







Feist & Feist Exclusive Listing Report – February 2012

LEASE – OFFICE SPACE				
ANNANDALE (CLINTON TWSP.), NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p style="text-align: center;">1322 Rt. 31</p> 	8000 SF	\$10.95/SF NNN	<p>CALL FOR DETAILS ON FREE RENT OFFER! 16,000 SF, 2-story office building on 2.20 acres. Entire 1st floor available or will divide to suit tenant requirements. Space features kitchenette, 2 private and 2 common restrooms. Taxes (2010) \$2.85/sf, CAM (2010) \$6.00/sf. Parking Spaces: 4/1000-ratio.</p>	Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com
BASKING RIDGE, NJ				
<p style="text-align: center;">150 N. Finley Ave.</p> 	2047 SF	\$22.00/SF NNN	16,576 SF Class A Space at Somerset Hills Professional Center. 2047 SF of prime medical space available immediately at entry of 1 st floor of this modern building. Abundant parking. Equidistant to Morristown Memorial, Overlook and Somerset Medical Center. Minutes to 287, 202, 206 and 78. Taxes/CAM \$7.40/SF	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
<p style="text-align: center;">175 Morristown Rd.</p> 	6375 SF 4277 SF	\$22.00/SF + electric	26,280 SF Class A Office Building. Park like setting on 6 acres. 2-story glass atrium lobby. Modern elevator, beautifully landscaped grounds. 4/1000 parking. Immediately off of I-287 Exit 30 at Maple Ave., near Verizon headquarters.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
BEDMINSTER, NJ				
<p style="text-align: center;">185 Rt. 202/206</p> 	2694 SF	\$22.00/SF NNN	NEW CONSTRUCTION. Est. Deliver 2 nd Qtr. 2012. Total building 2694 SF. Available: 1630 SF or 2694 SF. Zoned ORV (Office/Research/Village). Onsite parking 8-10 cars. 2010 Taxes: \$3.21/SF. Frontage in the Village of Pluckemin, just south of The Hills residential community. Affluent demographics.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
BERNARDSVILLE, NJ				
<p style="text-align: center;">69 Mine Brook Rd.</p> 	2000 SF	\$3500.00/mth	2,000 SF Second Floor Office Space with Separate Entrance. Class A Interior Finishes. Parking: Street or municipal decals available for \$100 per year. Located opposite Bernardsville Train Station. Minutes from Interstate 287 Exits 26. Lease Rate: \$3,500.00 Per Month + Utilities. Situated near downtown Bernardsville close to banks, shops, restaurants and other upscale amenities.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
BRANCHBURG, NJ				
<p style="text-align: center;">14 Culnen Drive</p> 	4000 SF Office	\$13.00/SF NNN	<p>BEST RATE FOR CLASS "A" OFFICE IN SOMERSET COUNTY. Modern, Fully Sprinklered, FOB Security. Immediate Occupancy. Shared Loading. RE Tax/CAM: \$3.44 PSF (2010). Located off Meister Avenue and County Line Road in Branchburg Corporate Park Easy access to Routes 22, 202, I-78 & I-287</p>	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com



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BRANCHBURG, NJ (cont.)	AVAILABILITY	PRICE	INFORMATION	CONTACT
38 Readington Rd. 	865 SF	\$1200.00/mth	2-Story 1,730 SF Office Building. 865 SF 1st Floor Space Available. Private Entrance and Restrooms. On Site Parking at entrance door. 5/1000 per sq. ft. ratio. Signage available on Readington Road. High Speed Internet Service Available. Located directly off Route 22 with. Easy access to Routes 202, 22, I-287 & I-78	Rick Madore, x23 (732) 266-5282 rmadore@cbcworldwide.com
971 Rt. 202 	900 SF REMAINING	\$16.00/SF Gross	High profile office space on Rt. 202. 8230 SF, 2-story building. 1 mile south of Somerville Circle	Rick Madore, x23 (732) 266-5282 rmadore@cbcworldwide.com
1250 Rt. 28 	1000 SF to 11,000 SF	\$13.00/NNN	SUITES AVAILABLE FROM 1,000 TO 11,000 SF Campus View Plaza: Modern 3-story, 33,000 SF stucco and masonry building. Professional office space, build-to-suit. Newly renovated lobby, Optional private entrance bathroom, kitchenette available. 3.3/1000 parking. 2011 Est. Tax & Op Exp: \$6.20 per sq. ft. Opposite Raritan Valley Community College with ready access to Routes 22, 28, 31, 202 and 206, Interstates 78 and 287.	Rick Madore, x23 (732) 266-5282 rmadore@cbcworldwide.com Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
3322 Rt. 22 	650 SF to 6,600 SF	\$13.00/NNN Average	SUITES AVAILABLE FROM 650 TO 6,600 SF Sprawling Complex, 116,881 SF – 15 buildings on 19 acres. Custom designed build-to-suit offices. 2 pre-built medical offices available NOW. Optimal visibility, abundant parking, on-site storage available (HIPAA compliant). On-site daycare. Heart of Somerset County near Rts. 28, 31, 202, 206 and I-78 and I-287.	Rick Madore, x23 (732) 266-5282 rmadore@cbcworldwide.com Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
BRIDGEWATER, NJ				
Milltown Rd. at Vandevere Rd. 	5000 SF	LEASE: TBD SALE: \$395,000 (\$80.00/SF)	Site FULLY APPROVED for 5000 SF office building. Build-to-suit available. Access from county park. Near Wegman's and Home Depot. Situated between Rts. 22 and 202.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
CLINTON, NJ				
99 Gray Rock Rd. 	880 SF, 1260 SF, 1750 SF, 2500 SF	\$15.00/SF + TE	18,000 SF office building. Parking: 6/1000. Elevators to all floors. Located off of Rt. 31 with access to Rts. 22 and I-78. Minutes from downtown Clinton, shopping, restaurants. Immediate occupancy.	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com







