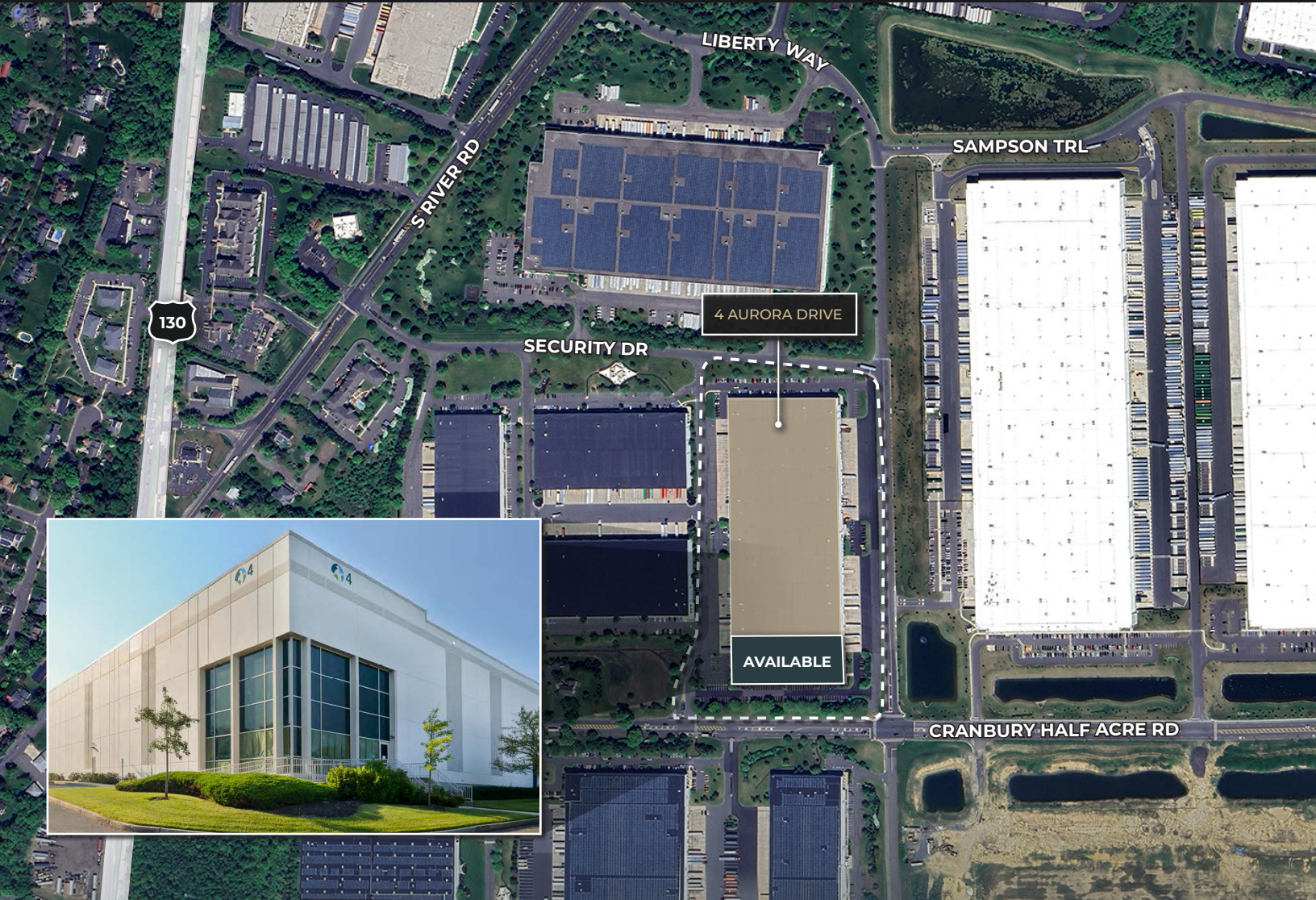


FOR SUBLEASE

# 60,000 SF Available

4 Aurora Drive, Cranbury, NJ



**2.5 MILES**  
From Exit 8A

**6**  
Cross-Dock  
Loading Doors

**32'**  
Clear Height

**IMMEDIATE**  
Availability

