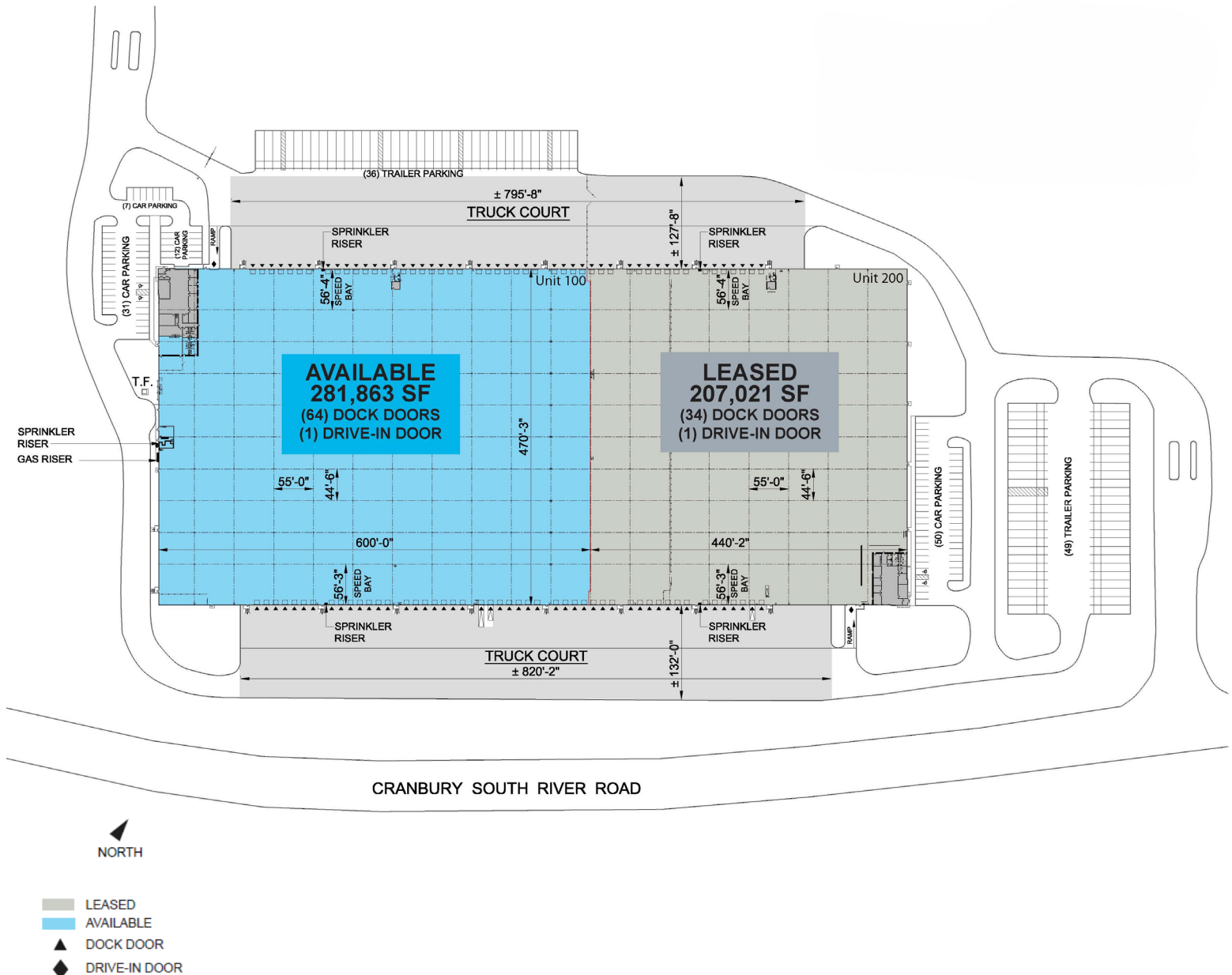
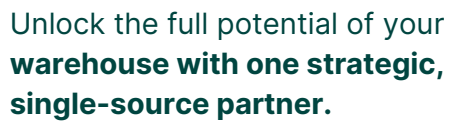
Prologis South Brunswick



- Located ±3.5 miles from Exit 8A of the New Jersey Turnpike
- ± 35 miles from Newark Liberty International Airport and Port Newark-Elizabeth
- ± 50 miles from New York City and Philadelphia

## Property Features

|                    |                             |
|--------------------|-----------------------------|
| Available Space    | 281,863 SF                  |
| Office SF          | 5,355 SF                    |
| Clear Height       | 36'                         |
| Dock Doors         | 64                          |
| Drive-in Door      | 1                           |
| Car Parking Spaces | 50                          |
| Trailer Parking    | 36                          |
| Sprinkler          | ESFR                        |
| Electrical Service | 800 amps, 3 phase, 480/277v |
| Lighting           | LED Motion Sensor           |



**KBC Advisors**  
**Michael Kimmel**  
michael.kimmel@kbcadvisors.com  
+1 410 241 1815

**KBC Advisors**  
**Andrew Siemsen**  
andrew.siemsen@kbcadvisors.com  
+1 201 306 5019

**Prologis**  
**Paul Rosen**  
prosen@prologis.com  
+1 201 635 6013  
prologis.com