

For Immediate Release

Lee & Associates Closes Off-Market Sale of Industrial Buildings in Piscataway, N.J.

Longpoint Acquires 121 & 131 Ethel Road West

PISCATAWAY, N.J. (Sept. 11, 2025) – [Lee & Associates – WBE](#) New Jersey office arranged the \$19.4 million, off-market sale of two industrial buildings at 121 & 131 Ethel Road West in Piscataway. [Longpoint](#) acquired the assets, totaling 101,454 square feet, from a private investor that owned the property for 25 years.

Lee & Associates' Drew Maffey and Joseph Komitor represented Longpoint during the purchase. The two small-bay industrial buildings at 121 & 131 Ethel Road West are 100% leased to a diverse tenant mix, from distribution and warehousing to food production and R&D.

"Small-bay product is seeing high demand in New Jersey from investors and tenants alike – it's the industry's 'sweet spot' in today's climate," Maffey noted. "This combination of asset size and location was particularly desirable, and we were pleased to identify and execute this off-market opportunity for a long-time client."

"Longpoint continues to expand its presence in Northern New Jersey," said Rob Delaney, Longpoint's head of acquisitions for the region. "This difficult-to-replicate asset and its location, with proximity to I-287 and the New Jersey Turnpike, were particularly attractive."

Lee & Associates – WBE has locations throughout New Jersey. The company is the regional operation of Lee & Associates, one of the leading privately owned commercial real estate services firms in the United States. Its New Jersey team combines a commitment to excellence with the strength of the Lee & Associates platform, ensuring clients receive innovative solutions and unparalleled expertise.

Established in 1979, Lee & Associates maintains 80+ offices across North America and has facilitated more than \$120 billion in transaction volume with over 2 billion square feet in sales and leasing activity over the past five years. Lee & Associates professionals leverage the latest technology, resources and market intelligence to deliver superior service and optimize results for clients.

Headquartered in Boston, Mass., Longpoint is a vertically integrated private equity real estate firm with deep domain experience in acquiring and operating infill logistics real estate and grocery anchored centers in major U.S. markets. Longpoint chooses its investments and value creation strategy based on an analytical process that incorporates key drivers impacting the global supply chain, demographic shifts and

consumer shopping patterns. Longpoint is minority-owned and registered as an investment adviser with the SEC. Founded in 2015, Longpoint has offices in Atlanta, Boston, Dallas, Los Angeles, Miami, New Jersey, Phoenix, Salt Lake City, and Washington, D.C.

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[About Lee & Associates – WBE](#)

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