

CRP

COMMERCIAL REALTY PARTNERS LLC

55 Carter Dr, Suite 200 • Edison, NJ 08817

A veteran-owned business.

INDUSTRIAL • FLEX • SHOWROOM
WESTERN ROUTE 287 SUBMARKET

FOR SALE

180 CENTENNIAL AVENUE

Piscataway, New Jersey 08854

105,000 SF

BUILDING AREA

7.25 AC

SITE • 315,810 SF

22'

CLEAR HEIGHT

+35,000 SF

EXPANSION POTENTIAL

CONTACT:

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Director of Real Estate

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HEAVY-DUTY BONES, CURRENT SYSTEMS.

BUILDING	105,000 SF	SITE	7.25 AC · 315,810 SF
YEAR BUILT	1969 · renovated 2017	FRONTAGE	597' on Centennial Ave
CLEAR HEIGHT	22'	ZONING	LI-5 Light Industrial
LOADING	6 exterior docks · levelers	BUILDING FAR	0.33
DRIVE-INS	2 · 14'x20' & 24'x20'	PARKING	100+ car spaces
SPRINKLERS	ESFR · 2017	TRAILER / YARD	1+ AC trailer parking · outside storage
POWER	2,400A · 277/480V · 3Ø	TAXES	\$2.64 / SF · 2025
HVAC	New VRF · office, showroom, counter	TENANCY	Single tenant

1969

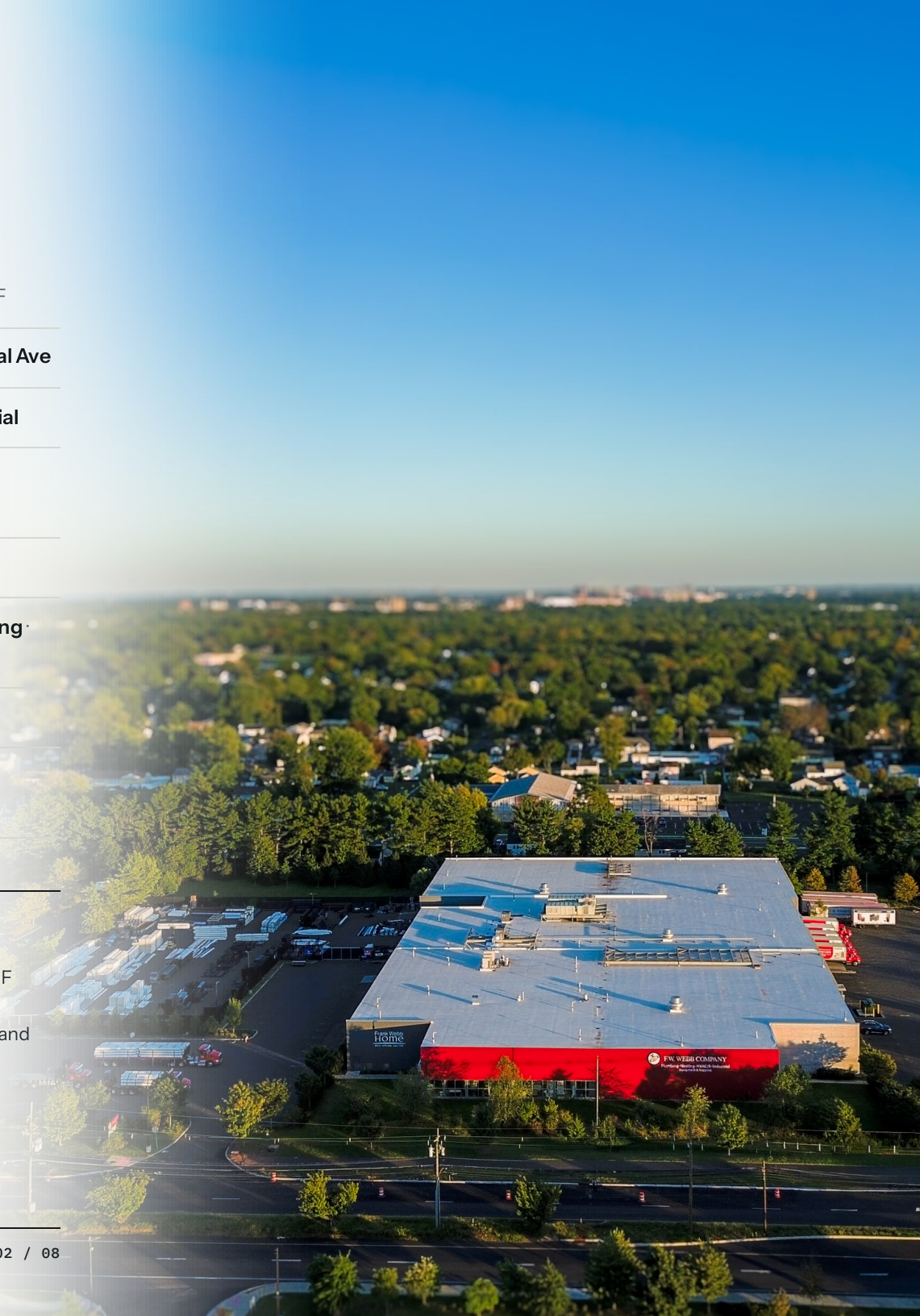
Constructed. A single-story industrial building on a 7.25-acre Centennial Avenue parcel.

