

25 | COTTERS LANE SUITE A



For Sublease

16,715 SF UNIT AVAILABLE IMMEDIATELY | EAST BRUNSWICK, NJ

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Metz
Industrial Team

Contact Us

Exclusive Brokers:

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7-Year Term.
Sublease Through
June 2027.

Virtual 360 Walk Thru Tour:



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Property Highlights



25 Cotters Lane

16,715 SF Unit
15,965 SF Warehouse
750 SF Office

3 Dock Doors
2 Drive-ins
Wet Sprinkler

18' Ceiling Height
400 Amps
120-208 Volts/3 Phase

Built 1971
3.35 Acre Site
Total Building Size: 41,340 SF

35 Car / 4 Truck Parking
(Trucks Not to Exceed 26')
30' X 25' Column Spacing

Near Exit 9 of NJ Turnpike
Close Proximity to
Routes 1, 130 & 18

Ready for Occupancy





Loading & Parking



Floor Plan



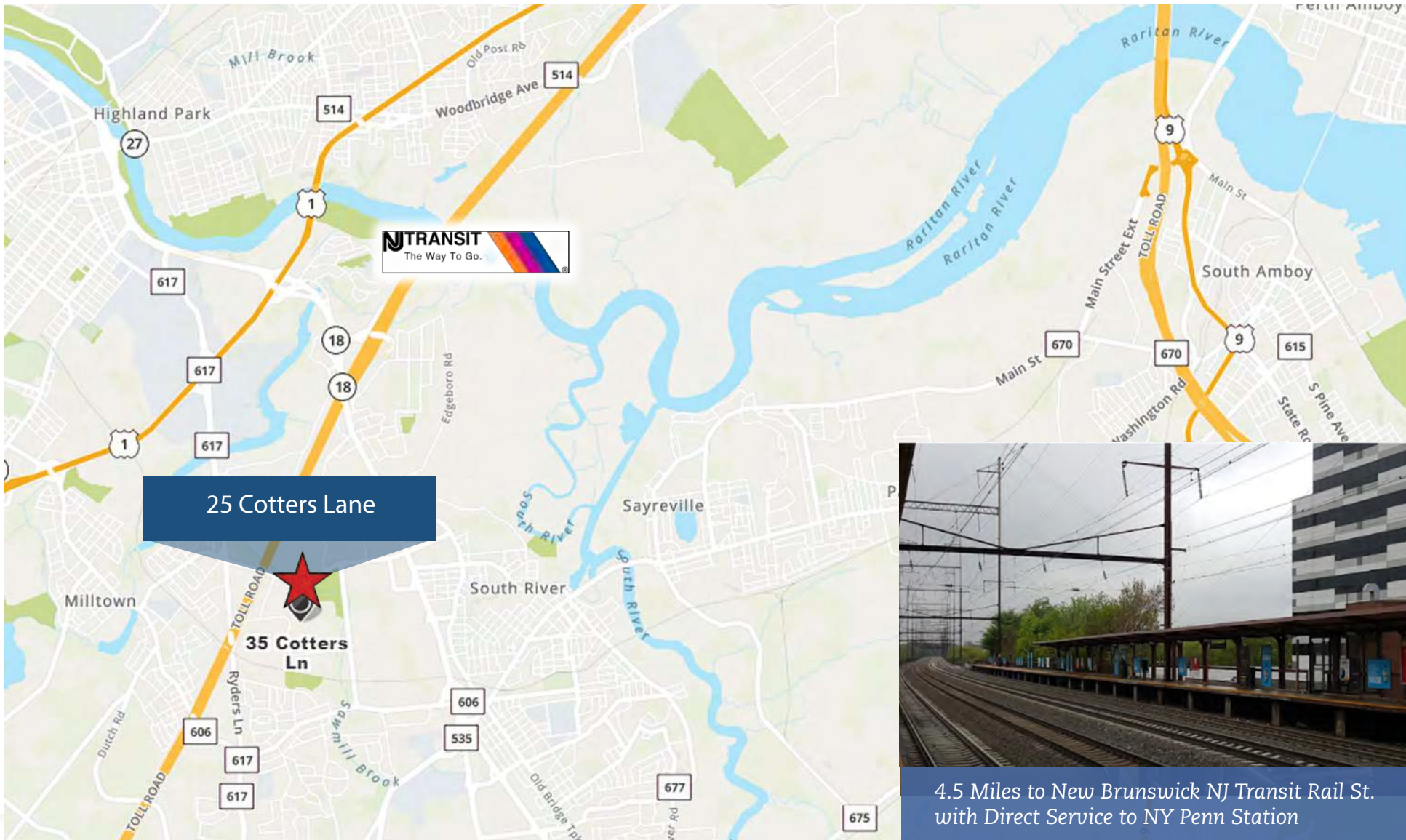
25 Cotters Lane



Occupancy Details:

Asking Rent PSF (NNN):	TBA
Taxes PSF:	\$1.41
CAM PSF:	\$1.58
Possession:	Immed.