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FLEMINGTON, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
8 Bartles Corner Rd., Bldg 0 	815 SF	\$12.00/SF NNN	2 nd floor suite # 024, 815 SF. Newly renovated. UPS, FedEx and USPS onsite. Ample parking. Near Rt. 31, Hunterdon Medical Center and Flemington Circle.	Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com
8 Bartles Corner Rd., Bldg 2 	10,000 SF	\$12.00/SF NNN	CALL FOR DETAILS ON FREE RENT OFFER! 1 st floor office space. Includes reception area & showroom. DIVISIBLE. FURNITURE INCLUDED. One common and one private bath. 9' ceilings. Parabolic lighting. Limited loading dock access. FedEx and USPS onsite. Ample parking. Near Rt. 31, Hunterdon Medical Center and Flemington Circle.	Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com
23 Royal Rd. 	670 SF	\$14.00/SF NNN	Hunterdon County's premier Class A office complex; Farmers Insurance Company. 29,000 SF office building. State of the art conference/training facilities. Cafeteria, elevators and abundant parking. Quick access to Rts. 31, 22, 202, 206. Minutes to downtown Flemington	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
FREEMANSBURG, PA				
712 N. Whitehall St. 	1200 SF	\$13.00/SF GROSS	Space features a unisex restroom and break room. Ample parking. Situated at the corner of Freemansburg Ave., and N. Whitehall St.. Location between Bethlehem and Easton provides easy access to Rt. 33, Rt. 22 and I-78	Chip Meirs (610) 360-8505 cmeirs@cbcworldwide.com
MOUNTAINSIDE, NJ				
1084 Rt. 22 	10,400 SF	\$16.00/SF NNN	High profile address and location. Highway visibility. Single story brick office building. 4/1000 parking ratio. 10,400 SF Divisible to 7500 and 2500 SF. Private offices, kitchen, conference room/open office area. Direct access to major roadways. <u>Property also FOR SALE</u>	Dorothy LaGreca, x18 (973) 615-3735 dlagreca@cbcworldwide.com
NEW PROVIDENCE, NJ				
571 Central Ave. 	1100, 2174, 2072, and 3318 SF Plus 2- 10x14 Suites/Offices	\$22.00/SF + elec.	CLASS "A" situated in the heart of New Providence, near I-78, 15 miles from Newark Airport, 25 miles west of NYC. Corporate Campus Setting. Parking Ratio: 5/1000. Office park features hotel w/ restaurant, banquet, meeting/conference rooms, gym and tennis center. 2 – 10x14 offices fully furnished.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
172 South St. 	1383 SF 2ND FLOOR	\$20.00/SF (+ gas, electric and cleaning)	Office space (2 nd floor) in upscale community on main thoroughfare. Great signage on Main Street. Ample parking. Close to local shopping, restaurants and public transportation. Close to Rts. 24 and 78	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com





