10 Constitution Avenue
Piscataway, NJ 08854

KBCADVISORS

CUSHMAN & WAKEFIELD

KURV

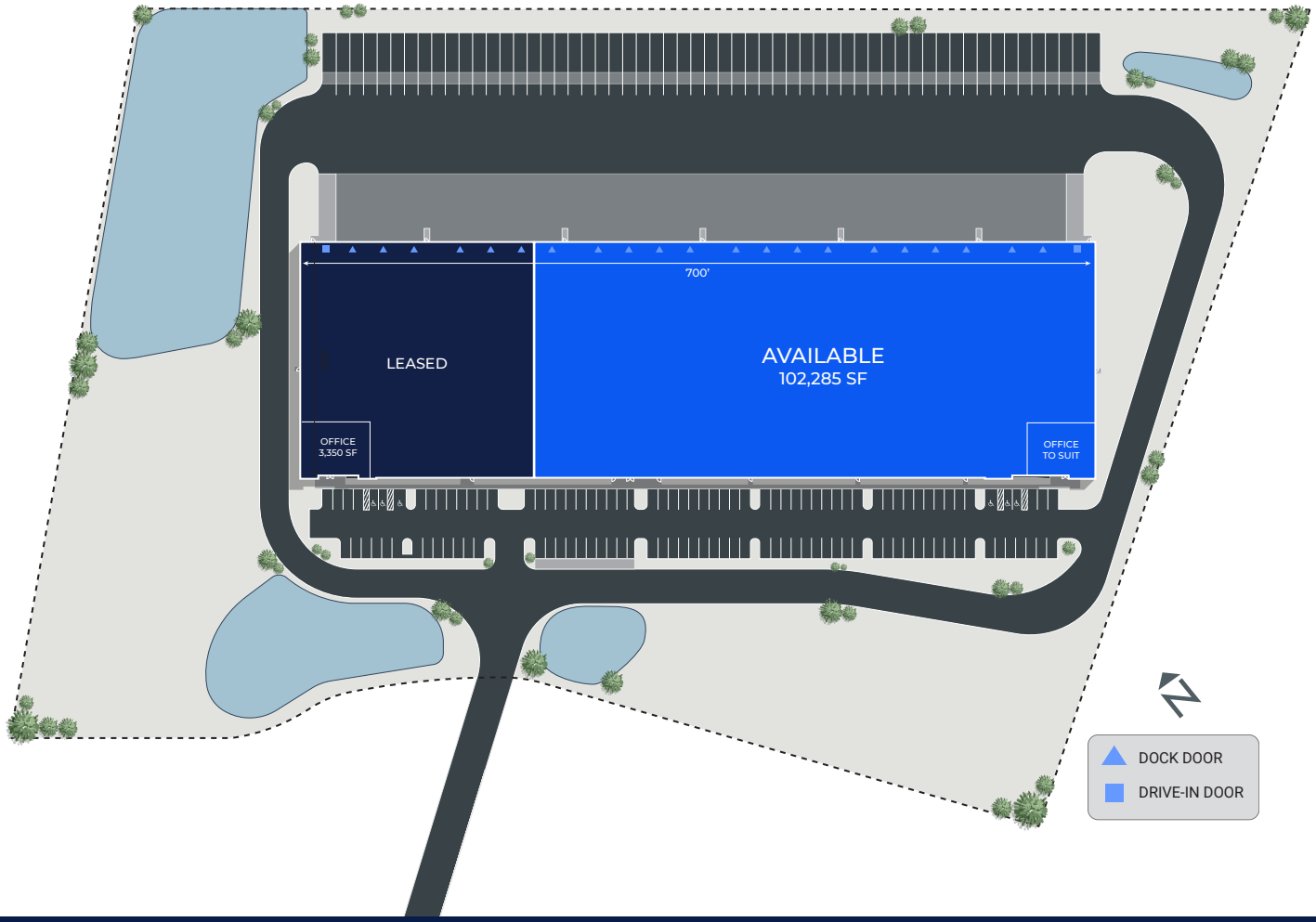
Kurv Piscataway
Exit 10



102,285 SF
DIVISIBLE

Immediate
AVAILABILITY

KURVINDUSTRIAL.COM



Building Specs

ADDRESS

10 Constitution Avenue
Piscataway, NJ 08854

AVAILABLE SPACE

102,285 SF (Divisible)

DOCK DOORS

29

TRAILER PARKING SPACES

41

AUTO PARKING SPACES

89

CLEAR HEIGHT

36'

