

**100 NEW ENGLAND AVE, PISCATAWAY, NJ 08854**

**102,610 SF**

**PLANNED IMPROVEMENTS | DELIVERY Q1 2026**



**100 NEW ENGLAND AVE, PISCATAWAY, NJ 08854****102,610 SF****PLANNED  
IMPROVEMENTS**

- Demo interior manufacturing rooms and replacing concrete floors to create new warehouse space.
- New office bathrooms and break area.
- New LED lighting throughout.
- Paint interior walls and ceiling.
- New warehouse heaters.
- ESFR Sprinklers throughout warehouse.
- Paint exterior.
- New façade at office.
- Add 6 new dock doors.
- New paved trailer parking for 55 trailers or outside storage area.
- New entrance and improved traffic flow in truck court.
- Increased office parking to 94 spaces including 4 ADA and 11 EV Charging spaces.
- New sidewalk along New England Avenue.

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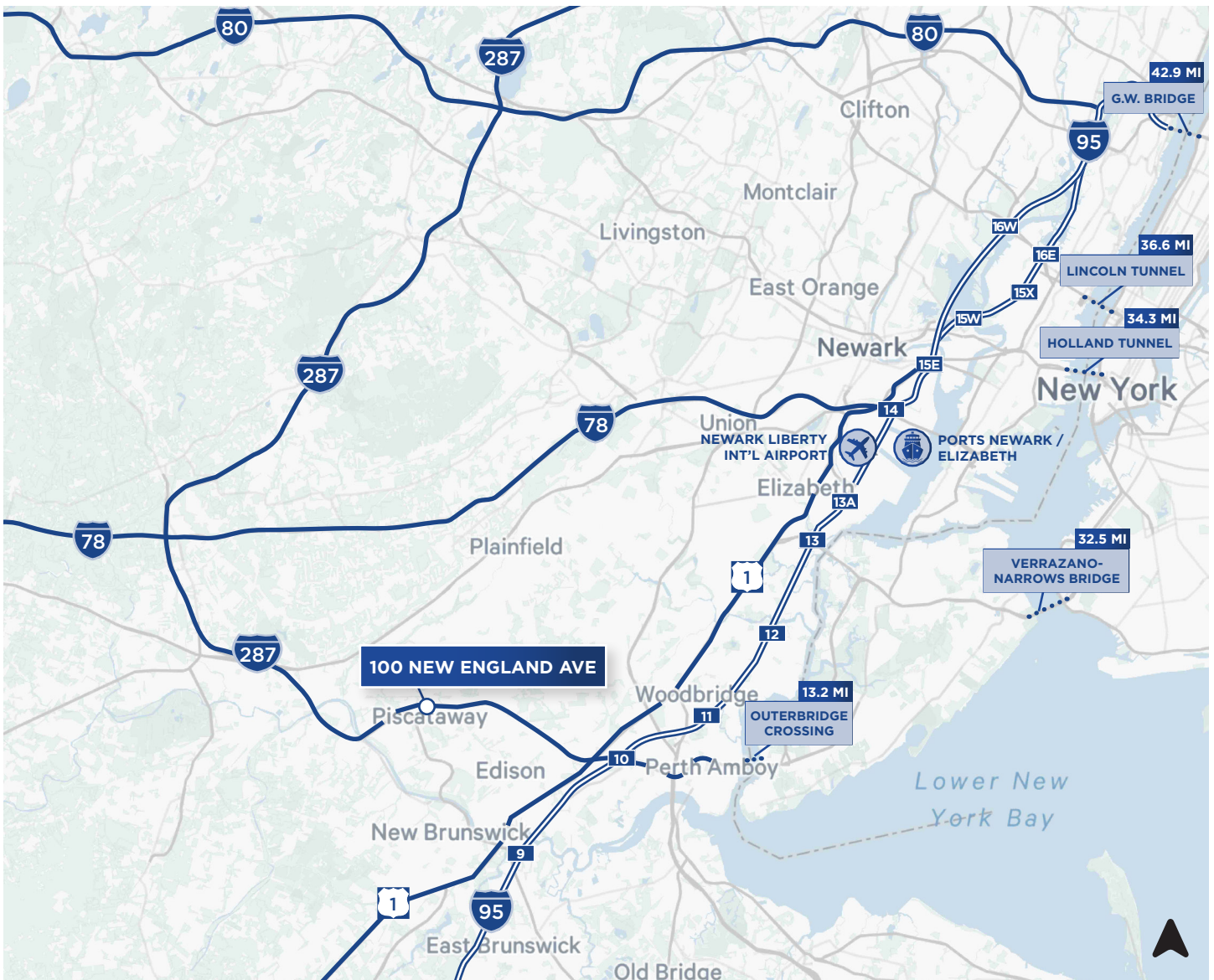
102,610 SF



