

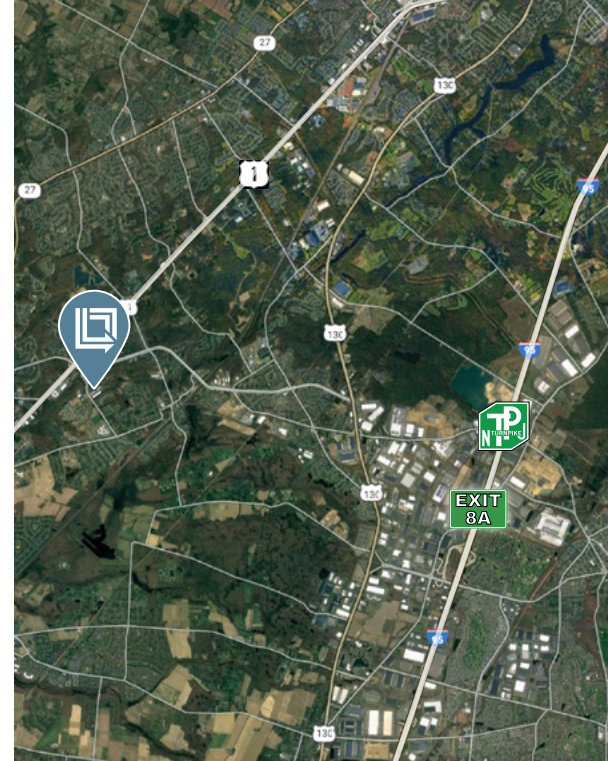
# STOUTS LANE BUSINESS PARK

45 STOUTS LANE, MONMOUTH JUNCTION, NJ 08852

NEW JERSEY TURNPIKE

# EXIT 8A

LESS THAN 8 MILES



## SPECIFICATIONS:

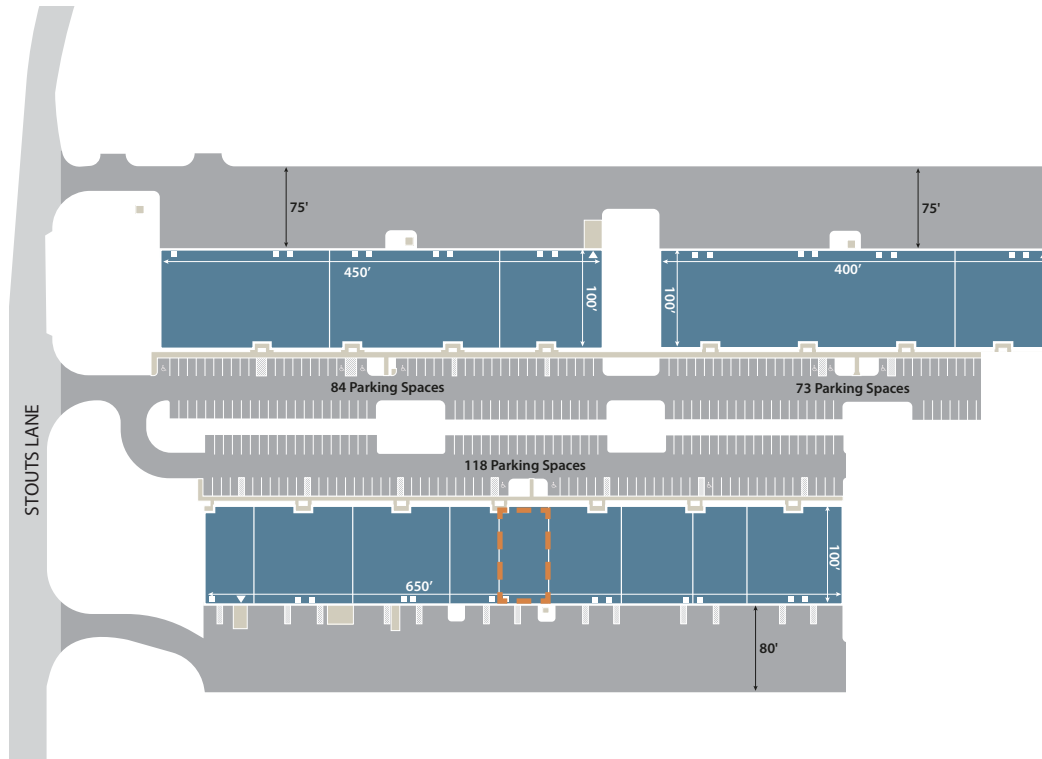
45 STOUTS LANE: SUITE 7	
RENTABLE BUILDING AREA	65,000 SF
YEAR BUILT	1987
AVAILABLE SPACE	5,000 SF
CLEAR HEIGHT	18'
COLUMN SPACING	25' X 25'
LOADING DOCK DOORS	1
FIRE PROTECTION	WET
TRUCK COURT DEPTH	80'

