

FOR LEASE

**161,517 SF**

1267 South River Road, Cranbury, NJ



AVAILABLE  
IMMEDIATELY



32' CLEAR  
HEIGHT



24 DOCKS  
2 DRIVE-INS



LOCATED 1.9 MILES  
FROM EXIT 8A

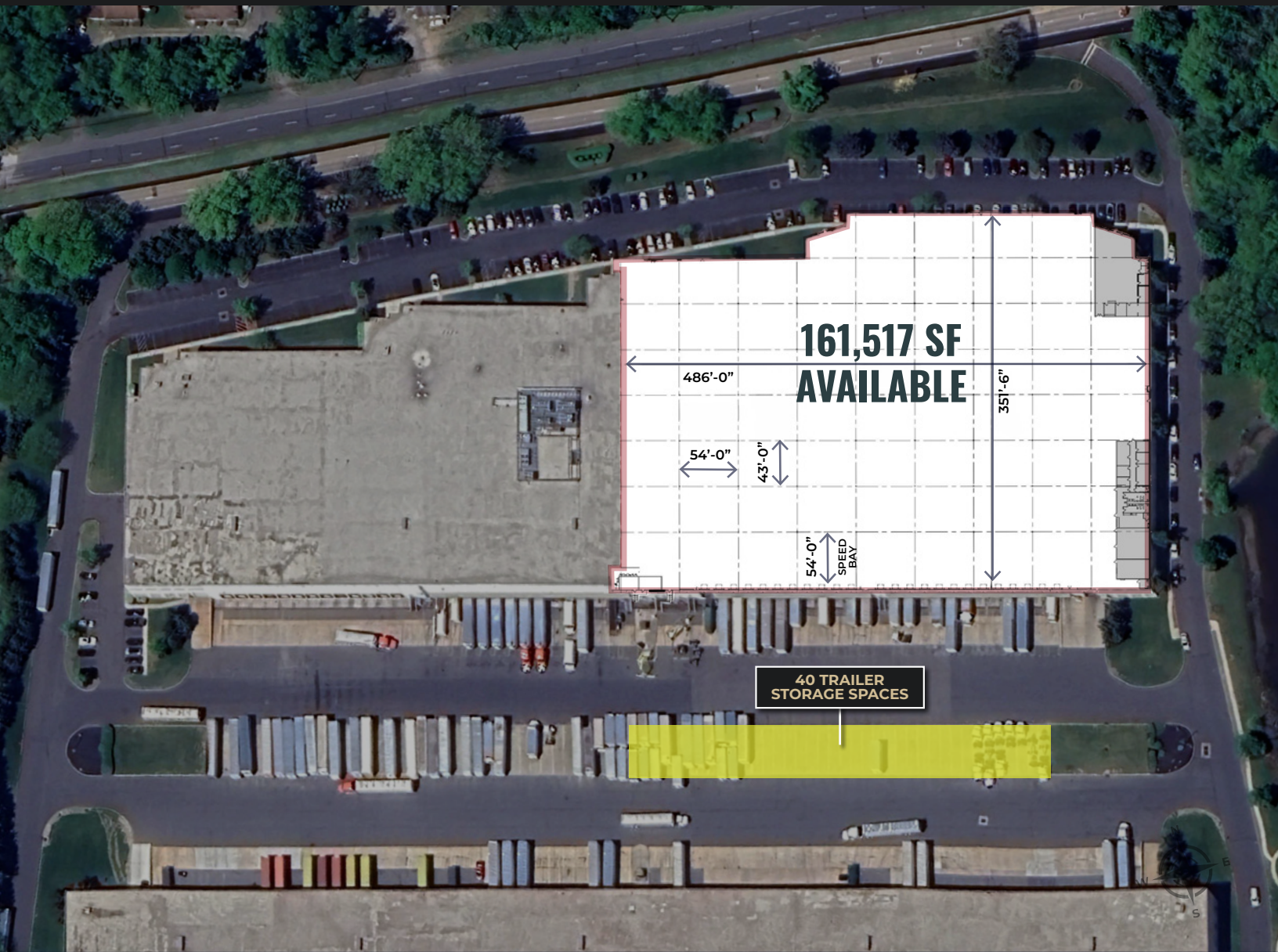
Jason Goldman  
+1 201 280 5360  
jason.goldman@kbcadvisors.com

