

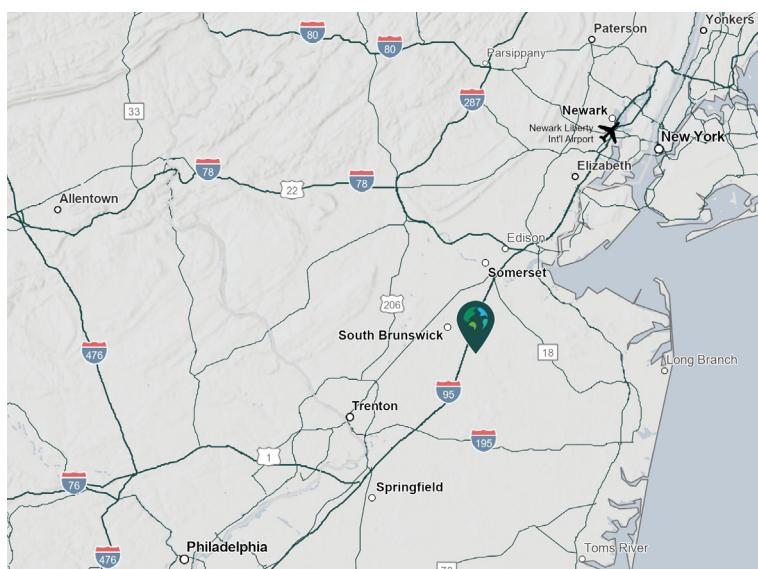
INDUSTRIAL SPACE FOR LEASE

218,088 SF



Two South Middlesex Avenue  
Monroe, NJ 08831

Prologis Monroe



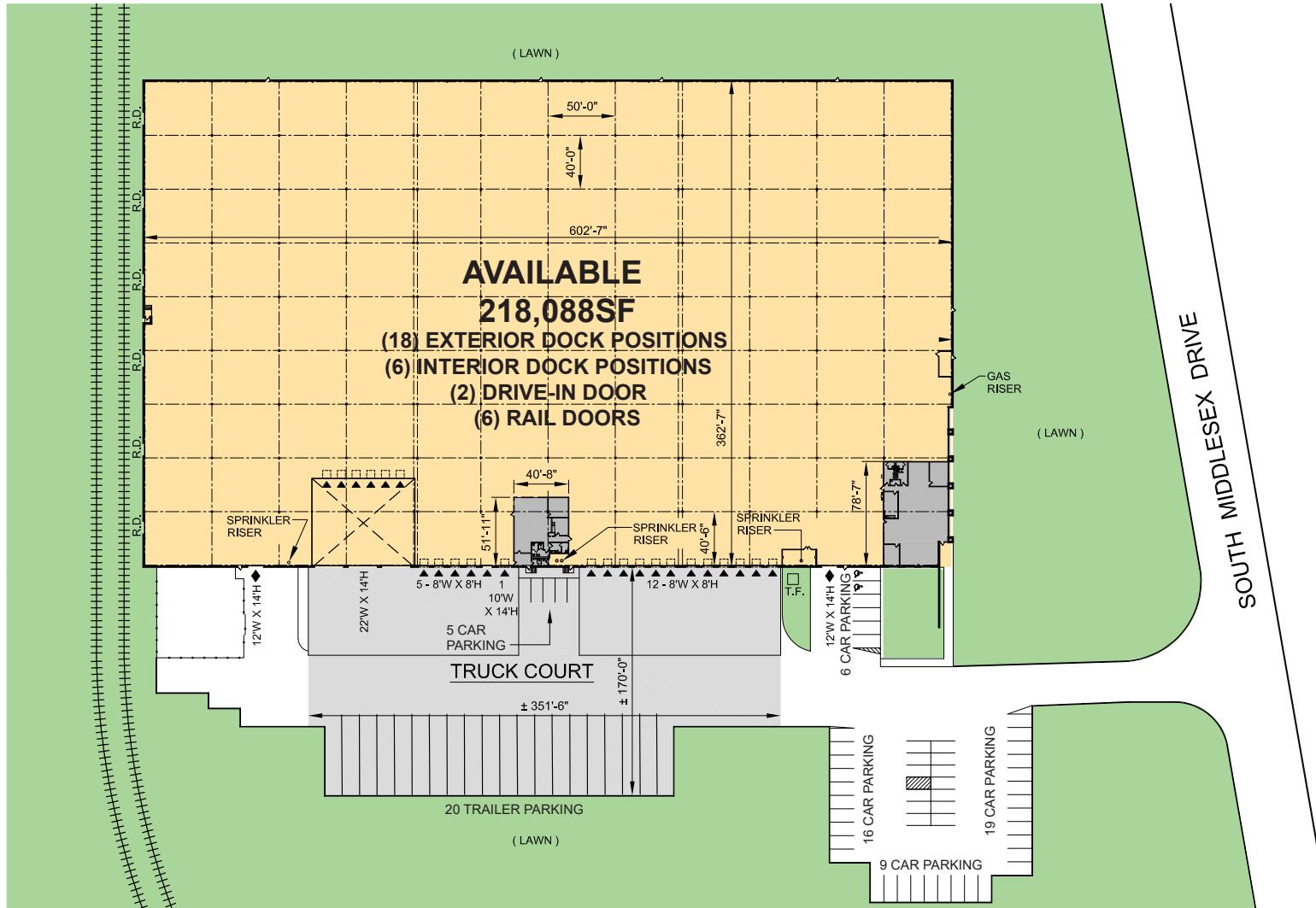
## Property Features

|                 |                                      |
|-----------------|--------------------------------------|
| Available Space | 218,088 SF                           |
| Office Space    | 5,675 SF                             |
| Clear Height    | 24'6"                                |
| Column Spacing  | 50' x 40'                            |
| Dock Doors      | 18 exterior / 6 interior             |
| Drive-in Door   | 2                                    |
| Rail Doors      | 6                                    |
| Car Parking     | 55                                   |
| Trailer Parking | 20                                   |
| Power           | 1,200 amps, 3 phase,<br>480/277 volt |
| Lighting        | LED motion sensor                    |

- Immediate access to Route 130 and NJ Turnpike Exit 8A
- ± 30 miles from Newark Liberty International Airport and Port-Newark Elizabeth
- ± 50 miles from New York City and Philadelphia



Unlock the full potential of your  
**warehouse with one strategic,  
single-source partner.**



NORTH

- LAND
- LEASED
- AVAILABLE
- DOCK DOOR
- DRIVE-IN DOOR

[www.PrologisMonroe.com](http://www.PrologisMonroe.com)

# CBRE

CBRE, Inc.

Thomas F. Monahan

thomas.monahan@cbre.com

ph +1 201 712 5610

cell +1 973 568 6614

CBRE, Inc.

Larry Schiffenhaus

larry.schiffenhaus@cbre.com

ph +1 201 712 5809

cell +1 201 532 5092

CBRE, Inc.

Brian Golden

brian.golden@cbre.com

ph +1 201 712 5607

cell +1 732 284 8451

Prologis

Paul Rosen

prosen@prologis.com

ph +1 201 635 6013

prologis.com