

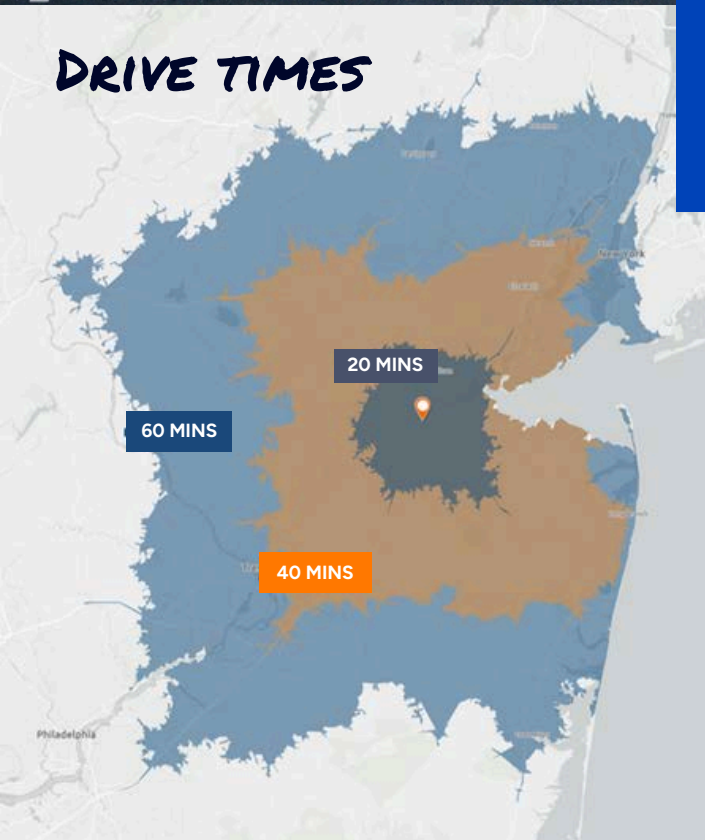


40D COTTERS LANE

EAST BRUNSWICK, NJ

102,000 SF

DRIVE TIMES



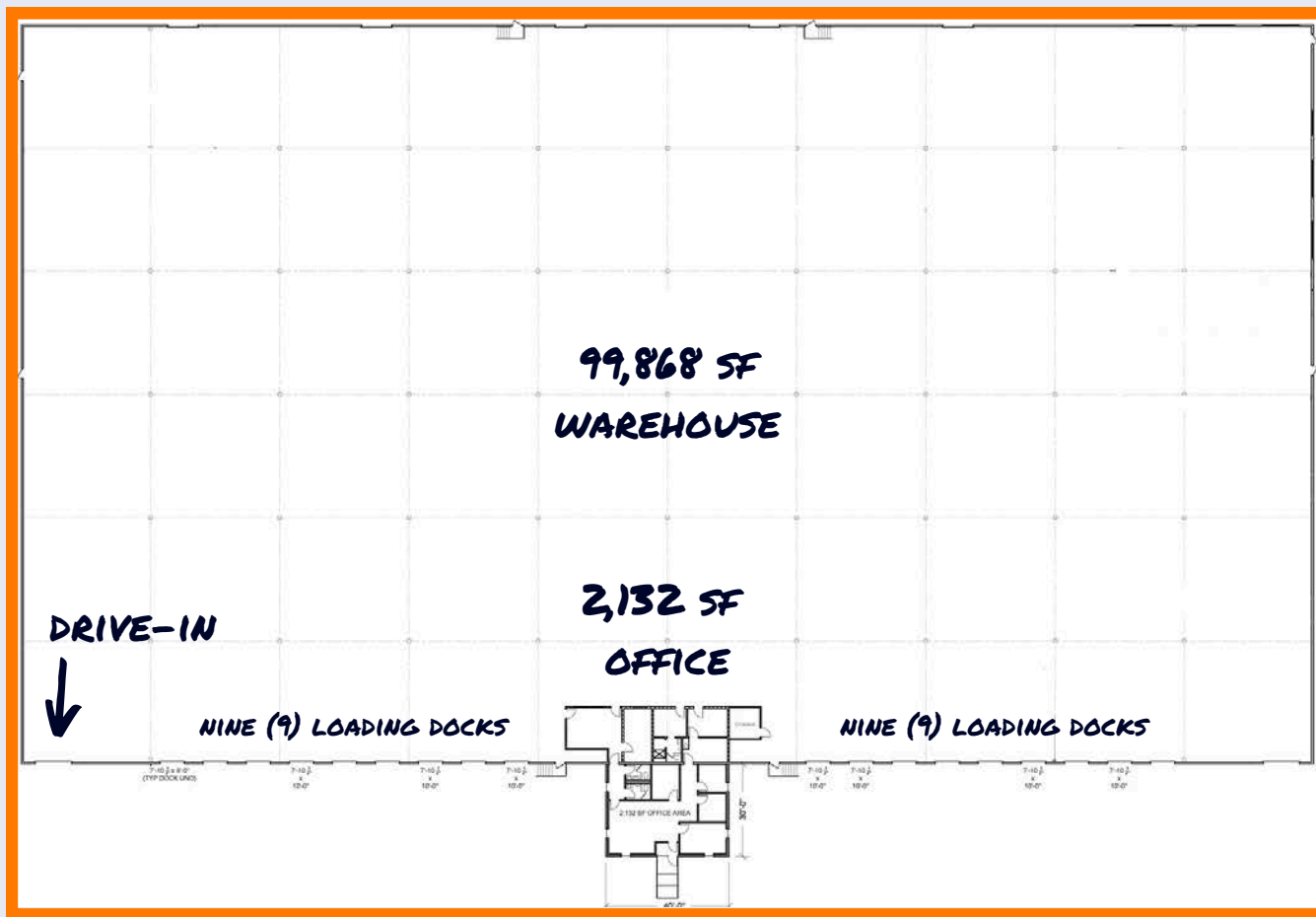
- 2,132 SF OFFICE
99,868 SF WAREHOUSE
- BUILT IN 1975
- EIGHTEEN (18) LOADING DOCKS
ONE (1) DRIVE-IN
- 40' X 42' COLUMN SPACING
- 20'6" - 22' CLEAR HEIGHT
- .30/3,000 SPRINKLER SYSTEM
- 200 AMP, 480V ELECTRICAL SERVICE
- STANDALONE BUILDING