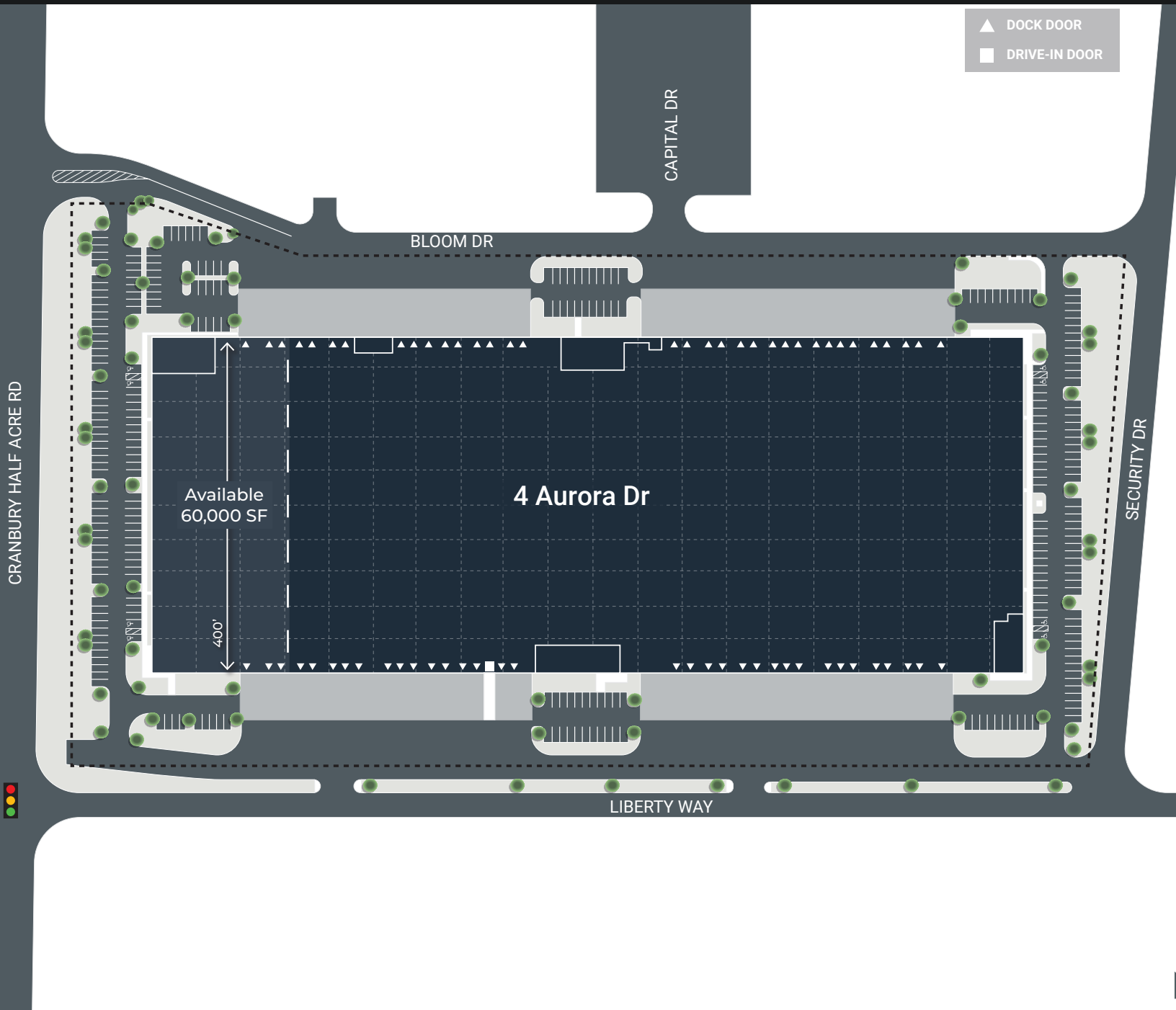
**6.30.29**  
Sublease Expires

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**KBCADVISORS**



**32'**

Clear Height

**6**

Cross-Dock Loading  
Doors & 1 Drive-In

**52' X 40'**

Column Spacing

