



22 READINGTON ROAD

11,500-80,000 Square Feet

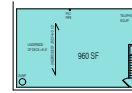
For Lease | Class A Flex Space | Offices to Suit

Branchburg, NJ

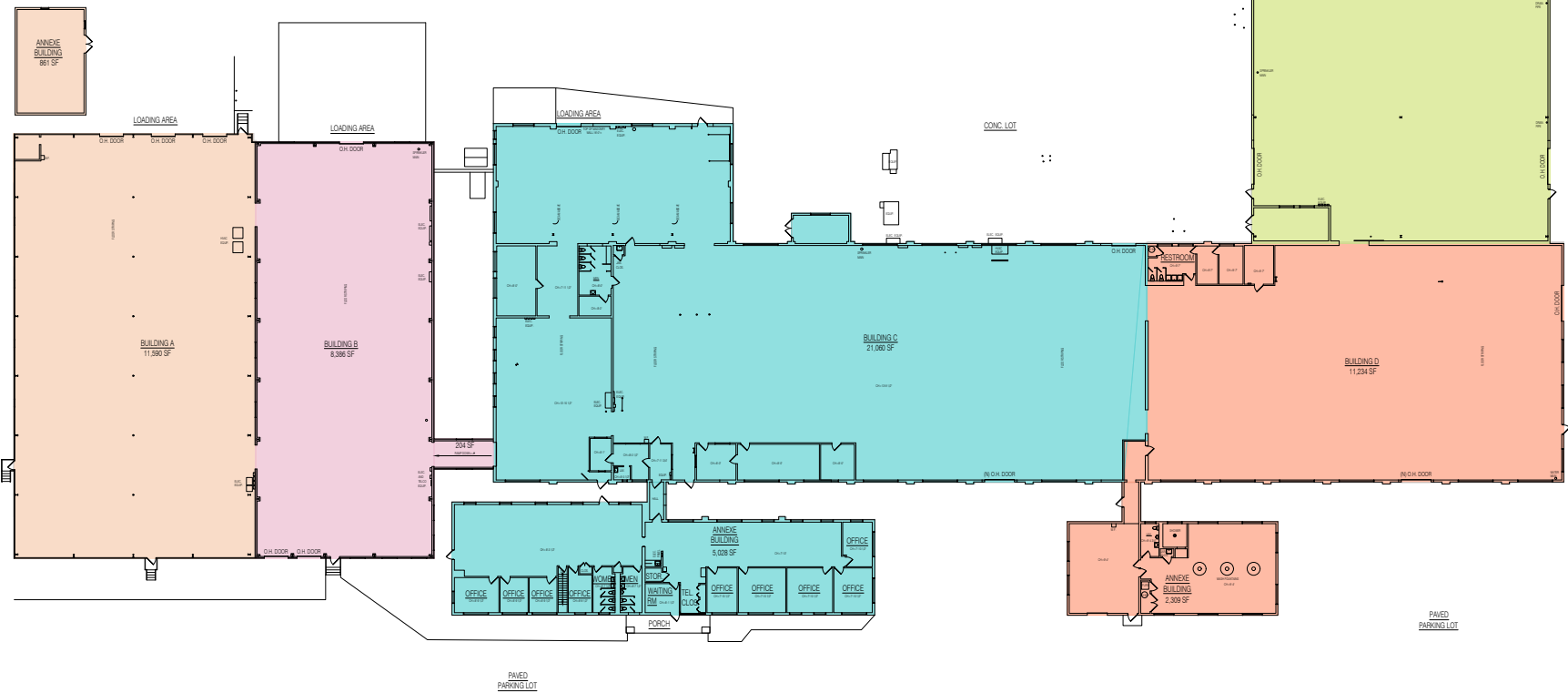
CBRE

- Fully Renovated Flex Property, Delivering Spring 2025
- Ample Loading: Drive-Ins and Docks
- Outdoor Storage
- Excellent Ownership
- 15' -18' Ceiling Height
- Zone: I-1 (Industrial, 3 Acre)
- Flexibility with Liberal Zoning for Permitted Use:
 - Industrial
 - Business Office (executive, engineering, administration)
 - Scientific & Research Labs
 - Agricultural
 - Private Garage
 - Warehouse