Near NJ Transit Rail Station

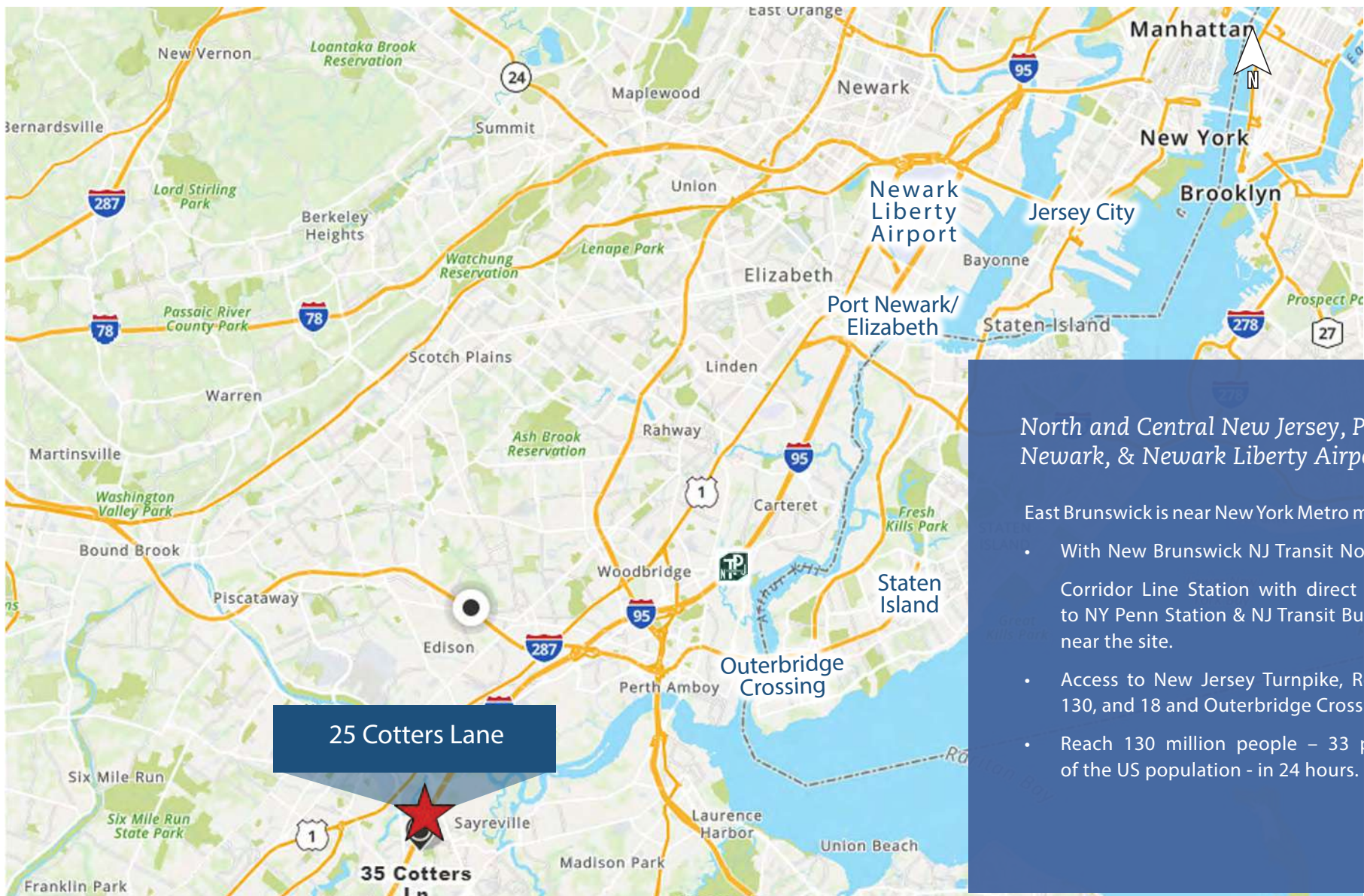


25 Cotters Lane

35 Cotters Ln

4.5 Miles to New Brunswick NJ Transit Rail St.
with Direct Service to NY Penn Station

At the Crossroads of...



North and Central New Jersey, Port Newark, & Newark Liberty Airport,