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NEW PROVIDENCE, NJ (cont.)	AVAILABILITY	PRICE	INFORMATION	CONTACT
180 South St. 	2120 SF (1 st floor)	\$23.00/SF +TE	2-story prof. office building w/ elevator and signage facing South Street. Telecom Infrastructure: T1 lines, telephony and high speed Internet available. 4/1000 parking. Matured landscaped grounds. Within walking distance to downtown amenities and NYC train and bus; close to Rts. 78, 24 and 22. FREE INTERNET AND PHONES YEAR 1	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
READINGTON, NJ				
460 Rt. 22 	1000 SF – 8000 SF	\$13.00/NNN	READINGTON COMMONS: 8 building complex totaling 55,800 (+/-) SF of PROFESSIONAL and MEDICAL office space fronting Rt. 22 at the main entrance to Merck Pharmaceutical World Headquarters. Custom designed build-to-suit offices, ideal for your company needs	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Mike Nolan, x19, (732) 236-9242 mike.nolan@cbcworldwide.com
SPRINGFIELD, NJ				
841 Mountain Ave. 	5000+ SF	\$12.00/SF Gross (incl. utilities)	Excellent corporate identity. Attractive exterior design. Ample parking. Flexible layout. Immediate access to Route 22. Close proximity to the Garden State Parkway, New Jersey Turnpike, Routes 24, 78, 287, 1 & 9. Newark International and Morristown Airports are easily accessible. Shopping, banking, hotels and restaurants, within minutes.	Dorothy LaGreca, x18 (973) 615-3735 dlagreca@cbcworldwide.com
WHITEHOUSE, NJ				
382 Rt. 22 	12,500 SF	\$17.00/NNN	OFFICE/RETAIL: 19,696 SF building on 2.10 acres used as a full service auto repair center - occupies 10,000 SF. Parking on-site; 60+ cars. 500 foot frontage on Rt. 22. Zoning permits professional office, child care center, retail goods and services, personal services and banks	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Mike Nolan, x19, (732) 236-9242 mike.nolan@cbcworldwide.com






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LEASE – RETAIL SPACE				
BASKING RIDGE, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p>544-560 Allen Road</p> 	1565 SF 7250 SF	\$24.00/NNN \$24.00/NNN \$28.00/NNN	60,506 Sq. Ft. on 11.14 acres. Well established co-tenants. 359 Surface Parking Spaces. Ideally located to I-78, 287 and Rts. 202/206	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Rose Mikolon, x13 (973) 459-1736 rmikolon@cbcworldwide.com
BEDMINSTER, NJ				
<p>185 Rt. 202/206</p> 	2694 SF	\$22.00/SF NNN	NEW CONSTRUCTION. Est. Deliver 2 nd Qtr. 2012. Total building 2694 SF. Available: 1630 SF or 2694 SF. Zoned ORV (Office/Research/Village). Onsite parking 8-10 cars. 2010 Taxes: \$3.21/SF. Frontage in the Village of Pluckemin, just south of The Hills residential community. Affluent demographics.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
BRANCHBURG, NJ				
<p>3331-3337 Rt. 22 East</p> 	14+ Acres	Contact LA	Zoned I1 (Light Industrial) with street addresses 3331, 3351, 3355, 3361 and 3373 Rt. 22. Newly created, subdivided, industrial development property which can be sold or leased in its entirety or in smaller parcels as small as 3 acres with lot delivered in improved state. EXPANDABLE TO 24 ACRES.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com
BERNARDSVILLE, NJ				
<p>27 & 45 Morristown Rd.</p> 	4898 SF	\$20.00/SF NNN	4898 SF Retail bldg. on .21 acres -add'l .13 acre lot for off-site parking. Min. 5 Yr. Lease. RE Taxes: \$3.78/SF. Traffic Count: 9,872 Vehicles (6 AM-6PM NJ DOT). Situated near upscale downtown amenities. Minutes from I- 287 Exits 26 and 30.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
EMMAUS, PA				
<p>640 State Ave.,</p> 	3000 SF plus 2 Acres	\$11,000.00/mth	+/- 3000 SF Retail building plus 2 acres. Zone C. Located at State Avenue and Lehigh Street. <u>PROPERTY ALSO FOR SALE.</u>	Chip Miers (610) 360-8505 cmiers@cbcworldwide.com
FLEMINGTON, NJ				
<p>40 Rt. 31</p> 	1600 SF	\$17.00/SF NNN	Speedway Plaza – 18,000 SF. 2 separate retail buildings on over 2 acres. Notable tenants. Located on Rt. 31 (near the new Super Center) near Church St., just north of the Flemington Circle.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com