2017

Full renovation: new roof, new ESFR sprinkler system, and a complete showroom and office build-out.

2026

New high-efficiency VRF systems serving the showroom, office suite and self-serve areas.



GROWTH POTENTIAL

ROOM FOR ANOTHER 35,000 SQUARE FEET.

The site can support a conceptual warehouse addition of $\pm 35,000$ SF with 40' clear height.

PROPOSED ADDITION • $\pm 35,000$ SF • 40' CLEAR

EXISTING • 105,000 SF • 22' CLEAR

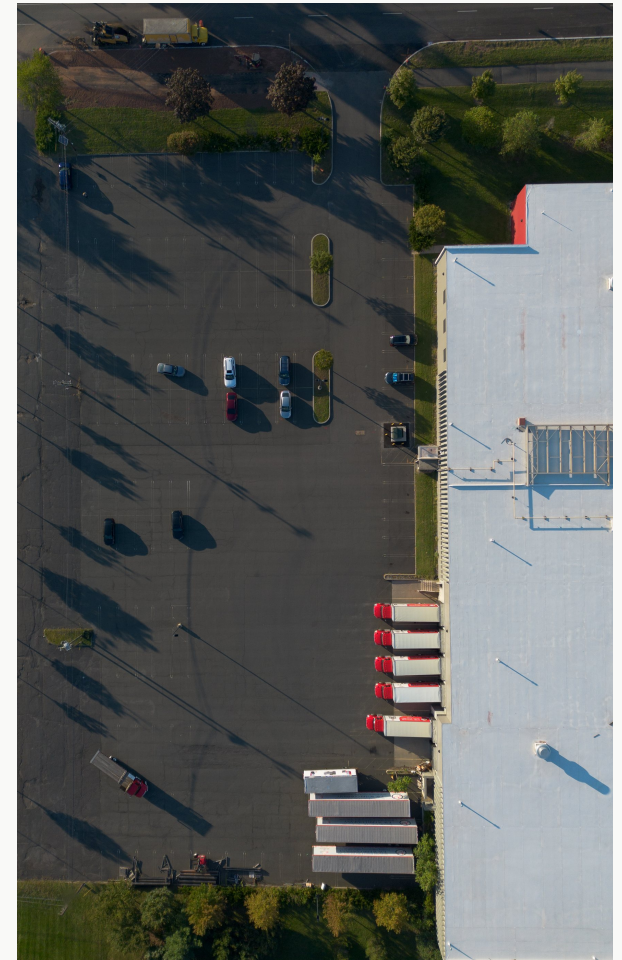


Conceptual rendering for illustrative purposes only. Building size, configuration, parking and site improvements are subject to final survey, engineering, governmental approvals and confirmation of applicable zoning requirements.