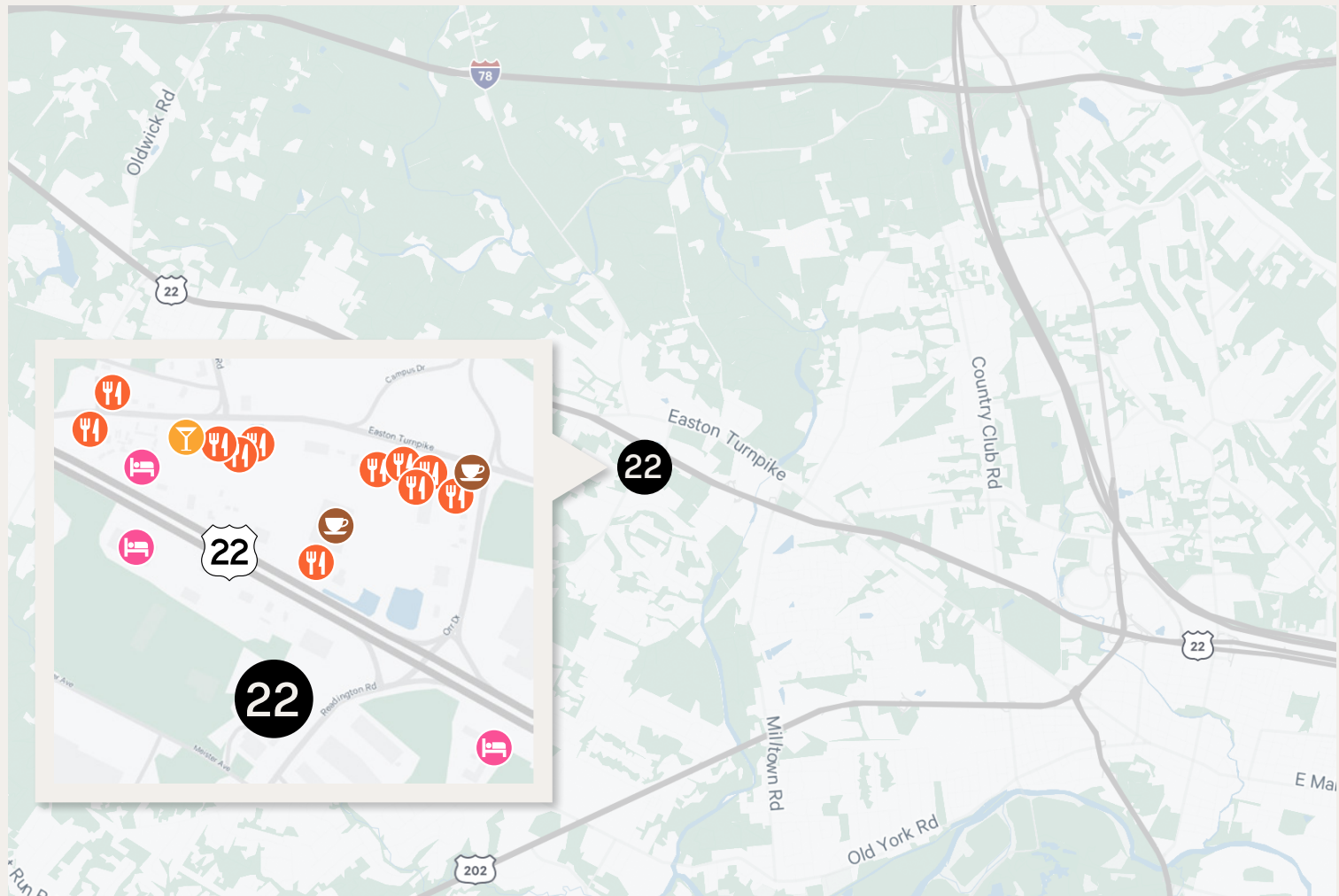
SQUARE FOOTAGE	AREA
12,450 S.F.	BUILDING A
8,590 S.F.	BUILDING B
26,885 S.F.	BUILDING C
13,649 S.F.	BUILDING D
21,375 S.F.	BUILDING E
TOTAL	82,949 S.F.



BASEMENT FLOOR PLAN



LOCATION	DISTANCE
Rt. 22	.5 MILES
Rt. 202	3.2 MILES
I-78	4 MILES
I-287	5 MILES
Solberg Airport	3.3 MILES
Raritan Train Station	4.4 MILES
Trenton-Mercer Airport	29.1 MILES
Newark Liberty Int'l	30.5 MILES



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