3D TOUR  **COMING SOON**

40D COTTERS LANE

EAST BRUNSWICK, NJ

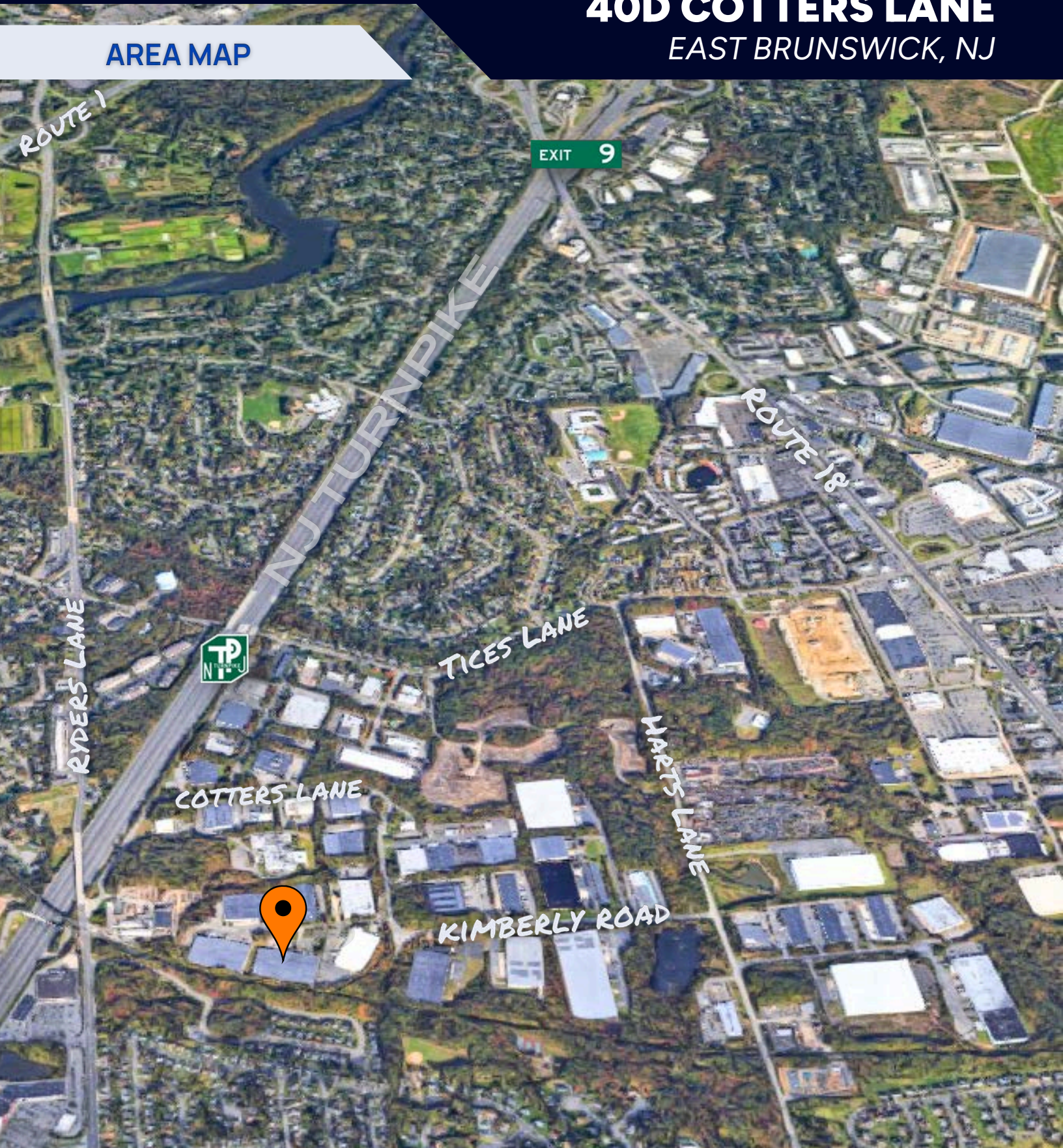
SITE PLAN



40D COTTERS LANE

EAST BRUNSWICK, NJ

AREA MAP



3D TOUR  **COMING SOON**

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

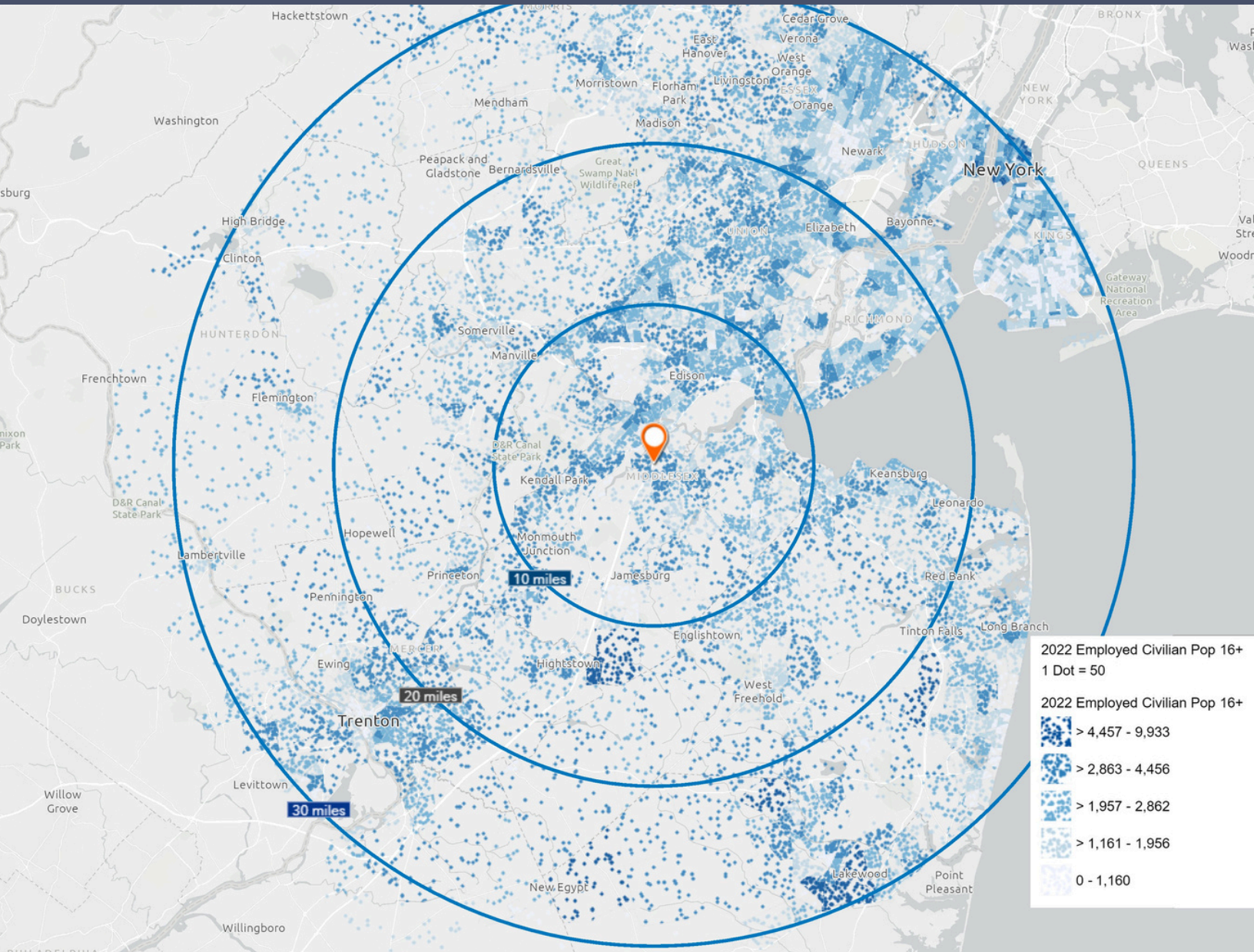
PORT OF NEWARK: 28 MILES
NEW YORK CITY: 35 MILES
PHILAPORT: 60 MILES
PHILADELPHIA AIRPORT: 75 MILES



40D COTTERS LANE EAST BRUNSWICK, NJ

DEMOGRAPHICS

	10 MILE RADIUS	20 MILE RADIUS	30 MILE RADIUS
TOTAL POPULATION:	821,495	2,654,662	7,814,175
TOTAL LABOR FORCE:	666,595	2,148,380	6,331,877
TRANSPORT/WAREHOUSE WORKERS:	31,831	97,342	252,364
AVERAGE HOUSEHOLD INCOME:	\$158,629	\$172,005	\$160,708



FOR MORE INFORMATION

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