



Vanick Properties Incorporated
Real Estate Management and Development

220 LINCOLN BOULEVARD OFFICES



For Lease:

220 Lincoln Boulevard
 Middlesex, NJ 08846

Available Space:

- Total of 11,500 SF Available:
- ✓ 1,500 SF for Office on 3rd Floor
 - ✓ 5,000 SF for Office on 2nd Floor
 - ✓ 5,000 SF for Office or Warehouse on first floor with drive in door and loading dock

Possession: Immediate
 Rent: Negotiable
 CAM: NNN

Property Details:

- The building is fully sprinklered and monitored.
- Has a large fenced in yard to accommodate parking
- Located near Pathmark Supercenter on Lincoln Boulevard
- The property is part of the Westmarket Development Zone

	3 Mile	5 Mile
Total Population:	67,877	186,617
Total Households:	24,601	62,689
AHI:	\$89,409	\$91,833
Daily Traffic Count:	21,224	



Contact Information:

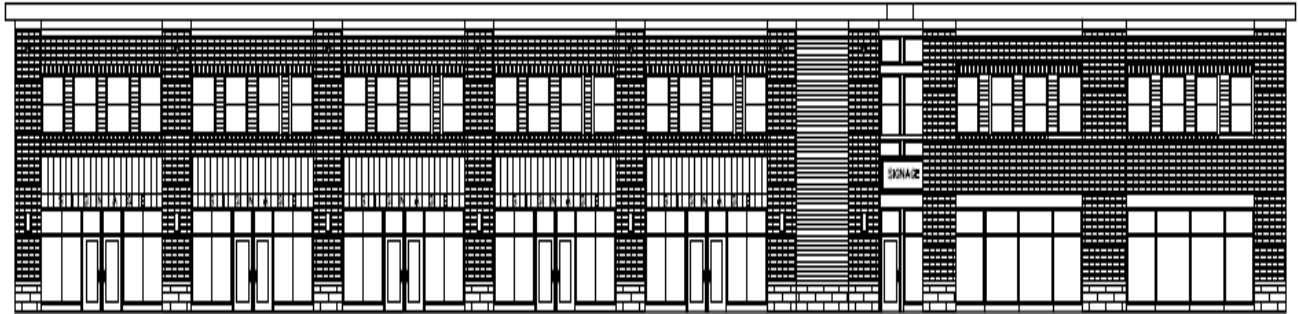
VANICK PROPERTIES INC
 381 Broadway, 2nd Floor
 Westwood, NJ 07675
 T: (201) 666-7710
 F: (201) 666-7714

Contact: Nicholas J. Aynilian
nick@vanickproperties.com





WEST MARKET VILLAGE



NEW CONSTRUCTION – 15,000 SF AVAILABLE

For Lease:

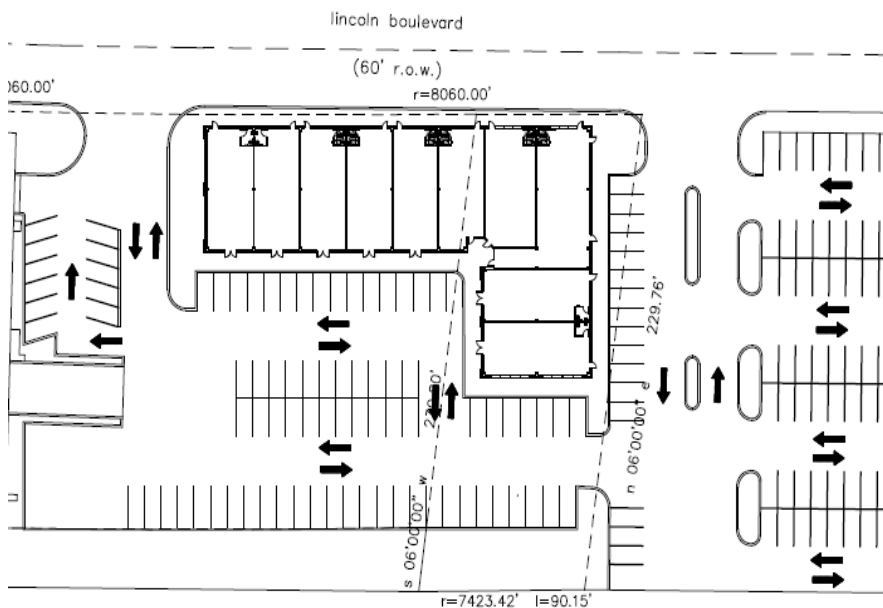
232 Lincoln Boulevard
Middlesex, NJ 08846

Available Space:

New Build for Lease

- 11,350 SF Available (Divisible to 1,200 SF or more)
- 3,650 SF Pre-Leased

Rent: Negotiable
CAM: NNN



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Property Details:

- Neighborhood Shopping Center next to Pathmark Supercenter
- Great visibility, prime retail development
- Surrounded by new residential development

**In Westmarket
Development Zone**

	3 Mile	5 Mile
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Total Households:	24,601	62,689
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