## PROPERTY DETAILS

<b>AVAILABLE SF</b>	102,610 SF	<b>DRIVE-IN DOORS</b>	1
<b>OFFICE SF</b>	12,200 SF (1,700 SF break room)	<b>CAR PARKING</b>	94 spaces
<b>ACRES</b>	8.14 acres	<b>TRAILER PARKING</b>	55 spaces
<b>CLEAR HEIGHT</b>	24'	<b>SPRINKLERS</b>	ESFR
<b>COLUMN SPACING</b>	25' x 40'	<b>POWER</b>	2,000 amp, 480/277 volt, 3 phase, 4 wire
<b>DOCK DOORS</b>	12	<b>LIGHTING</b>	LED



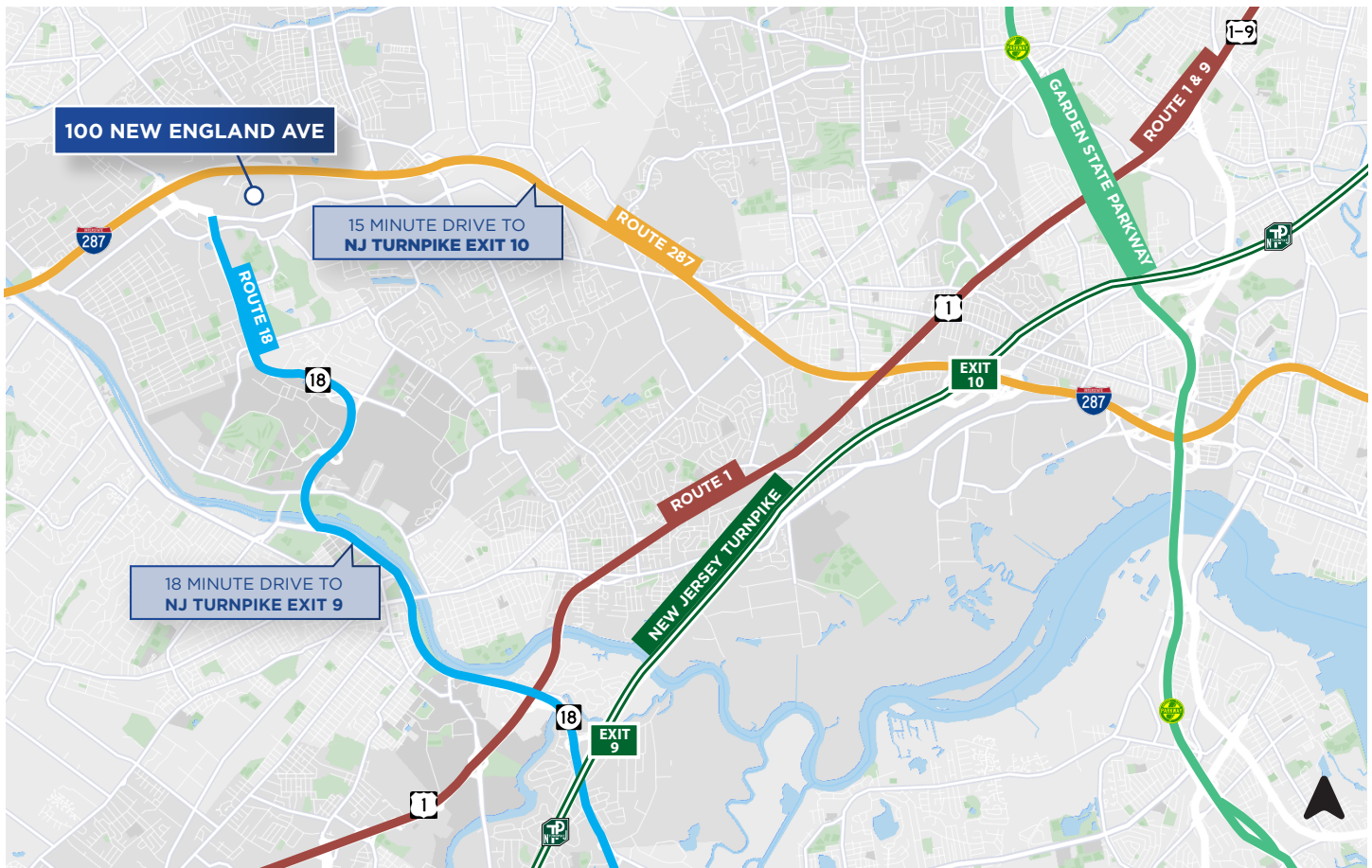
**100 NEW ENGLAND AVE, PISCATAWAY, NJ 08854****102,610 SF****LOCATION  
HIGHLIGHTS**

- **NJ Turnpike Exit 10** 9.5 miles
- **Newark Liberty Int'l Airport** 24.3 miles
- **Ports Newark / Elizabeth** 30 miles
- **New York City** 36.2 miles

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## LOCAL HIGHWAY ACCESS



## CONTACT US

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