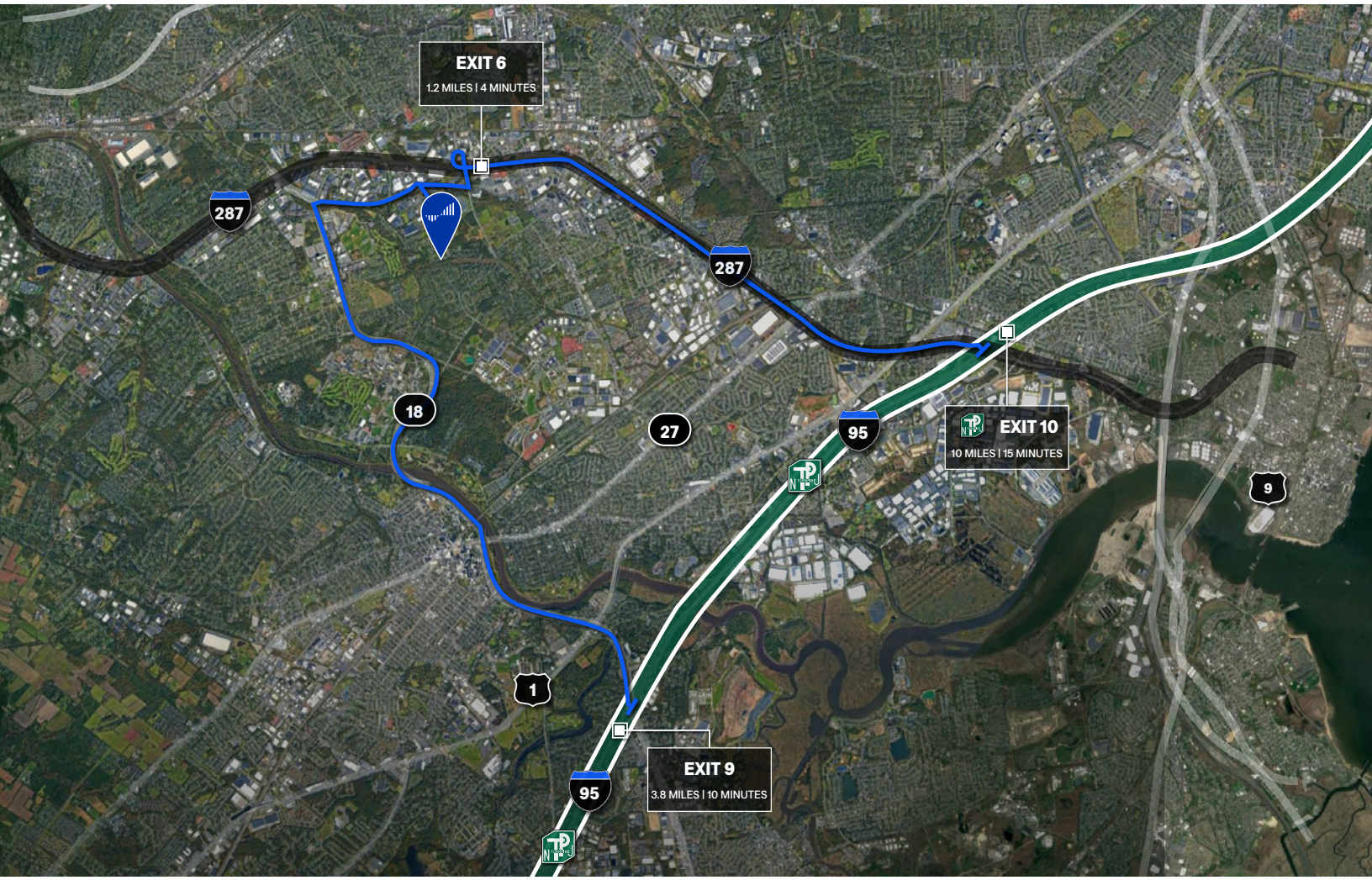
AVAILABLE

Office to Suit

POWER

1,400 Amps

Access Map



Labor Facts

Warehouse Workers

15% Growth in Workers Over Last Five Years

$19.57 Average Hourly Earnings

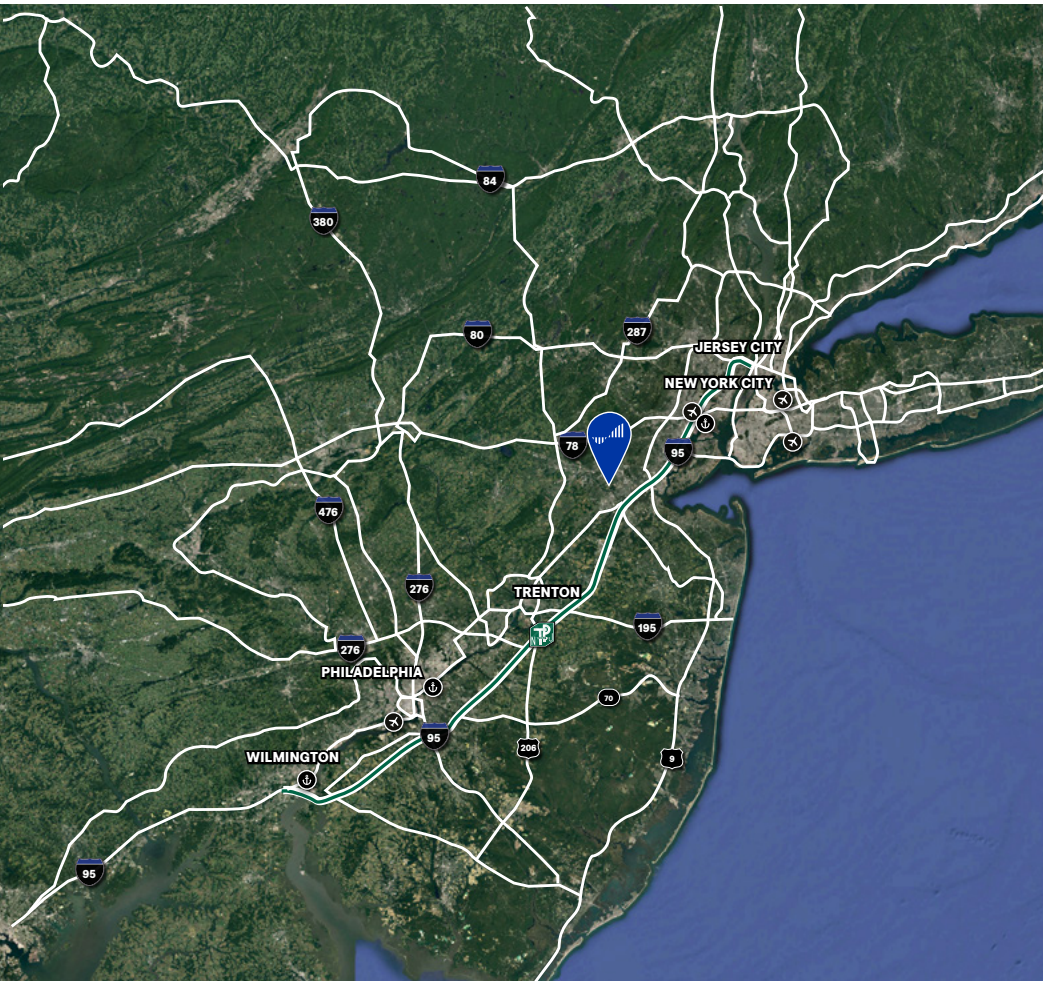
Labor Facts

Forklift Drivers

46% Growth in Workers Over Last Five Years

$22.10 Average Hourly Earnings

Regional Access and Distribution Reach



KEY ACCESS POINTS

NEWARK LIBERTY INT'L AIRPORT	25 MI	30 MIN
PORT NEWARK/ ELIZABETH	25 MI	30 MIN
TRENTON, NJ	35 MI	50 MIN
HOLLAND TUNNEL	40 MI	50 MIN
NEW YORK, NY	40 MI	55 MIN
JOHN F. KENNEDY AIRPORT	50 MI	1.1 HRS
LaGUARDIA AIRPORT	50 MI	1.1 HR
PHILAPORT	70 MI	1.2 HRS
PHILADELPHIA, PA	70 MI	1.2 HRS
PHILADELPHIA INT'L AIRPORT	80 MI	1.5 HRS
WILMINGTON, DE	100 MI	1.8 HRS
PORT OF WILMINGTON	100 MI	1.8 HRS

Distribution Reach

2022 Total Population

1.6 M
30 Min

9.4 M
60 Min

28 M
120 Min

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle

KURV

FORMERLY BRIDGE

76M+ SF

Acquired & Developed since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.



Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

LEASING INFORMATION

Please contact listing agents below.

TERMS

Available on a new lease direct from the landlord.

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