## LOCATION:

US ROUTE 1	1 Mile
PRINCETON	7 Miles
NJ TURNPIKE EXIT 8A	8 Miles
I-295 EXIT 67	10 Miles
NEWARK LIBERTY INTL AIRPORT	34 Miles
PORT OF NEWARK/ELIZABETH	38 Miles
NEW YORK CITY	46 Miles
PHILADELPHIA	49 Miles
PHILADELPHIA INTL AIRPORT	58 Miles



## SITE PLAN:



## FLOOR PLAN:



### MATT KEMERY

Matt.Kemery@jll.com  
p: +1 856.324.5313  
c: +1 856.340.6842

### NATE DEMETSKY

Nate.Demetsky@jll.com  
p: +1 732.590.4184  
c: +1 609.672.3163

### RYAN M. BUERKLE

Ryan.Buerkle@jll.com  
p: +1 732.590.4160  
c: +1 908.304.4348

LBA Logistics 



JLL | JONES LANG LASALLE

101 S Wood Ave  
Iselin, NJ 08830

p: +1 732 590 3300

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle. All rights reserved.



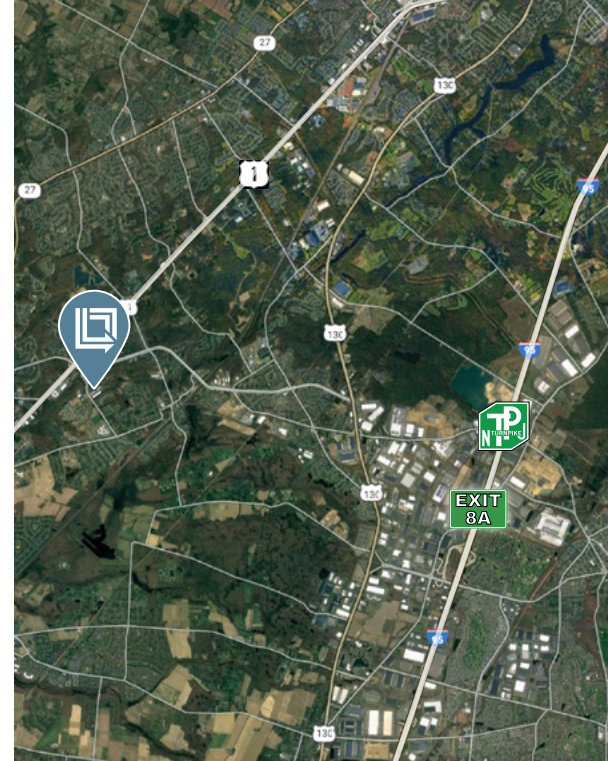
# STOUTS LANE BUSINESS PARK

45 STOUTS LANE, MONMOUTH JUNCTION, NJ 08852

NEW JERSEY TURNPIKE

# EXIT 8A

LESS THAN 8 MILES



## SPECIFICATIONS:

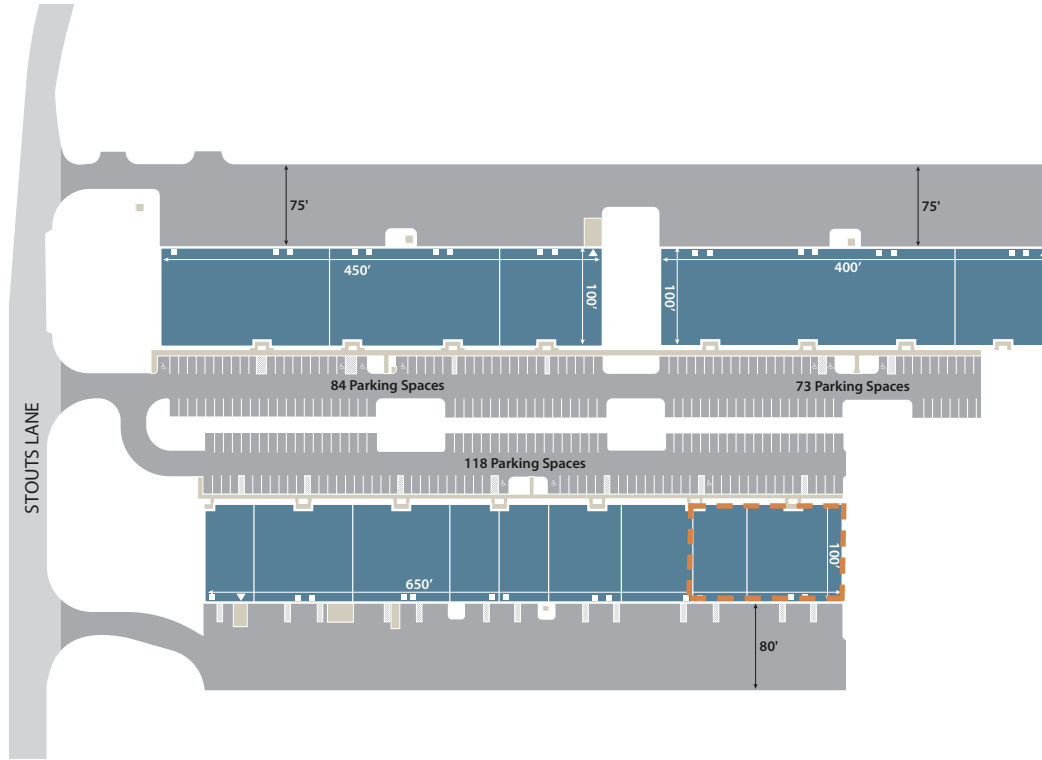
45 STOUTS LANE: SUITE 12	