THE SITE

7.25 ACRES THAT WORK AS HARD AS THE BUILDING.



TRUCK COURT • 6 DOCK POSITIONS WITH LEVELERS

597'

of frontage on Centennial
Avenue

1+ AC

trailer parking and
staging

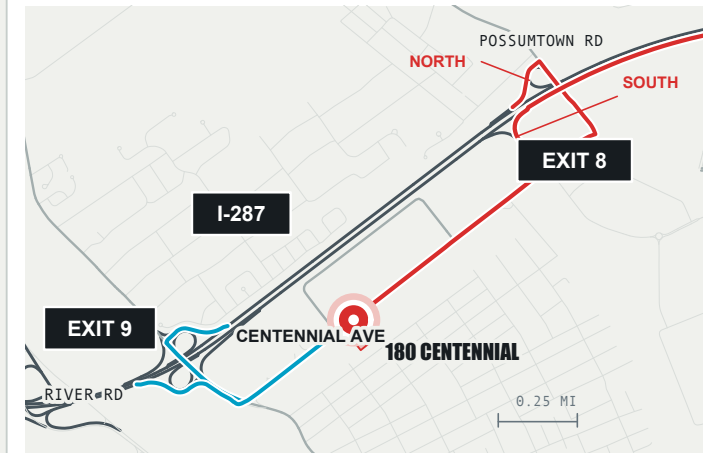
100+

employee and customer
spaces

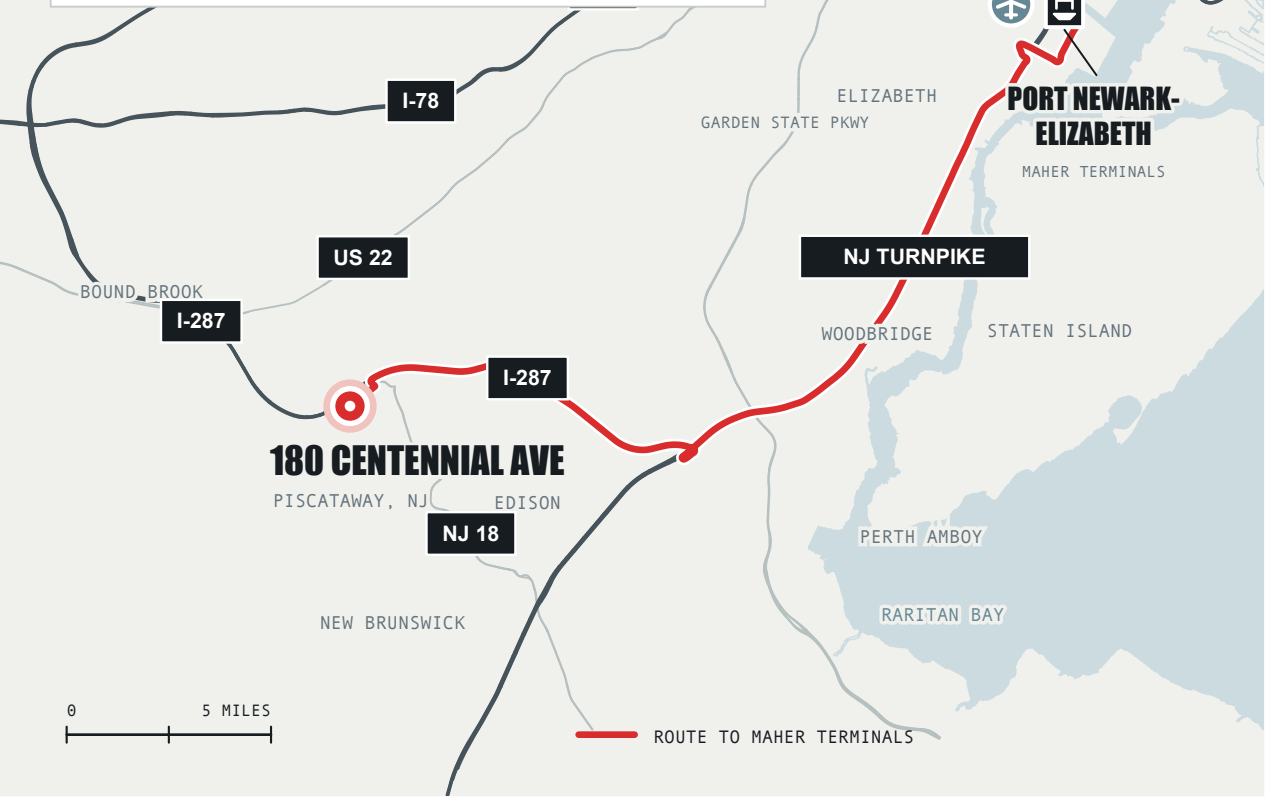
LI-5

Light Industrial,
Piscataway Twp.

LOCAL ACCESS / I-287



RED: DEPART VIA 8 BLUE: ARRIVE VIA 9



LOCATION

REGIONAL ACCESS. LOCAL CONNECTIVITY.

I-287 access with regional port and airport connections.