East Brunswick is near New York Metro markets:

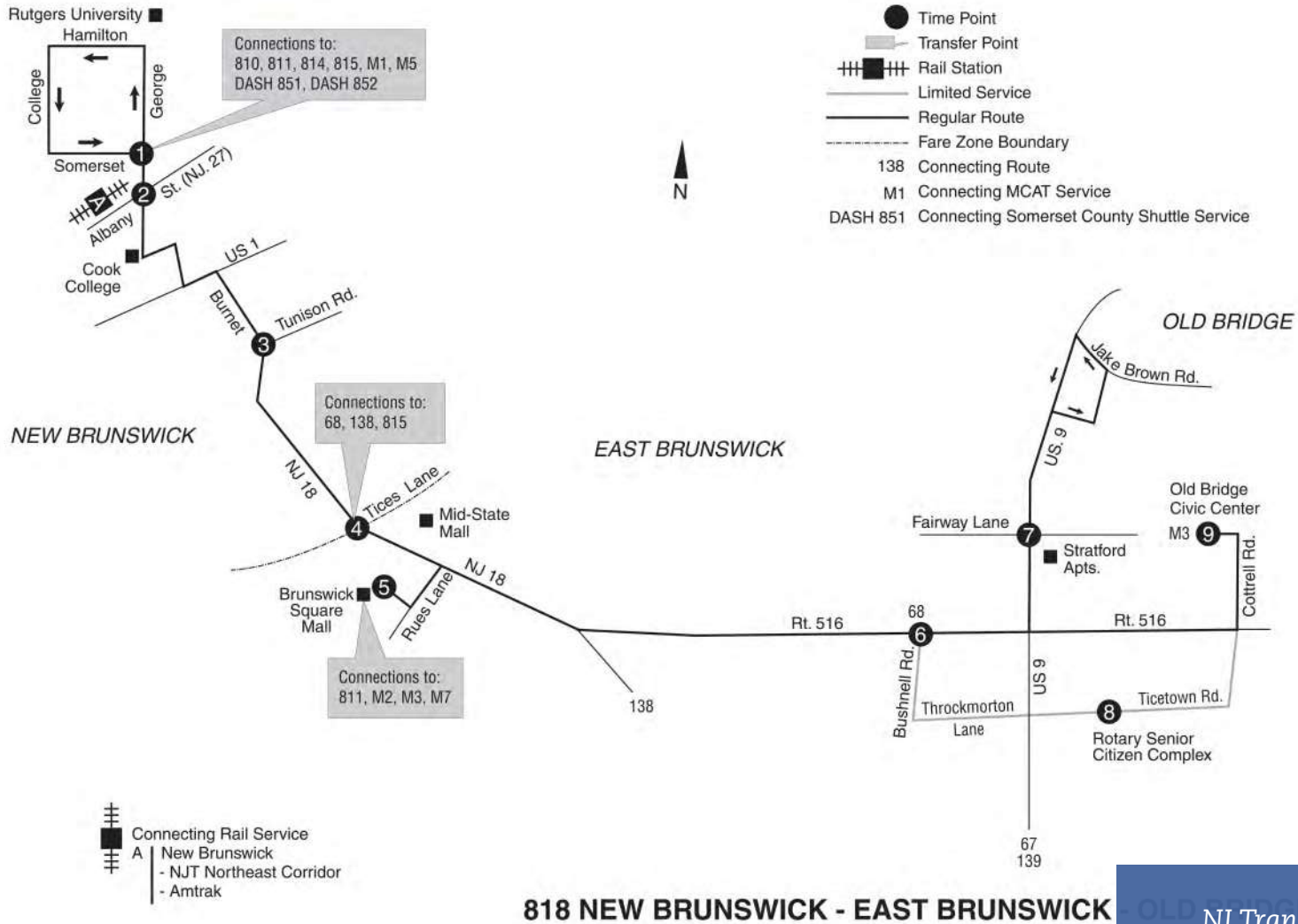
- With New Brunswick NJ Transit Northeast Corridor Line Station with direct service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1, 130, and 18 and Outerbridge Crossing.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