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

**nuveen**  
REAL ESTATE

**KBCADVISORS**

# Property Advantages



**161,517 SF**  
Suite

**7,748 SF**  
Office

**1,600 AMPS**  
Power

**\$0.94 PSF**  
CAM

**\$.67 PSF**  
RE Taxes

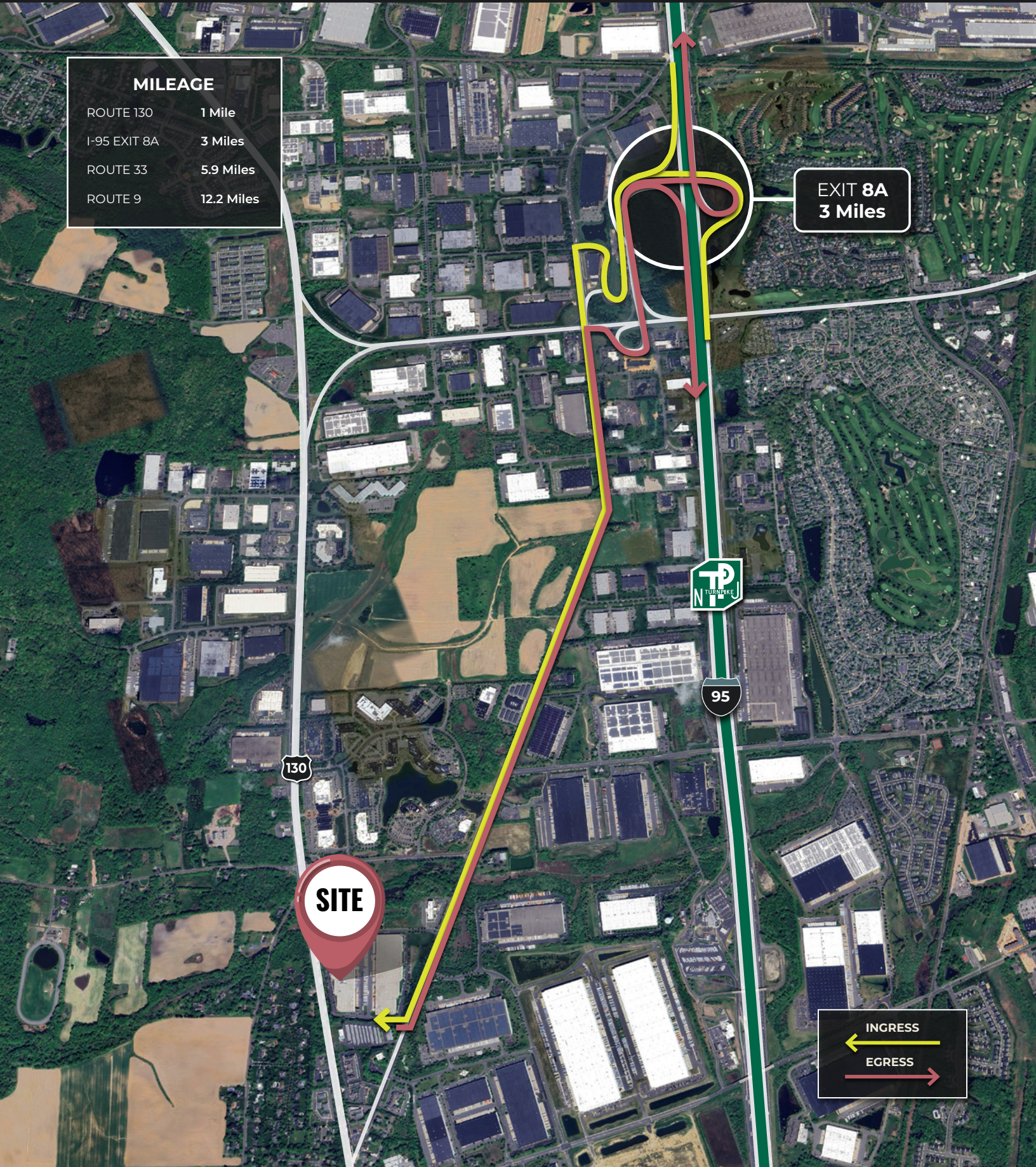
**32'**  
Clear Height

**40**  
Trailer Storage Spaces

**24**  
Dock High Doors

**2**  
Drive-In Doors

# Location Overview



MILEAGE	
ROUTE 130	1 Mile
I-95 EXIT 8A	3 Miles
ROUTE 33	5.9 Miles
ROUTE 9	12.2 Miles