LOCAL AERIAL / EXITS 8 AND 9

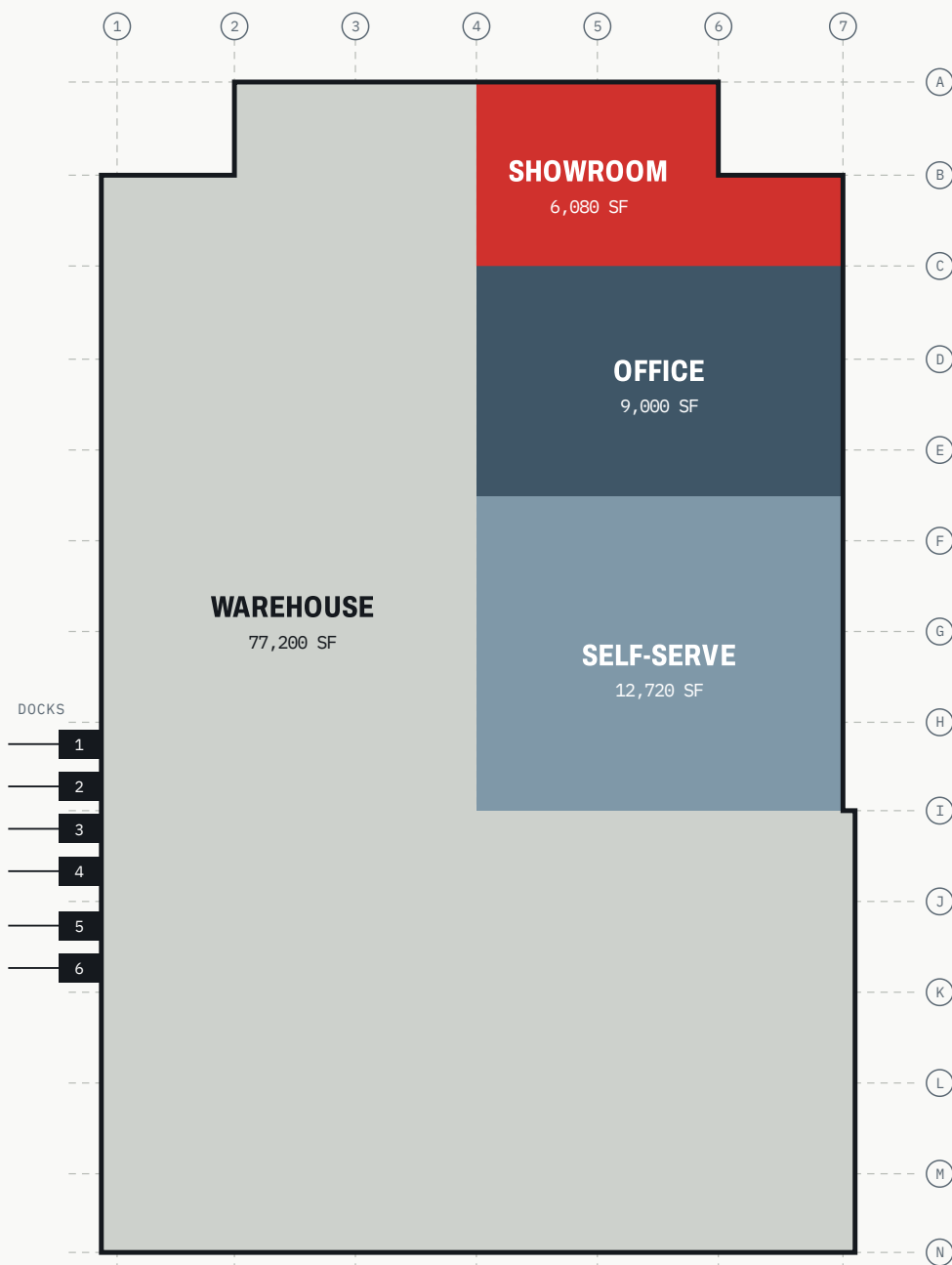


RED: DEPARTURES VIA 8 BLUE: ARRIVALS VIA 9

APPROXIMATE ROAD DISTANCES

I-287 / Exits 8 & 9	0.8-1.4 mi
Varies by approach / see local routes	
NJ Turnpike	10.3 mi
Interchange 10 / northbound merge	
Port Newark-Elizabeth	27 mi
Maher Terminals / 1210 Corbin Street	
Newark Liberty / EWR	26 mi
Terminal A access	

Road geometry and route distances checked September 22, 2026.
Approx. distances between frontage and stated endpoints. General driving routes; truck clearances not assessed. Port endpoint: Maher Terminals.



FLOOR PLAN

Showroom, office and trade counter sit together at the front of the building. Behind them, the warehouse wraps around to the six-position truck court.



	Warehouse 22' clear, ESFR, bulk and rack storage	77,200	73.5%
	Self-serve / pick-up Contractor counter and will-call	12,720	12.1%
	Office Private offices, open plan, training, conference, kitchen	9,000	8.6%
	Showroom Storefront glazing, customer entry	6,080	5.8%
Total		105,000	SF

FOUR OPERATIONS. ONE ROOF.

180 Centennial Avenue is a 105,000 SF single-tenant industrial facility on 7.25 acres in Piscataway's Western Route 287 submarket, with 597 feet of frontage on Centennial Avenue.

Recent capital work includes a roof replacement and ESFR sprinkler system in 2017 and new VRF climate systems in 2026. The site adds outside storage, an acre-plus of trailer parking, heavy 2,400A power, LI-5 zoning, and the potential to add roughly 35,000 SF.

BUILT FOR

Distribution	6 docks with levelers, 2 drive-ins and 1+ acre of trailer staging, minutes from I-287.
Trade supply	Counter, showroom, inventory and regional office in one visible location.
Manufacturing	2,400A 277/480V 3-phase power, LI-5 zoning and room to expand.
Owner-users	A rare chance to own a complete operating facility in Central Jersey.



FOR SALE • PRICING ON REQUEST

ARRANGE A TOUR

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The information in this brochure comes from sources believed to be reliable, but it is not guaranteed and is subject to errors, omissions, changes, prior sale or withdrawal without notice. Square footages, dimensions, taxes and specifications are approximate, and prospective purchasers should verify them independently. Expansion concepts are illustrative only and subject to survey, engineering and governmental approvals.