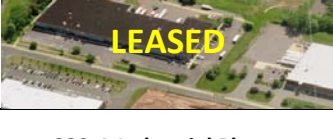



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RARITAN, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p>23 Rt. 206</p> 	1200 TO 2340 SF (NEW)	\$20.00/SF TO \$24.00/SF NNN	4680 SF building with co-tenant Raritan Boro Liquors. Superb highway, corner location located 2 blocks south of the Somerville Circle and ¼ mile south of the Bridgewater Commons Mall. Zoning permits a wide range of retail, commercial and service uses.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
READINGTON, NJ				
<p>460 Rt. 22</p> 	1000 SF – 8000 SF	\$13.00/NNN	READINGTON COMMONS: 8 building complex totaling 55,800 (+/-) SF of PROFESSIONAL and MEDICAL office space fronting Rt. 22 at the main entrance to Merck Pharmaceutical World Headquarters. Custom designed build-to-suit offices, ideal for your company needs 8000 SF planned free-standing child care center for lease.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Mike Nolan, x19, (732) 236-9242 mike.nolan@cbcworldwide.com
WHITEHOUSE, NJ				
<p>382 Rt. 22</p> 	12,500 SF	\$17.00/NNN	OFFICE/RETAIL: 19,696 SF building on 2.10 acres used as a full service auto repair center - occupies 10,000 SF. Parking on-site; 60+ cars. 500 foot frontage on Rt. 22. Zoning permits professional office, child care center, retail goods and services, personal services and banks	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Mike Nolan, x19, (732) 236-9242 mike.nolan@cbcworldwide.com









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LEASE – INDUSTRIAL SPACE				
BRANCHBURG, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p style="text-align: center;">14 Culnen Drive</p> 	4800 SF	See remarks	<p>4,800 SF Warehouse/Assembly Space. Includes a 1,800 SF full AC/ceiling tile assembly/office area. Modern; Fully Sprinklered; FOB Security. Whse. Ceiling:20'. Immediate Occupancy. 1 Overhead Loading Door. \$13.00 PSF NNN Office, \$7.00 PSF NNN Warehouse. RE Tax/CAM: \$3.44 PSF (2010). Meister Avenue and County Line Rd. - Branchburg Corporate Park Easy access to Rts. 22, 202, I-78, I-287.</p>	Peter Wisniewski, x16 (973) 214-1875 pwisniewski@cbcworldwide.com
<p style="text-align: center;">50 County Line Rd.</p> 	21,600 SF	\$6.50/SF NNN FULLY LEASED	<p>74,000 SF industrial building. 21,600 SF available; 2600 SF 2nd floor air-conditioned office space and 19,000 SF warehouse. Zoned I-1. 2 tailgates, 2 load levelers, 22 ft. ceilings, 400 AMP 3 phase electric. 30 x 40 ft. column spacing. Wet sprinkler system. Heavy load. Direct access to Rts. 22, 202, 206, I-78 and I-287.</p>	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
<p style="text-align: center;">171 Industrial Pkwy.</p> 	7830 SF 12,670 SF 25,600 SF	\$6.50/SF NNN	<p>46,000 SF industrial facility; 7820 SF unit: 2000 SF Office, 5830 warehouse. 1 drive-in, 22' Clear. 12,670 SF unit - usable flex space. (2200 SF of office and 10,470 SF of warehouse). 22 ft. ceilings. 400 AMP – 3 phase power. 15 ft. crane. 1 tailgate. 1 drive-in. gas/electric HVAC. 25,600 SF unit – 3000 SF office. Immediate access to Rt. 22.</p>	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
<p style="text-align: center;">200 Evans Way</p> 	21,000 SF	\$6.50/SF NNN (13,500 SF leased)	<p>35,000 SF building; 21,000 SF warehouse (divisible to 13,500 SF) w/ 2000 (+/-) SF office. 2 tailgates. 22 ft. ceilings. 400-AMP power. Gas/electric/HVAC (35%). Parking for 45 cars. Immediate access to Rts. 202, 22, 28, I-287 and I-78.</p>	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
<p style="text-align: center;">211 Evans Way</p> 	36,133 SF	\$6.00/SF NNN AVAIL. June 2012	<p>36,133 SF with 1133 SF of Office space. 2 YEAR OLD BUILDING IN EXCELLENT CONDITION. 28 ft. ceilings clear. 1 drive-in door. Multi-tailgate loading. ESFR sprinkler system. Terms negotiable. Available immediately. Centrally located near rts. 202, 206, 22, I-287 and I-78.</p>	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
<p style="text-align: center;">220 Evans Way</p> 	15,589 SF (14,089 Whse, 1500 SF Office)	\$6.00/SF NNN FULLY LEASED	<p>22' Ceiling Height. 30 ft x 40 ft bay size. 3 Tailgate Loading Docks. Ample Parking. 100% Sprinklered. Gas Heat. Great location near Route 202 w/ direct access to Rts. 202/206, 22, I-287 and I-78 Building Size: 69,700 SF. RE Taxes: \$1.17 per SF</p>	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
<p style="text-align: center;">230-A Industrial Pkwy.</p> 	27,750 SF	\$6.50/NNN	<p>73,000 SF/Availability: 27,750 SF available with 2 entrances. Additional 15,496 SF of contiguous space also available for sublease until 2/2013. Office: 5000 SF, Warehouse 22,750 SF. Possession 6/2012. 22' ceilings, 30x40 column spacing, 400 AMPS, 3 tailgate doors with load levelers, sprinklers throughout. RE Taxes: \$1.31/PSF. Immediate access to Rt. 22, Rt. 28 202/206 and I-287 and 78</p>	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com