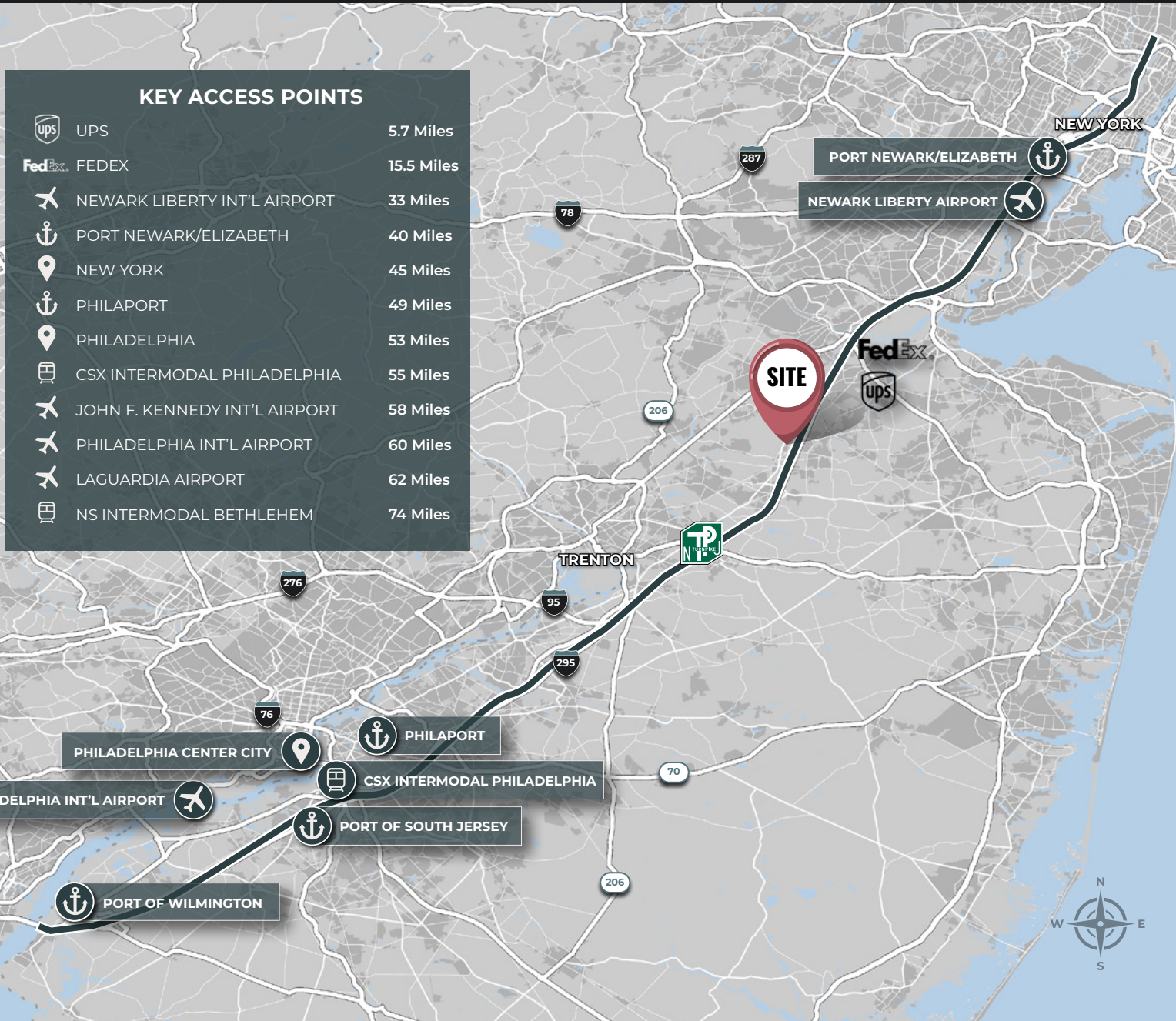
**EXIT 8A**  
**3 Miles**

**SITE**

**INGRESS**  
←

**EGRESS**  
→

# Location Overview



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+1 201 306 5019  
andrew.siemsen@kbcadvisors.com

**KBC Advisors | New Jersey**  
90 Woodbridge Center Drive, Suite 110  
Woodbridge, NJ 07095

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