**\$.67**

RE Taxes

**\$1.50**

CAM

**20**

Auto Spaces

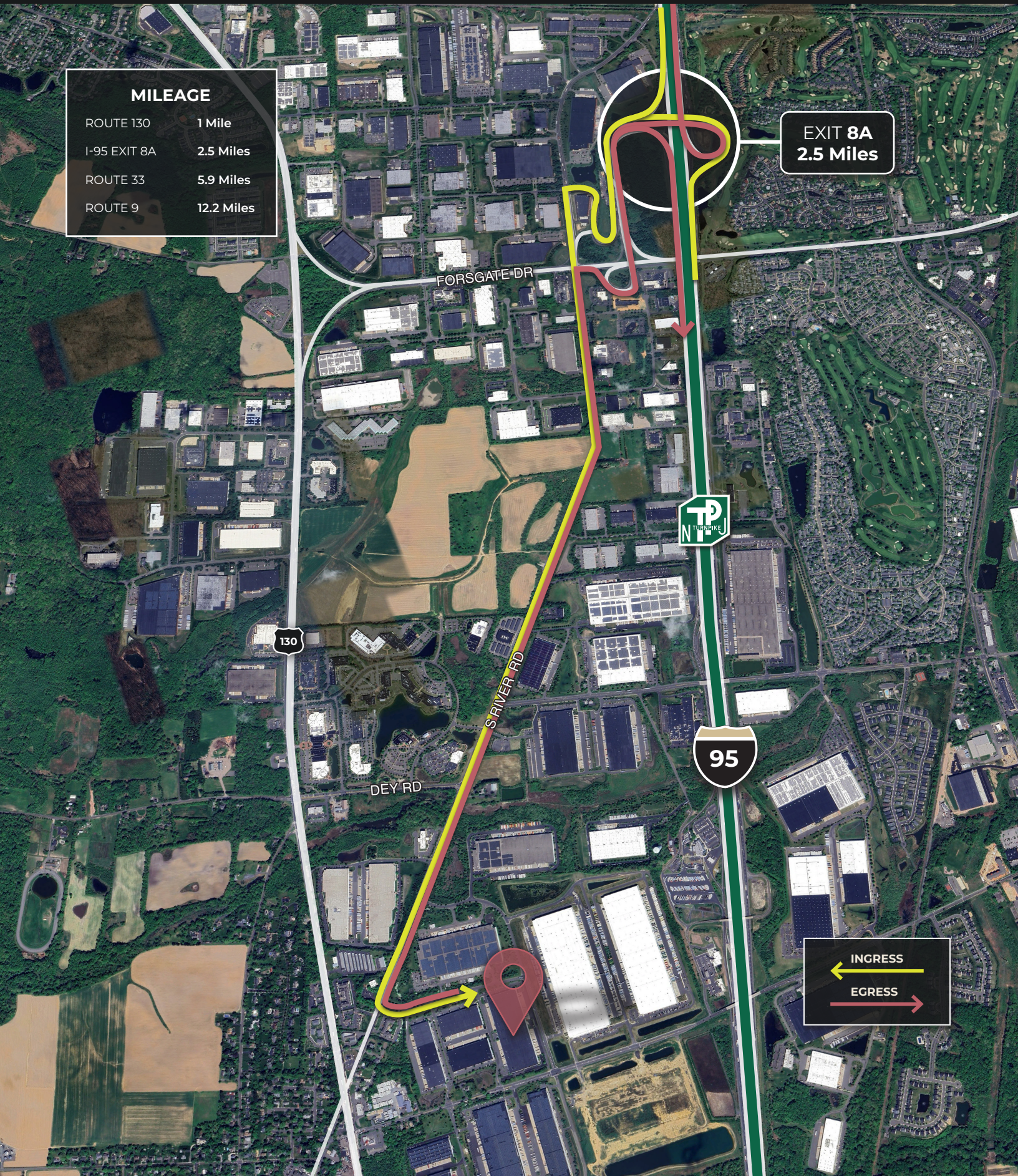
**ESFR**

Sprinkler

# Location Overview

MILEAGE	
ROUTE 130	1 Mile
I-95 EXIT 8A	2.5 Miles
ROUTE 33	5.9 Miles
ROUTE 9	12.2 Miles