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BRANCHBURG (CONT.)	AVAILABILITY	PRICE	INFORMATION	CONTACT
230-B Industrial Pkwy. 	15,496 SF	\$7.50/NNN	SUBLEASE UNTIL 2/28/13: 73,000 sf./Availability: 15,496 SF Office: 2,700 SF/ Whse: 12,796 SF. Ceiling Height: 22'. Column Spacing: 30' x 40'. Power: 400 AMPS. Loading: 3 Tailgate Doors with Load Levelers. Sprinklers: Throughout. RE Taxes: \$1.26 PSF. Immediate access to Route 22; quick, easy access to Routes 28, 202/206, I-287 & I-78	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
3331-3337 Rt. 22 East 	14+ Acres	Contact LA	Zoned I1 (Light Industrial) with street addresses 3331, 3351, 3355, 3361 and 3373 Rt. 22. Newly created, subdivided, industrial development property which can be sold or leased in its entirety or in smaller parcels as small as 3 acres with lot delivered in improved state. EXPANDABLE TO 24 ACRES. UP TO 11 ACRES RETAIL USE WITH 1200 SF HIGHWAY FRONTAGE	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com
40 Industrial Pkwy. 	108,000 SF	\$4.00/SF NNN	Unparalleled amenities and space. 6 tailgate docks, 1 drive-in, 20 to 22 ft. ceilings, clear. 1000 AMP power. Will DIVIDE to 20,000 +/- SF. Property also FOR SALE	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
BRIDGEWATER, NJ				
77-81 Chimney Rock Rd. 	6000 SF	\$6.50/SF NNN	100,000 +/- Industrial Park - (3 Buildings) on 13.2 Acres Zoning: M-1A. abundant Parking. Ceiling: 22' Clear. Column Spacing: Clear Span. Outside storage available upon request. Loading: Drive-in. Sprinkler: 100% Wet. Taxes/CAM: \$2.30/sf (2011). Land Rents: TBD. Close Proximity to I-287 & 78, Rts. 22 & 28.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
97 W. Chimney Rock Rd. 	18,325 SF	\$7.75/SF NNN (entire bldg.) \$8.25/SF NNN Unit B-9425 SF	Office +/- 35%. Zoning M1-A. Drive-in loading; access to tail dock. One, 2 ton crane. 3-Phase electric. City water and sewer. 100% wet sprinklered. 15'x17' ceiling heights in warehouse. Clear span column spacing. 1 acre of Outside storage available – prorated for smaller tenants.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
CRANBURY, NJ				
2553 Rt. 130 	2816 – 18,516 SF	\$6.50/SF – \$6.75/SF NNN	23,364 SF Flex Building. 5 Tailgates; 1 Drive-in. 30 ft x 30 ft. Natural Gas; City Water/Sewer. 200 AMP, 3 Phase, Minimum/Unit. 3+/1,000 SF Leased. Situated within Campus 130 Business Park, Bright Horizons Child Care in Park, direct ingress/egress from Route 130. Equidistant between Philadelphia and NYC. Easy access to the ports. ALL SPACES MAY BE COMBINED FOR A TOTAL OF 23,364 SF (entire building).	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Jason Adams, x24 (201) 787-2875 jasonadams@cbcworldwide.com