NJ Transit Northeast Corridor Line



4.5 Miles to New Brunswick NJ Transit Station | 9 Stops to NY Penn Station

NJ Transit Bus Stop



818 NEW BRUNSWICK - EAST BRUNSWICK

NJ Transit Bus Service offers multiple East Brunswick stops and service to NYC



Demographic Highlights



Household Income

- The 2010 United States census counted 47,512 people, 16,810 households, and 13,179 families in the East Brunswick Township.
- The Census Bureau's 2006-2010 American Community Survey showed that (in 2010 inflation-adjusted dollars) median household income was \$100,655 and the median family income was \$110,948 .
- The per capita income for the township was \$41,518 (+/- \$1,366).



Business Environment

- With easy access to major highways like Route 18 and the New Jersey Turnpike, East Brunswick's proximity to cities such as New Brunswick, New York, Newark, and Philadelphia has contributed in the township being a longtime premier economic center in the Central New Jersey region.
- Development in the center of the township, away from the heavily traveled and developed commercial area on Route 18, has seen an influx of doctors, dentists, and other ancillary medical providers in the Cranbury Road section.
- The Tower Center Complex includes two office towers, a Hilton Hotel, a convention center and one of the Township's regional commuter park-and-ride facilities.



New Development

- The winning plan by River Development calls for creating a third commuter parking structure and bus terminal to support the high demand for non-rail transportation options into New York City, according to a news release.
- Stakeholders noted that the process was still in its earliest stages, but touted the promise of new residential offerings that will entice East Brunswick's young professionals to stay in town, while appealing to move-down renters and empty-nesters. According to the news release, additional elements would include a modern hotel, restaurants, shops, pedestrian paths, water features and a central public plaza.

- Developer, local officials offer vision for \$500 million project in East Brunswick to transform more than 40 acres of aging and underutilized retail property along the busy Route 18 corridor.
- River Development Equities LLC, is moving ahead with the high-profile project after recently executing an agreement with the township's redevelopment agency.
- The company has turned its focus to acquiring the parcels within the 44-acre redevelopment zone, where plans call for a dynamic, mixed-use destination with residential, commercial and hotel components, along with a mass transit hub and open space.
- The properties sit on the southbound side of Route 18 between Ruth and Lake streets, about a mile from the New Jersey Turnpike.



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