

# For Sale



330 South Randolphville Road, Piscataway, New Jersey

## Specifications

- 145,147 Square foot single story building on 16 acres
- Block 460.03 and Lot 5.05
- LI-5 Zoning allows for executive and administrative office, research and laboratory, manufacturing, assembly, warehousing and distribution.
- 14' Clear ceiling height
- On Site Power: PSE&G
  - Three transformers totaling 8,000 amps
    - 4,000 amps, 3 phase, 4 wire, 480 volts
    - 2,000 amps, 3 phase, 4 wire, 480 volts
    - 2,000 amps, 3 phase, 4 wire, 480 volts
- PSE&G Substation just .8 miles away with 69KV of additional power added May 2007
- Dual fiber installation serving the premises
  - Verizon & L3
  - (Connectivity report available upon request)
- Wet sprinkler system
- 40' x 40' Column spacing
- (3) 8' x 10' Loading doors with levelers
- Parking ratio: 5.3 cars per 1,000 s.f.
- Flexible space plan
- 2007 Taxes: \$196,525
- New 20,000 +/- SF office renovation along front of the building completed 2005.
- New Firestone EPDM roof membrane with a 20 year warranty from 2005 installation
- Corporate neighbors include: Robertet, L'Oreal, American Express, Merrill Lynch, Lehman Brothers and Digital Realty Trust
- Location: Conveniently located at a four-way interchange for South Randolphville Road and Interstate 287 (Exit 7). The property also offers access to the New Jersey Turnpike, I-78, Garden State Parkway, Routes 1 & 9 and Newark Liberty International Airport.

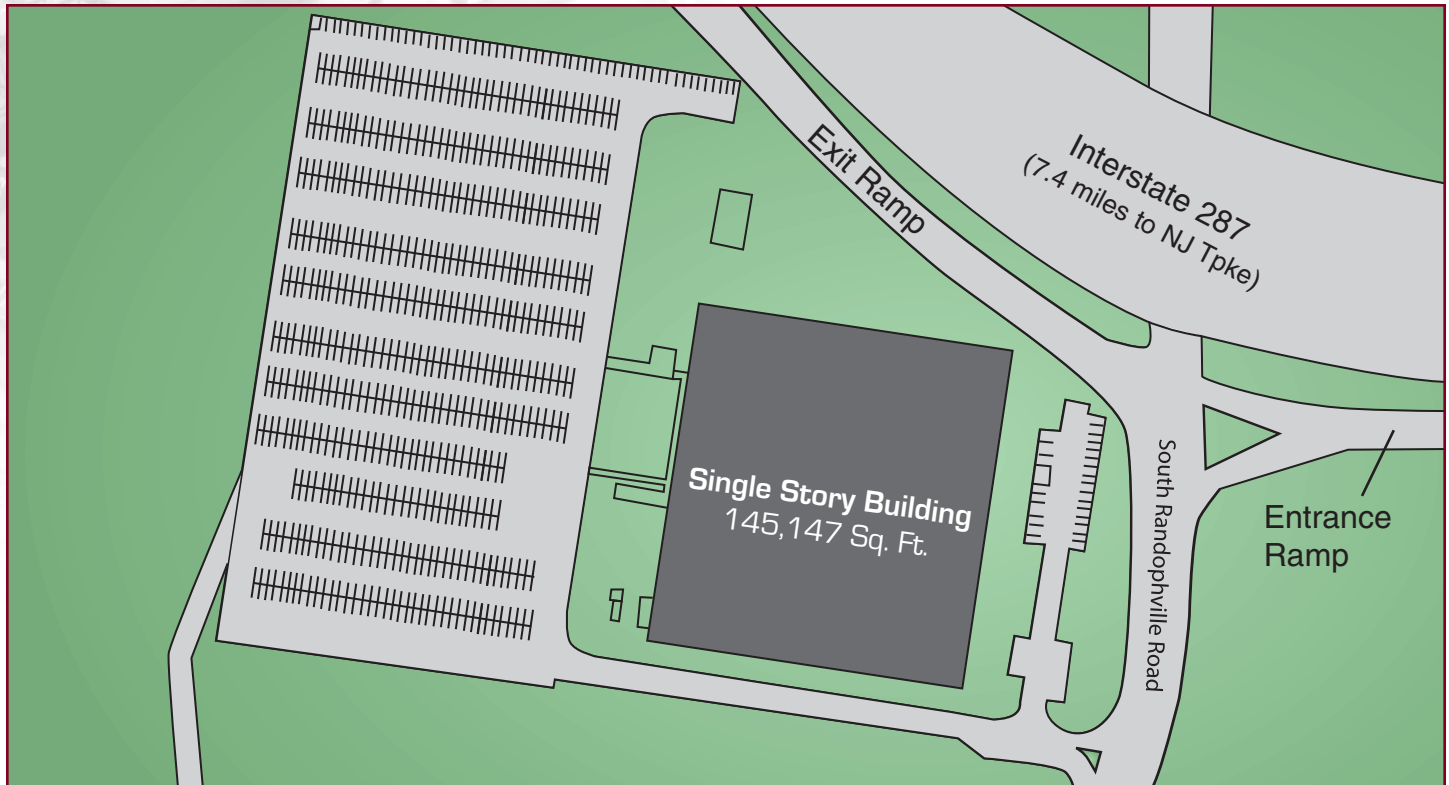


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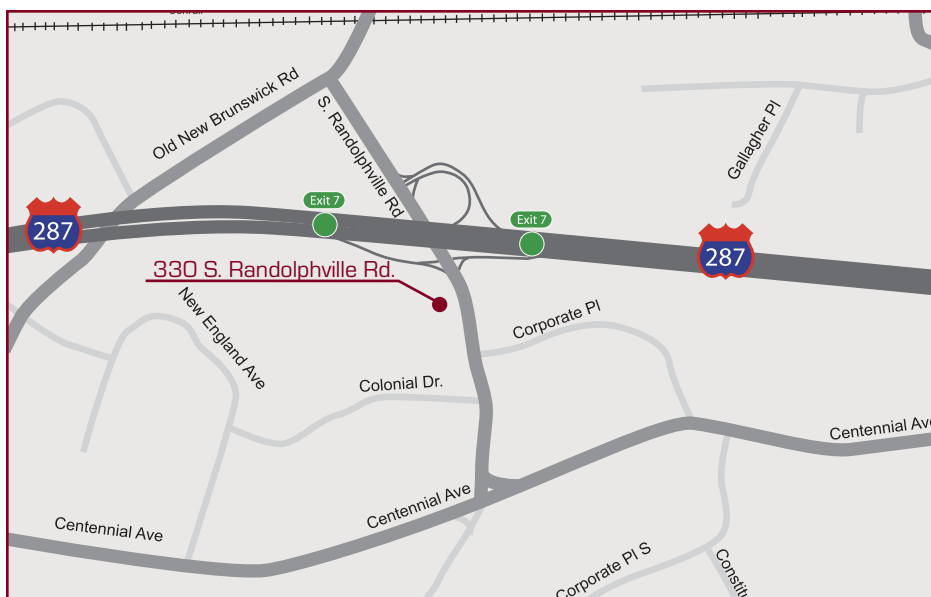
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330 South Randolphville Road, Piscataway, New Jersey

## Site Plan



## Detailed Map



For Further Information or Inspection,  
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