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CRANBURY, NJ (cont.)	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p style="text-align: center;">2555 Rt. 130</p> 	3960 SF	\$6.00/SF NNN	23,364 SF Flex Building: 3960 SF Available: 2,800 SF Office; 1,160 SF Warehouse. 1 Tailgate (12 ft x 14 ft). 18 Ft. COLUMN SPACING: 30 ft x 30 ft. Natural Gas Heat; City Water/Sewer. 200 AMP, 3 Phase. Ample parking. NNN EXPS: (2010) \$2.00 per sq. ft.. Situated within Campus 130 Business Park, Bright Horizons Child Care in Park, direct ingress/egress from Route 130. Equidistant between Philadelphia and NYC. Easy access to the ports.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Jason Adams, x24 (201) 787-2875 jasonadams@cbcworldwide.com
FREEMANSBURG, PA				
<p style="text-align: center;">431 Clearfield St.</p> 	2100 SF	\$7.00/SF NNN	Space features office space and restroom. Loading: (4) four – 10 ft. overhead drive-in doors. 14' Ceiling at center. Situated off corner of Freemansburg Ave. and N. Whitehall St. Location between Bethlehem and Easton provides easy access to Rt. 33, Rt. 22 and I-78.	Chip Meirs (610) 360-8505 cmeirs@cbcworldwide.com
PARSIPPANY, NJ				
<p style="text-align: center;">14 Eastmans Rd.</p> 	10,000 - 30,000 SF	\$9.75/SF Office \$6.00/SF Whse. \$7.75/SF Blended NNN	30,000 SF building with 14,000 SF of Office space. Occupancy April 1, 2011. 14 ft 6 in. ceiling heights. 4 tailgate doors. 1 drive-in door. Wet sprinkler system. 1200 AMPS. Parking for 97 cars. Located 1 ½ miles from I-287 and rt. 80 interchange.	Dorothy LaGreca, x18 (973) 615-3735 dlagreca@cbcworldwide.com Anthony Saggese (973) 975-8293
READINGTON TWSP., NJ				
<p style="text-align: center;">50-4 Tannery Rd.</p> 	11,700 SF	\$6.50 NNN	<i>Total Building:</i> 93,000 sq. ft. <i>Space Available:</i> 11,700 sq. ft.- +/- 2,500 sq. ft. office and +/- 9,200 sq. ft. warehouse. 5 Acres, zoned industrial. 1 Tailgate, 20' ft. clear ceilings. Sprinklers Gas Heat, Parking for 26 cars. Conveniently located near I 78 & 287 as well as Rts. 22, 202 and 206	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
SPRINGFIELD, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p style="text-align: center;">43 Fadem Rd.</p> 	13,850 SF	\$8.50 NNN Blended	<i>Total Building:</i> 35,000 sq. ft. <i>Space Available:</i> 13,850 sq. ft.- +/- 8,500 sq. ft. office and +/- 5,350 sq. ft. warehouse. <i>Availability Date:</i> Oct 1, 2011. <i>Loading:</i> 2 Docks. <i>Ceiling Height:</i> 20 ft. <i>Parking Ratio:</i> 1.71/1,000 SF Leased. Just off Route 22 East, quick easy access to I-78, Garden State Parkway and Newark Liberty International Airport. Minutes to shopping, restaurants and more on Route 22.	Dorothy LaGreca, x18 (973) 615-3735 dlagreca@cbcworldwide.com







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LEASE – FLEX SPACE				
BRANCHBURG, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p>14 Culnen Drive</p> 	4000 SF Office 4800 SF Whse.	\$10.00/SF NNN Blended	<p>BEST RATE FOR CLASS "A" OFFICE IN SOMERSET COUNTY, 4000 SF new Class "A" Office Space, 4,800 SF Warehouse/Assembly Space -Includes a 1,800 SF fully air-conditioned/ceiling tile assembly /office area. • Modern; Fully Sprinklered; FOB Security. Warehouse Ceiling Height: 20 ft. Immediate Occupancy. One (1) Overhead Door. RE Tax/CAM: \$3.44 PSF (2010). Located off Meister Avenue and County Line Road in Branchburg Corporate Park. • Easy access to Routes 22, 202, I-78 & I-287</p>	<p>Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com</p>







