



LOGISTICS FACILITY BUILDING

FOR LEASE

LOGISTICS FACILITY CLOSE TO NJ TURNPIKE

2382 Route 130 North, South Brunswick, NJ 08810

For More Information, Contact the Exclusive Broker

CHARLES T. KAVANAGH, SIOR

Executive Vice President
ctkavanagh@blauberg.com
973.379.6644 x113



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

Truck/Trailer Logistics Facility

LOCATION DESCRIPTION

Approx. 2.5 Miles to NJ Turnpike

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 SF
Lot Size:	10 Acres
Building Size:	2,500 SF

PROPERTY HIGHLIGHTS

- New Facilities Ideal for Used or New Truck, Trailer or Equipment Sales
- High Visibility Location for Expanding Truck Fleets
- 1,500-2,500 SF of New Office Space Available
- 20 High Visibility Highway Display Locations
- Potentially More Trailer Staging Sites Available
- Vehicle and Trailer Maintenance Service Available
- Call to Discuss Potential for Your Operation
- Located in the Heart of New Jersey's Prime Distribution Market

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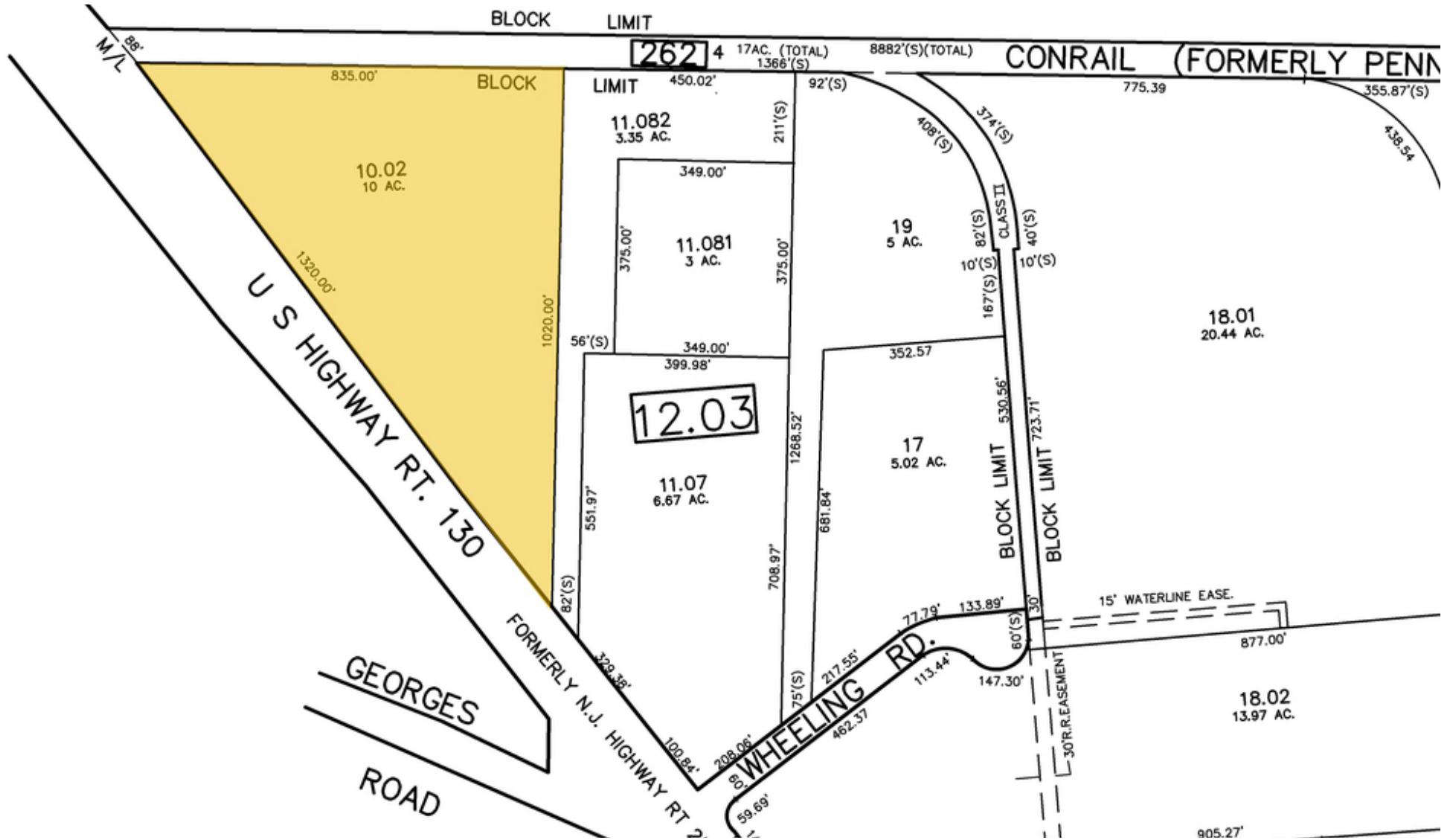
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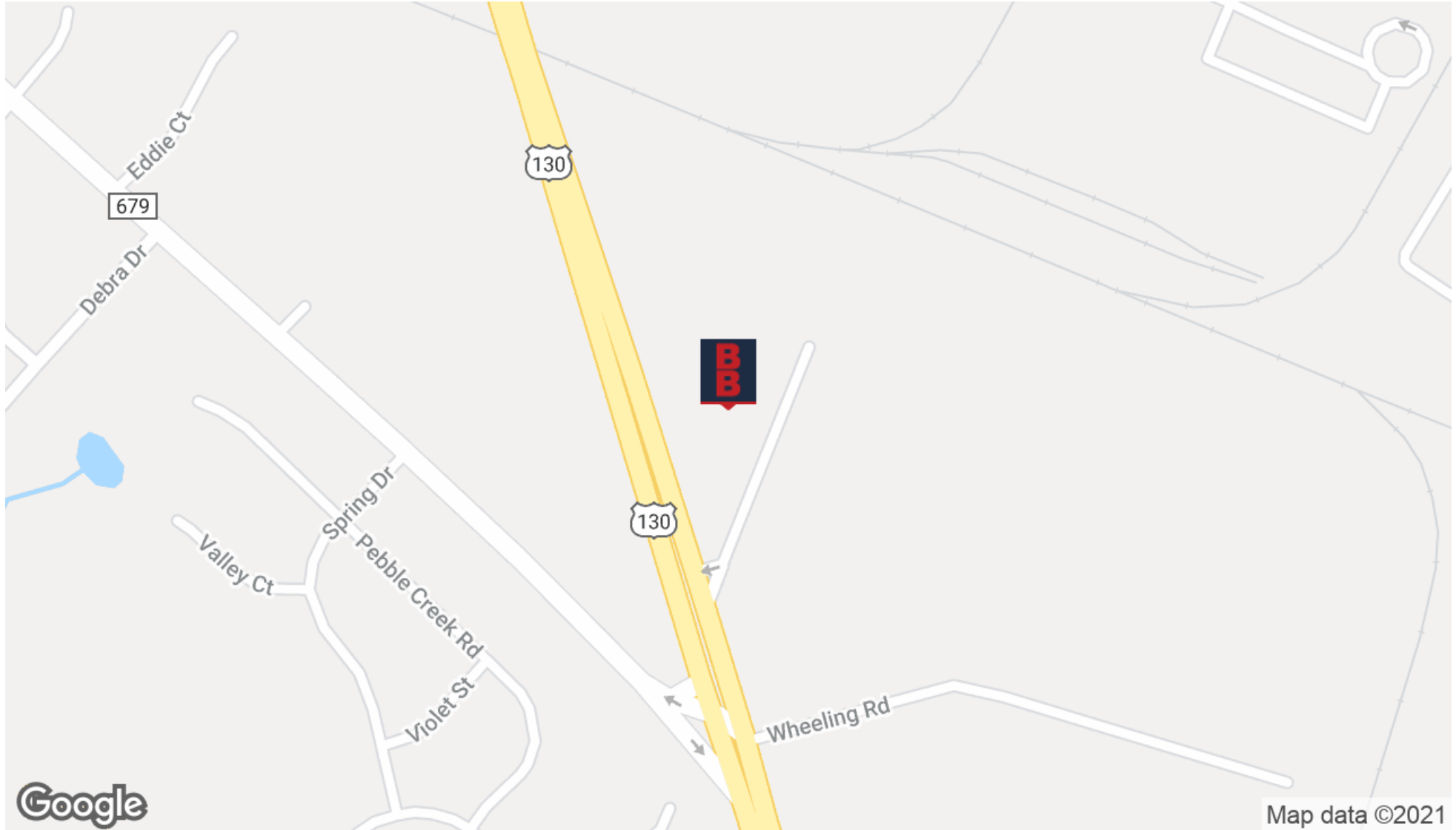
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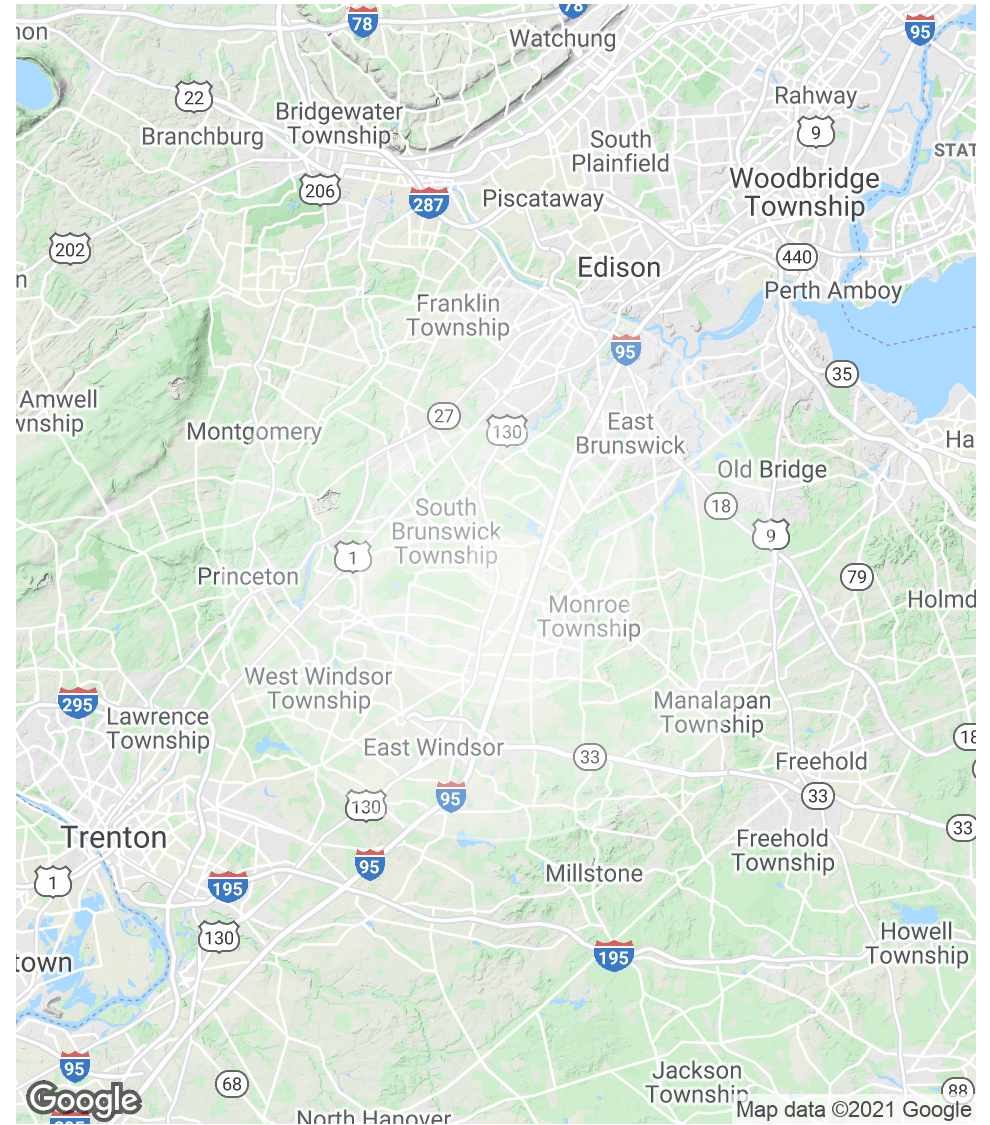
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,597	83,090	485,304
Average age	37.3	44.5	38.1
Average age (Male)	37.4	44.4	37.5
Average age (Female)	37.1	44.7	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	496	33,094	172,278
# of persons per HH	3.2	2.5	2.8
Average HH income	\$128,748	\$99,505	\$102,506
Average house value	\$396,077	\$357,805	\$403,636

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Mr. Kavanagh was initially a member of the Berg Enterprises Industrial Division prior to its acquisition by the American Can Company. During its transformation to a national financial services firm, Berg was merged with its sister company the Leslie Blau Company in 1974. He has more than 40 years experience in industrial and commercial real estate and had worked for period in the construction industry prior to starting his real estate career. At Blau & Berg, Mr. Kavanagh as represented many clients in site selection, acquisition, disposition and new construction projects, in and outside of New Jersey.

EDUCATION

A graduate of St Peter's College, he attended a joint JD/MBA program at Rutgers University and was admitted to the New Jersey Bar in 1974. In 1990 Mr. Kavanagh was one of a small group of brokers who acquired the assets of the Blau & Berg Company from Primerica/Margaretten (successor to American Can Co) and is currently a principal in the firm.

The principals of the Blau & Berg Company have been active in community service and Charles was a member of the Brielle Board of Education for ten years, eight years as President, and was Vice President of the Monmouth County School Boards Association. Additionally, he has for many years been active in fund raising for local Little League and Pop Warner organizations.

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