RENTABLE BUILDING AREA	65,000 SF
YEAR BUILT	1987
AVAILABLE SPACE	10,000 SF
OFFICE SF	3,738 SF
WAREHOUSE SF	6,210 SF
CLEAR HEIGHT	18'
COLUMN SPACING	25' X 25'
LOADING DOCK DOORS	2
FIRE PROTECTION	WET
TRUCK COURT DEPTH	80'

## LOCATION:

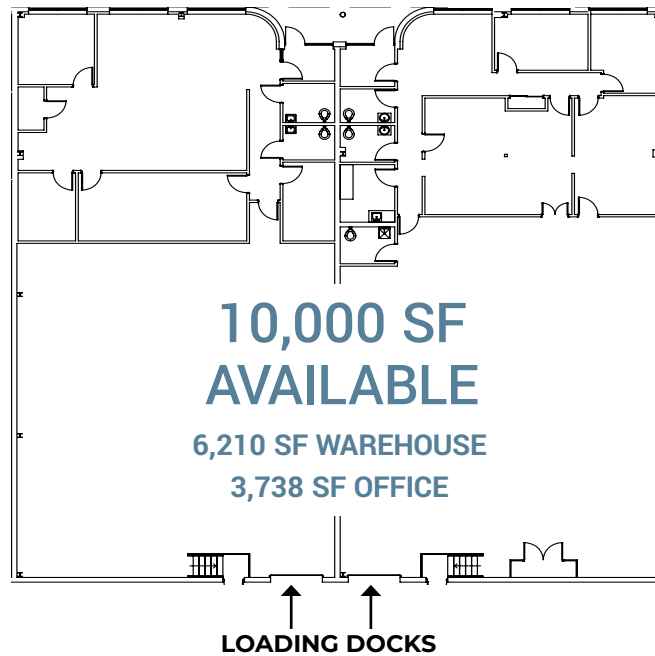
US ROUTE 1	1 Mile
PRINCETON	7 Miles
NJ TURNPIKE EXIT 8A	8 Miles
I-295 EXIT 67	10 Miles
NEWARK LIBERTY INTL AIRPORT	34 Miles
PORT OF NEWARK/ELIZABETH	38 Miles
NEW YORK CITY	46 Miles
PHILADELPHIA	49 Miles
PHILADELPHIA INTL AIRPORT	58 Miles



## SITE PLAN:



## FLOOR PLAN:



### MATT KEMERY

Matt.Kemery@jll.com  
 p: +1 856.324.5313  
 c: +1 856.340.6842

### NATE DEMETSKY

Nate.Demetsky@jll.com  
 p: +1 732.590.4184  
 c: +1 609.672.3163

### RYAN M. BUERKLE

Ryan.Buerkle@jll.com  
 p: +1 732.590.4160  
 c: +1 908.304.4348

**LBA**Logistics 



**JLL | JONES LANG LASALLE**

101 S Wood Ave  
 Iselin, NJ 08830

p: +1 732 590 3300

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle. All rights reserved.