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SALE – OFFICE SPACE				
BRIDGEWATER, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
Milltown Rd. at Vandever Rd. 	5000 SF	SALE: \$395,000.00 (\$79.00/SF)	Site FULLY APPROVED for 5000 SF office building. Build-to-suit available. Access from county park. Near Wegman's and Home Depot. Situated between Rts. 22 and 202.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
CLINTON, NJ				
Rt. 31 at Moebus Place 	98,930 SF	\$2,900,000.00	13.81 acre site FULLY APPROVED for 98,930 SF office park. The office park is comprised of two 49,465 SF buildings highlighted by a center courtyard, parking and an adjoining new hotel. Located on Rt. 31, ¼ mile north of I-78.	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com
MOUNTAINSIDE, NJ				
1084 Rt. 22 	10,400 SF	\$1,850,000.00	10,400 SF single story brick office building. 4/1000 parking. Can be DIVIDED to 7500 and 2500 SF. Private offices, kitchen, conference room and open office areas. Brick signage facing rt. 22. Direct access to major highways and airports. 2009 Taxes: \$19,413.36	Dorothy LaGreca, x18 (973) 615-3735 dlagreca@cbcworldwide.com
PISCATAWAY, NJ				
33 Clawson St. 	3,885 SF	\$650,000.00	OFFICE/WAREHOUSE: 1-story, block and steel. Light Industrial – many acceptable uses. 1.85 Acres. Modern private offices, open area, kitchenette, bathroom, newer HVAC. ADT alarmed. T-1, CAT 5. Warehouse: 15' clear, 14x17 overhead drive-in, gas unit heaters, ceiling fans, separate bathroom. Additional paved and graveled parking for cars, trucks and tractor-trailers. 1 mile from I-287, close to Rt. 18 and Rt. 22	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com









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SALE – INDUSTRIAL SPACE				
BRANCHBURG, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
40 Industrial Pkwy. 	108,000 SF	\$6,200,000.00	Includes 6 tailgate docks, 1 drive-in, 20 to 22 ft. clear ceiling heights, 1000 AMP power. Will divide to 20,000 +/- SF. Property also FOR LEASE.	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
45 Columbia Road 	5545 SF Office 4636 SF Whse.	\$1,997,500.00	“PLUG & PLAY” furnished office/warehouse space. Total building size: 21,294 SF on 1.5 acres. Warehouse ceiling: 20’, Office: 9’. 2 Tailgate doors. 600 AMP/480 VOLT, 3 Phase. 24 hour video surveillance. Taxes: \$1.65/sf, CAM \$1.74/sf. <u>PROPERTY IS ALSO FOR LEASE.</u>	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
PISCATAWAY, NJ				
33 Clawson St. 	3,885 SF	\$650,000.00	OFFICE/WAREHOUSE: 1-story, block and steel. Light Industrial – many acceptable uses. 1.85 Acres. Modern private offices, open area, kitchenette, bathroom, newer HVAC. ADT alarmed. T-1, CAT 5. Warehouse: 15’ clear, 14x17 overhead drive-in, gas unit heaters, ceiling fans, separate bathroom. Additional paved and graveled parking for cars, trucks and tractor-trailers. 1 mile from I-287, close to Rt. 18 and Rt. 22	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
READINGTON TWSP., NJ				
50-2 Tannery Road 	11,700 SF	\$1,112,000.00	<i>UNIT # 2 For Sale:</i> 11,700 SF. Industrial Condo with 3,000 SF Office and 8,700 SF Warehouse. <i>Total Bldg SF:</i> 93,000 SF-Steel Construction. 5 Acres. <i>Zone:</i> Industrial. <i>Loading:</i> Tailgate. <i>Ceiling Height:</i> 20 Ft. Clear. Sprinklers, Gas Heat; Septic System. <i>Parking:</i> 26 Cars. <i>Conveniently located near Interstate Routes 78 & 287 as well as Routes 22, 202 and 206. RE Taxes (2010/11):</i> \$1.34 per SF	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com





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SALE – INDUSTRIAL LAND				
ALLETOWN, PA	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p style="text-align: center;">2811 W. Emaus Ave.</p> 	1 Acre	\$350,000.00	Industrial – up to 1 Acre for Sale. Zone: I-2. Situated just off of Lehigh Street and 1 mile from I-78.	Chip Miers (610) 360-8505 cmiers@cbcworldwide.com
ALPHA, NJ				
<p style="text-align: center;">Edge Rd.</p> 	7.8 Acres	\$765,000.00	Industrial Zone. Potential for 100,000 SF building. All utilities at site. Not wetlands. ½ mile from I-78 and rt. 22. Close to PA border.	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
BRANCHBURG, NJ				
<p style="text-align: center;">Rt. 202 at Old York Rd.</p> 	37+ Acres	Contact Listing Agent	Zoned OL (Office/Laboratory): Principal uses: office for professional and business use, including executive, engineering, scientific, and research and development; laboratories devoted exclusively to research, product development, testing and engineering; agricultural; accessory uses. Route 202 Frontage. Centrally located near Rts. 202, 206, 22, I-78 and I-287..	John Adams, x16 (973) 476-9277 jadams@cbcworldwide.com
<p style="text-align: center;">3331-3337 Rt. 22 East</p> 	14+ Acres EXPANDABLE TO 24 ACRES	\$2,900,000.00	Zoned I1 (Light Industrial) with street addresses 3331, 3351, 3355, 3361 and 3373 Rt. 22. Newly created, subdivided, industrial development property which can be sold or leased in its entirety or in smaller parcels as small as 3 acres with lot delivered in improved state. UP TO 11 ACRES RETAIL USE WITH 1200 SF HIGHWAY FRONTAGE	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com
FLEMINGTON, NJ				
<p style="text-align: center;">22 Royal Rd.</p> 	2.3 Acres	\$525,000.00	Flemington trade center just north of the Flemington Circle. Permitted uses: warehouse, distribution, office, research, commercial indoor recreation, wholesale with limited retail, professional office including surgical and child care centers.	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com
HASKELL, NJ				
<p style="text-align: center;">86 4th Ave.</p> 	4.8 Acres	\$1,750,000.00	IDEAL USE – Industrial Condos. Zoned I-2 (Redevelopment zone). Varied used permitted and subject to town approval. Office, lab, wholesale manufacturing buildings on site. Improvements convey with the property. Taxes 2009: \$46,627.00	Dorothy LaGreca, x18 (973) 615-3735 dlagreca@cbcworldwide.com



