

60 E. 4th St. Somerville NJ 08876
Somerset County

EXCLUSIVE FOR LEASE

16,842 SF Industrial Building



PROPERTY DESCRIPTION:

16,842 SF Industrial Building Located in the I-2 Zone in Somerville.
16' ceiling clearance.
3,000-3,500 SF of finished office space.
2 drive-in and 1 tailgate loading.

OFFERING SUMMARY

Building Size:	16,824 SF
Ceiling Clear:	16'
Lot size:	.80 Acres
Block, Lot:	Blk: 52 Lot: 9
Parking:	Blacktop, Exclusive
Zoning:	I-2
Price for Lease:	\$11.50/SF +NNN \$3.

PROPERTY HIGHLIGHTS

- **I-2 Industrial Zone**
- **Minutes to Routes 22, 202/206, 287 & I-78**
- **Easy Access to NJ Transit Somerville Station**
- **Central Somerset County Location with Excellent Regional Connectivity.**

PERMITTED USES in the I-2 INDUSTRIAL ZONE INCLUDE

Light Manufacturing, Warehousing, Trade Contractors, Craft Distilleries, Landscaping Services, Veterinary Services, Childcare
Health Services: Medical, Dental, Labs, Clinics

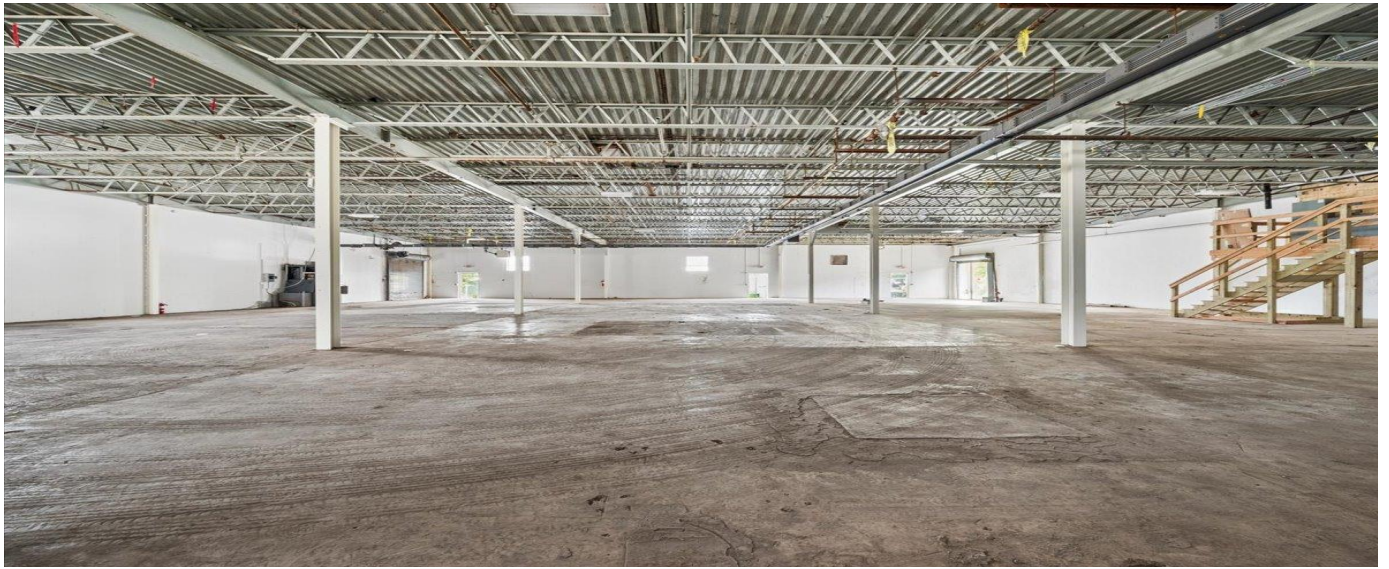
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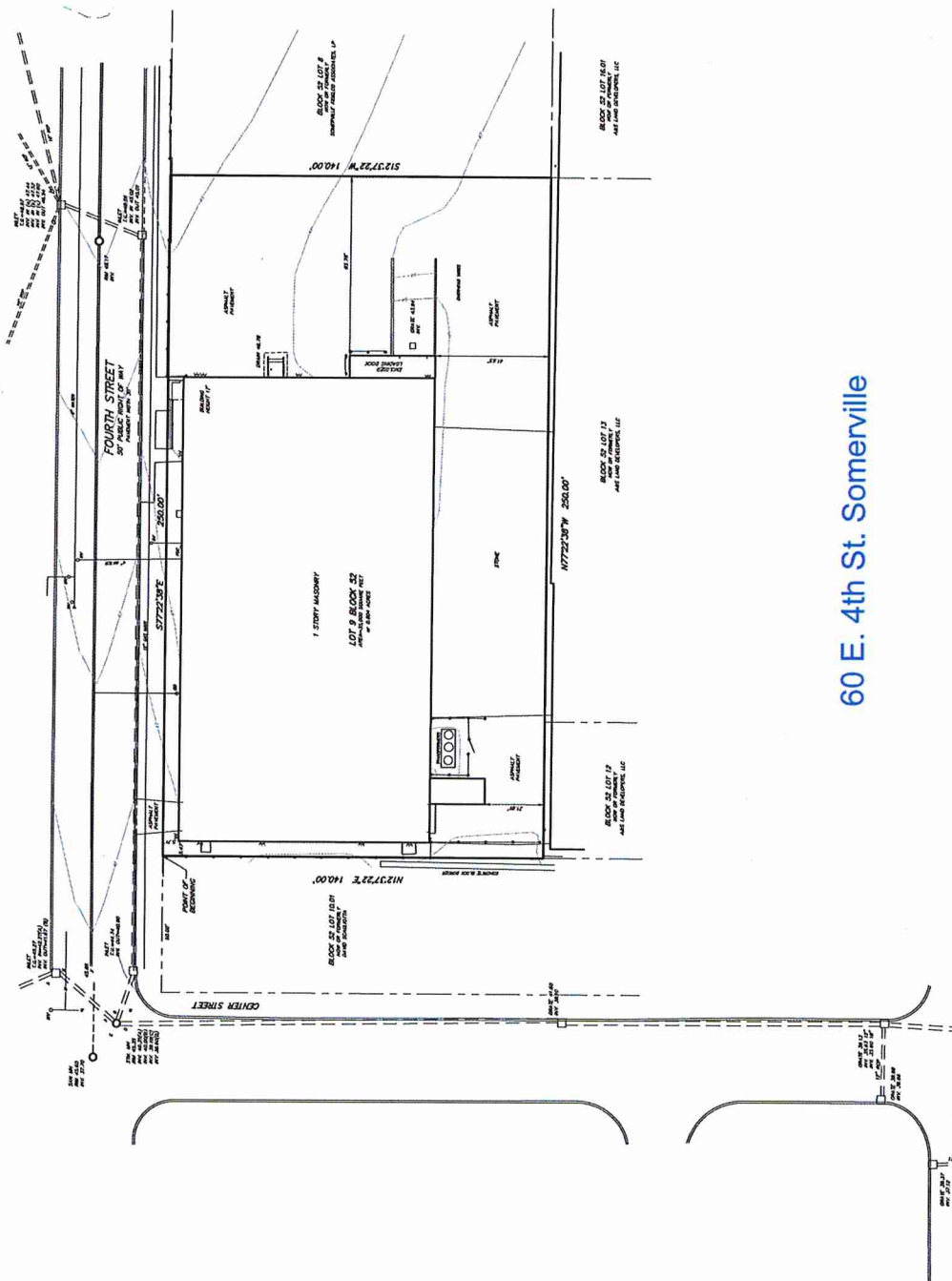
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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

60 E. 4th St. Somerville

[illegible]

NOTE: GRAPHIC PLACING ONLY THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE. THE SPECIAL FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340444, SHEET NO. 34033001618 WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

TOPOGRAPHIC SURVEY

**60 FOURTH STREET
LOT 9 BLOCK 52
SOMERSET COUNTY**

STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS

RICHARD C. MATHEWS PROFESSIONAL LAND SURVEYOR P.L.L. LICENSE No. 29353		DRAWN BY: <u>MM</u> CHECKED BY: <u>CRS</u> DATE: <u>01/20/25</u>
<i>Richard C. Mathews</i>		SCALE: 1" = 20' PROJECT No. 294008