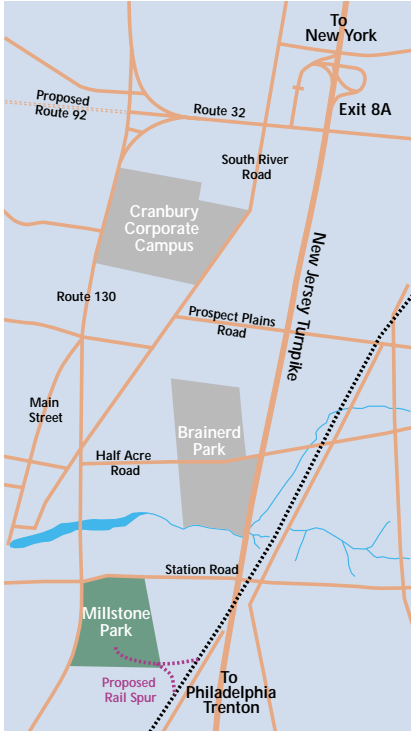


MILLSTONE PARK, CRANBURY

Strategically situated at the midpoint between Boston and Washington, D.C., Millstone Park offers 1.5 million SF on 120 acres and key accessibility to the Mid-Atlantic Region. It is located less than two miles west of the New Jersey Turnpike, Exit 8A, and at the intersection of US Route 130 and Station Road. Millstone Park is potentially accessible by railroad.



This park is conveniently located and master planned for warehouse and distribution.

And Millstone Park has many other excellent features.

See other side for details.

Millstone Park is less than two miles from Exit 8A on the New Jersey Turnpike

RIGHT OFF ROUTE 130 AND THE NJ TURNPIKE



Millstone Park offers 1.5 million SF of planned warehouse and distribution space situated on 120 acres incorporated within the 610 acre business community of Alfieri Corporate Center. The development can accommodate a variety of organizational and industrial tenants. It is zoned

1.5 million SF of warehouse space, served by road and rail

“Industrial Light Impact”, which allows

for warehouse, distribution and light industrial facilities. Subdivided lots are available for build-to-suit requirements. 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. Corporate neighbors include Tommy Hilfiger, Pearson Publishing, Heidelberg, Volkswagen/Audi, and Home Depot. Water, sewer, gas and electrical services are in place and ready for distribution.

DESCRIPTION

Strategically situated midway between Boston and Washington, D.C. with easy access to many major highways. Millstone Park is master planned for warehouse and distribution and is easily accessible to Newark International Airport and the Ports at Newark and Elizabeth. The site is potentially accessible by railroad. Subdivided lots available for built-to-suit needs.

LOCATION

Two miles from Exit 8A of the New Jersey Turnpike at the intersection of US Route 130 and Station Road. There is 2,200’ of frontage on US Route 130. The campus is one-half mile from the historic village of Cranbury, 15 minutes from Princeton.

Millstone Park: Planned Development



ACREAGE

120 acres incorporated within 610 acre business community of Alfieri Corporate Center

DEVELOPMENT SIZE

1.5 million SF

ZONING

“ILI” (Industrial Light Impact)

ALLOWED USES

Warehouse, Distribution and Light Industrial facilities

UTILITIES

Water, Sewer, Gas and Electric

CONTACT

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 399 Thornall Street
 Metropark (Edison), NJ 08837
 (732) 548-2200
www.malfieri.com

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