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SOUTH BRUNSWICK, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p>11 Corn Rd.</p> 	18.2 Acres	\$3,950,000.00	Features 4 RAIL sidings and 32 RAIL car positions. Zone 1-3 permitted uses include office and a wide range of industrial activities. Call for details. Properties to be delivered free of building improvements and ready for development. 2010 estimated taxes: \$57,000.00	Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com
WHIPPANY, NJ				
<p>44, 46 and 48 S. Jefferson Rd.</p> 	4 +/- Acres	\$1,500,000.00	FULLY APPROVED FOR 18,600 HOUSE OF WORSHIP. 12,600 SF on 1 st floor, 6000 SF on 2 nd floor. Lot dimensions: 190 x 910. Block 2904, Lots 1, 2 & 3. Property is contiguous to the north of the USPS building (also for sale). Parking for 145 cars. Easy and direct access to Rts. 10, 46, 202, I-80 and I-287	Dorothy LaGreca, x18 (973) 615-3735 dlagreca@cbcworldwide.com



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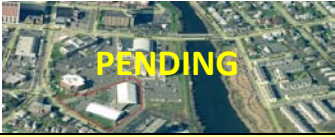

SALE – RETAIL

EMMAUS, PA

<p>640 State Ave.,</p> 	<p>3000 SF plus 2 Acres</p>	<p>\$1,600,000.00</p>	<p>+/- 3000 SF Retail building plus 2 acres. Zone C. Located at State Avenue and Lehigh Street. <u>PROPERTY ALSO FOR LEASE.</u></p>	<p>Chip Miers (610) 360-8505 cmiers@cbcworldwide.com</p>
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SALE – RESIDENTIAL LAND				
MARLBORO, NJ	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p>142 Amboy Rd.</p> 	33 +/- Acres	\$1,254,000.00	<p>NOW \$38,000/ACRE. Minimum 5 Acres lots for residential development. Zoned LC – Land Conservation. Opportunity for cluster development or recreational facilities. Affluent demographics. Close proximity to major roadways including rts. 18 and 9. 2009 Taxes: \$12,497.00</p>	<p>Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com Mike Nolan, x19 (732) 236-9242 mike.nolan@cbcworldwide.com</p>
RAHWAY, NJ				
<p>1255 Main St.</p> 	3.5 +/- Acres	\$5,450,000.00	<p>Currently the Center Circle Sports Arena. Zone MX (mixed use). Permitted: Townhouses, Low-rise apartments and High-rise apartments, plus many more. Centrally located near the Garden State Parkway, NJ Turnpike, Rts. 1 & 9, and 27. Talk to listing agent for further details.</p>	<p>Peter Wisniewski, x15 (973) 214-1875 pwisniewski@cbcworldwide.com</p>
SALE – DEVELOPMENT/OTHER				
KRESGEVILLE, PA	AVAILABILITY	PRICE	INFORMATION	CONTACT
<p>Golf Plantation Road</p> 	39.6 +/- Acres	\$1,900,000.00	<p>Development Opportunity. 18 hole miniature golf course, driving range and 2000 SF Pro Shop. Contact listing agent for Zoning Guidelines. Situated on Rt. 209 East of Rt. 534 and Kunkletown Road.</p>	<p>Chip Miers (610) 360-8505 cmiers@cbcworldwide.com</p>

