

BRAINERD PARK, CRANBURY

Located at the midpoint between Boston and Washington, D.C., this high potential site consists of 220 acres, on which 2.6 million SF can be developed.

Brainerd Park offers accessibility to the entire Mid-Atlantic Region and high visibility because of its direct frontage on the New Jersey Turnpike, only one mile from Exit 8A.

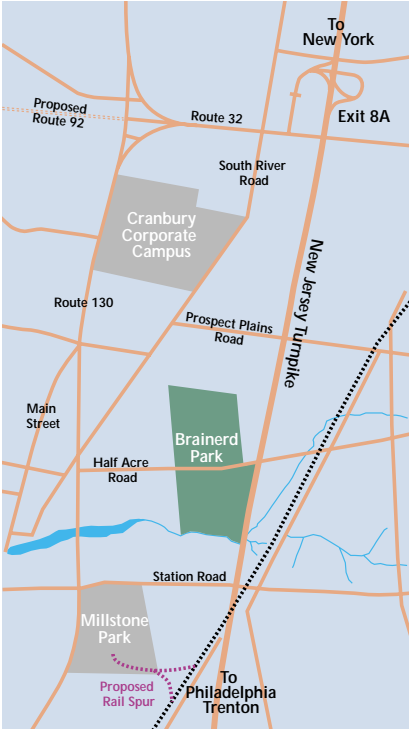
A conveniently located road bisects the site, giving easy access to Route 130.

Warehouse and distribution space is already planned for the site.

And Brainerd Park has many other excellent features.

See other side for details.

Brainerd Park is less than one mile from Exit 8A on the New Jersey Turnpike



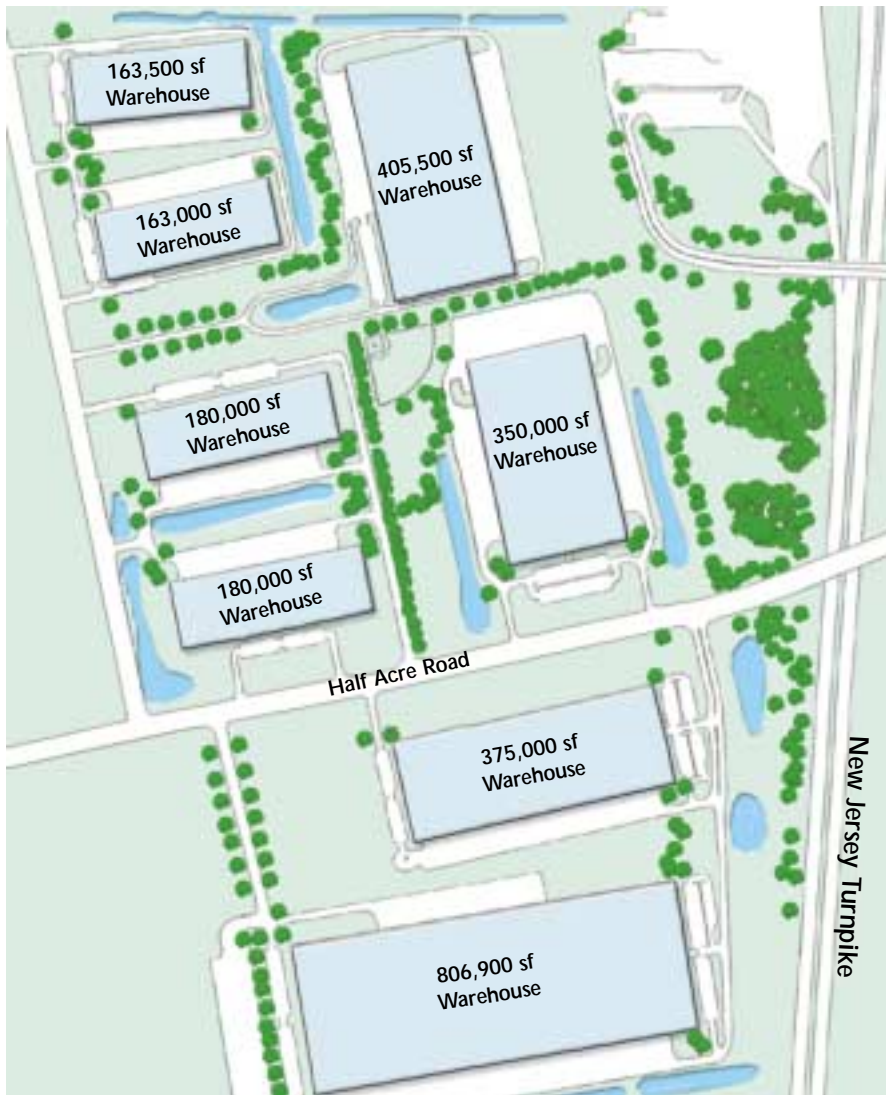
DIRECT FRONTAGE ON THE NEW JERSEY TURNPIKE



part from its prime visibility and outstanding access to the New Jersey Turnpike and Route 130, Brainerd Park is located in a rural setting. The site is located within a corporate community containing many Fortune 500 companies such as Volkswagen/Audi, Pearson Publishing, Heidelberg and Home Depot. Brainerd Park is ideal for build-to-suit warehouse and distribution facilities and is zoned "Industrial Light Impact." There is easy access to Newark International Airport and the ports at Newark and Elizabeth. New York City and Philadelphia are within a one-hour drive.

Direct frontage on the New Jersey Turnpike

Brainerd Park: Planned Development



Note: Site plan can be reconfigured for larger build-to-suit needs

BRAINERD PARK

DESCRIPTION

Strategically situated between Boston and Washington, D.C. Prime visibility site with direct frontage on the New Jersey Turnpike.

LOCATION

One mile south of Exit 8A. The park is bisected by Half Acre Road, which intersects US Route 130.

ACREAGE

220 acres incorporated within the 610 acre business community of Alfieri Corporate Center.

DEVELOPMENT SIZE

2.6 million SF

ZONING

"ILI" (Industrial Light Impact)

ALLOWED USES

Statement sites available for build-to-suit warehouse and distribution facilities

UTILITIES

Water, Sewer, Gas and Electric

CONTACT

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