

FOR LEASE OR SALE

100 NEW ENGLAND AVE, PISCATAWAY, NJ 08854

102,610 SF

PLANNED IMPROVEMENTS | DELIVERY Q1 2026







STAGINDUSTRIAL

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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 facade 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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PROPERTY **DETAILS**

AVAILABLE SF 102,610 SF **DRIVE-IN DOORS** 1

OFFICE SF 12,200 SF (1,700 SF break room) CAR PARKING 94 spaces

ACRES 8.14 acres TRAILER PARKING 55 spaces

CLEAR HEIGHT 24' SPRINKLERS ESFR

COLUMN SPACING 25' x 40' **POWER** 2,000 amp, 480/277

volt, 3 phase, 4 wire

DOCK DOORS 12 **LIGHTING** LED

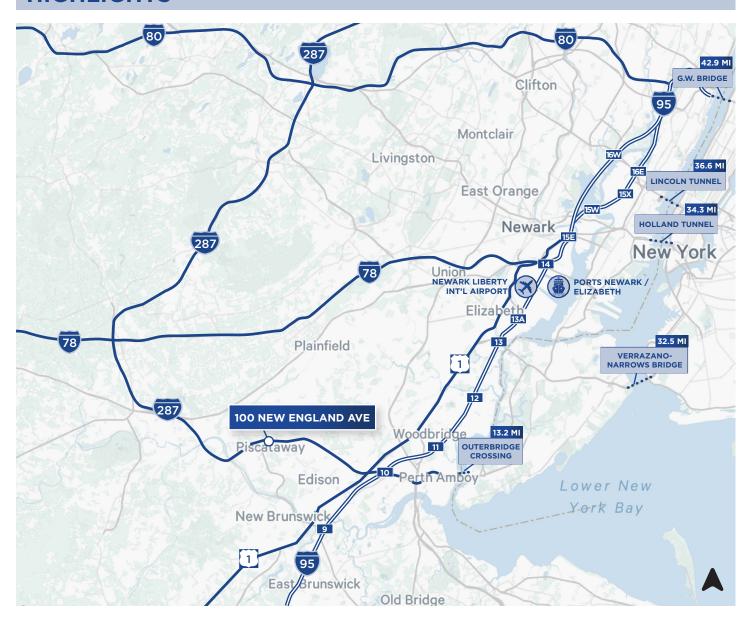
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LOCATION HIGHLIGHTS



- 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



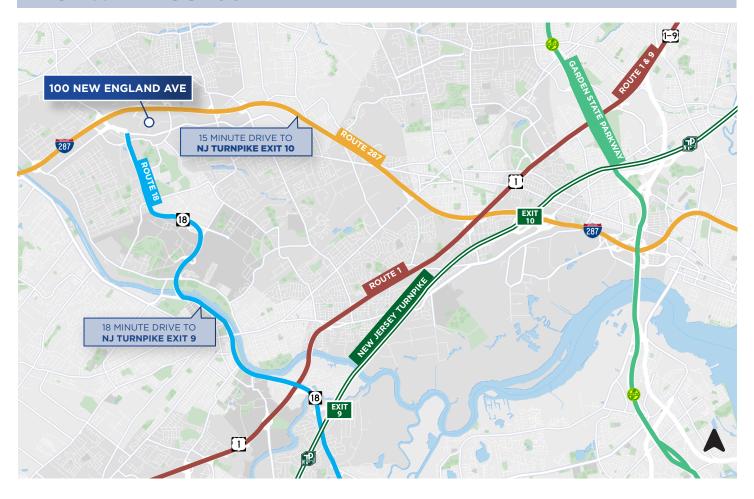


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LOCAL HIGHWAY ACCESS



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