EXIT 8A  
2.5 Miles

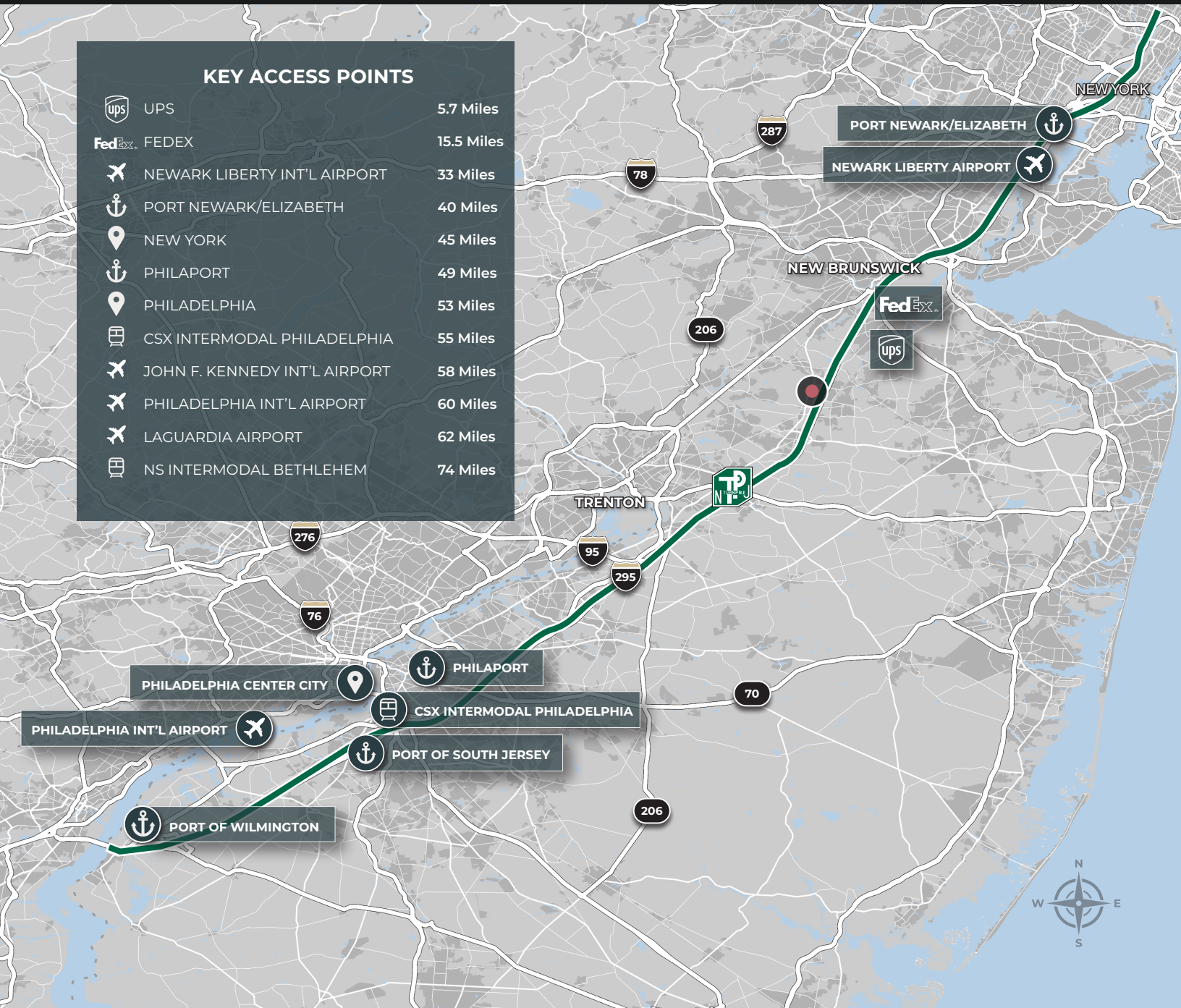


← INGRESS  
→ EGRESS

# Premier Regional Connectivity



KEY ACCESS POINTS		
	UPS	5.7 Miles
	FEDEX	15.5 Miles
	NEWARK LIBERTY INT'L AIRPORT	33 Miles
	PORT NEWARK/ELIZABETH	40 Miles
	NEW YORK	45 Miles
	PHILAPORT	49 Miles
	PHILADELPHIA	53 Miles
	CSX INTERMODAL PHILADELPHIA	55 Miles
	JOHN F. KENNEDY INT'L AIRPORT	58 Miles
	PHILADELPHIA INT'L AIRPORT	60 Miles
	LAGUARDIA AIRPORT	62 Miles
	NS INTERMODAL BETHLEHEM	74 Miles



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