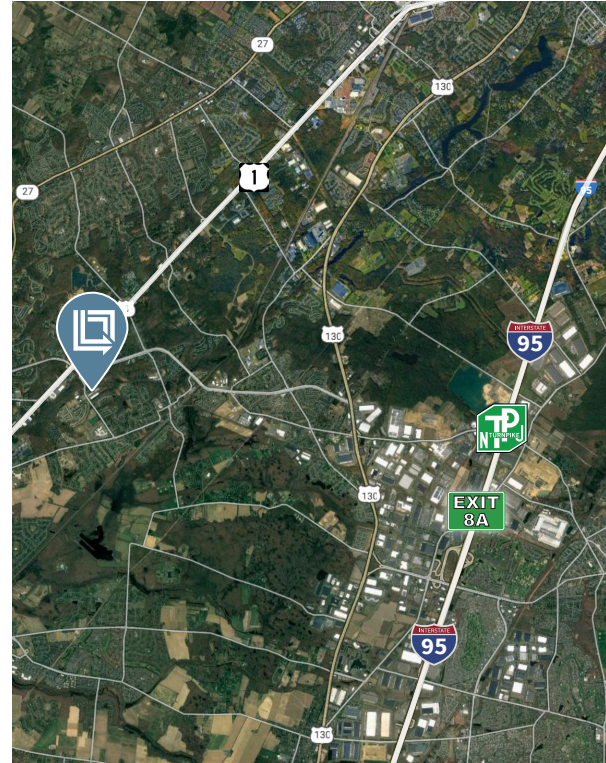
# STOUTS LANE BUSINESS PARK

49 STOUTS LANE, MONMOUTH JUNCTION, NJ 08852

NEW JERSEY TURNPIKE

# EXIT 8A

LESS THAN 8 MILES



## SPECIFICATIONS:

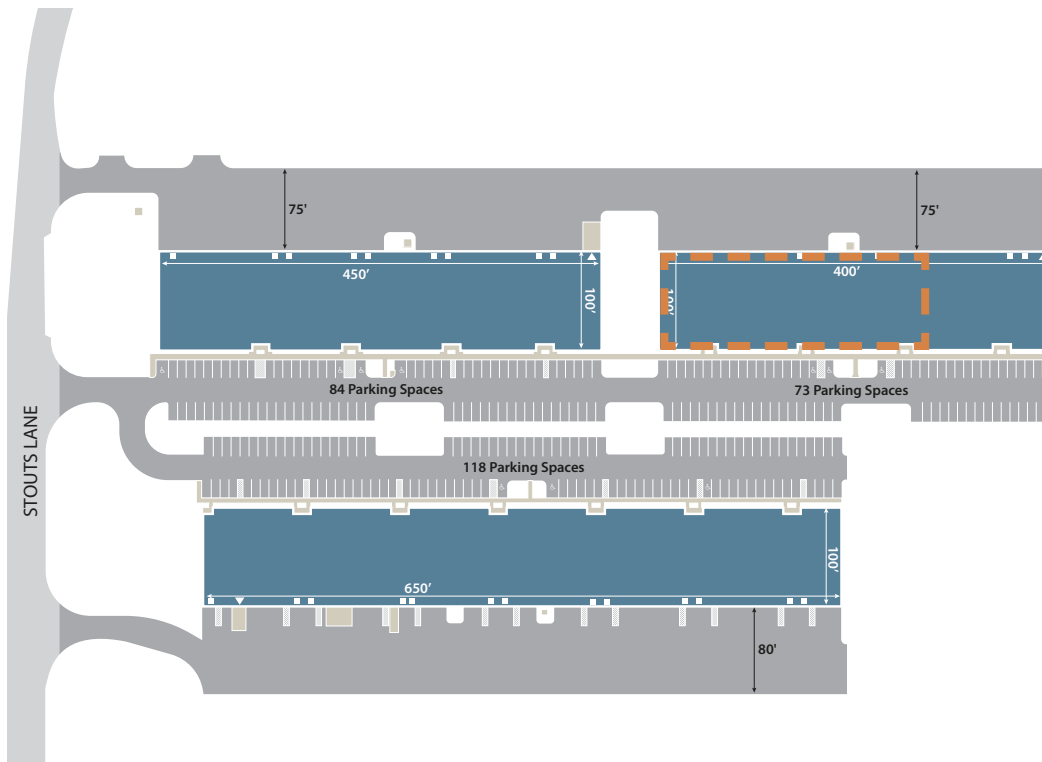
49 STOUTS LANE: UNITS 3 & 4	
RENTABLE BUILDING AREA	40,092 SF
YEAR BUILT	2008
AVAILABLE SPACE	30,000 SF
OFFICE SF	5,800 SF
WAREHOUSE SF	24,200 SF
CLEAR HEIGHT	18'
COLUMN SPACING	25' X 25'
LOADING DOCK DOORS	6
FIRE PROTECTION	WET
TRUCK COURT DEPTH	75'

## LOCATION:

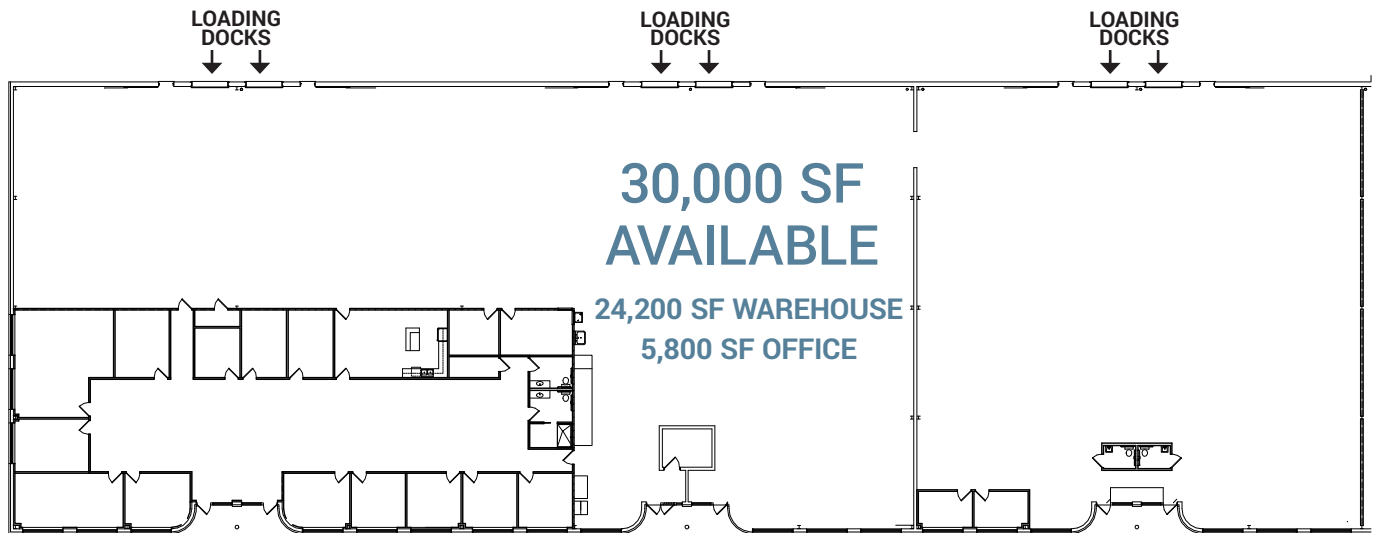
US ROUTE 1	1 Mile
PRINCETON	7 Miles
NJ TURNPIKE EXIT 8A	8 Miles
I-295 EXIT 67	10 Miles
NEWARK LIBERTY INTL AIRPORT	34 Miles
PORT OF NEWARK/ELIZABETH	38 Miles
NEW YORK CITY	46 Miles
PHILADELPHIA	49 Miles
PHILADELPHIA INTL AIRPORT	58 Miles



## SITE PLAN:



## FLOOR PLAN:



### MATT KEMERY

Matt.Kemery@jll.com  
 p: +1 856.324.5313  
 c: +1 856.340.6842

### NATE DEMETSKY

Nate.Demetsky@jll.com  
 p: +1 732.590.4184  
 c: +1 609.672.3163

### RYAN M. BUERKLE

Ryan.Buerkle@jll.com  
 p: +1 732.590.4160  
 c: +1 908.304.4348

**LBA**Logistics



**JLL | JONES LANG LASALLE**

101 S Wood Ave  
 Iselin, NJ 08830  
 p: +1 732 590 3300

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle. All rights reserved.