

1 WILEY DRIVE

Somerset, NJ

FOR LEASE

±355,790 SF

AVAILABLE IMMEDIATELY



CLASS A DEVELOPMENT
Less than 2 miles to I-287
(Exit 10)

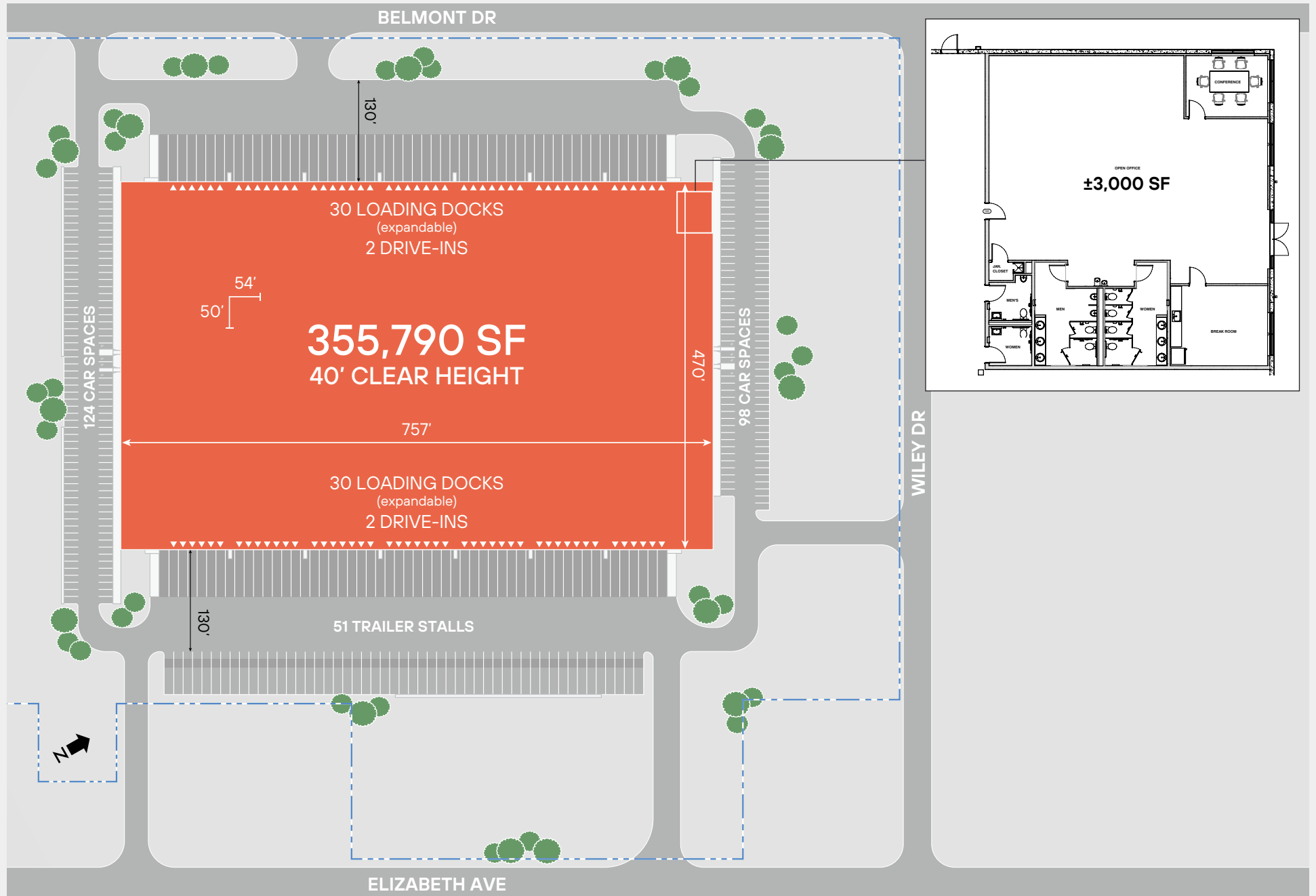
Leasing by:



SITE PLAN

±355,790 SF

1 Wiley Drive, Somerset, NJ



SPECIFICATIONS

±355,790 SF

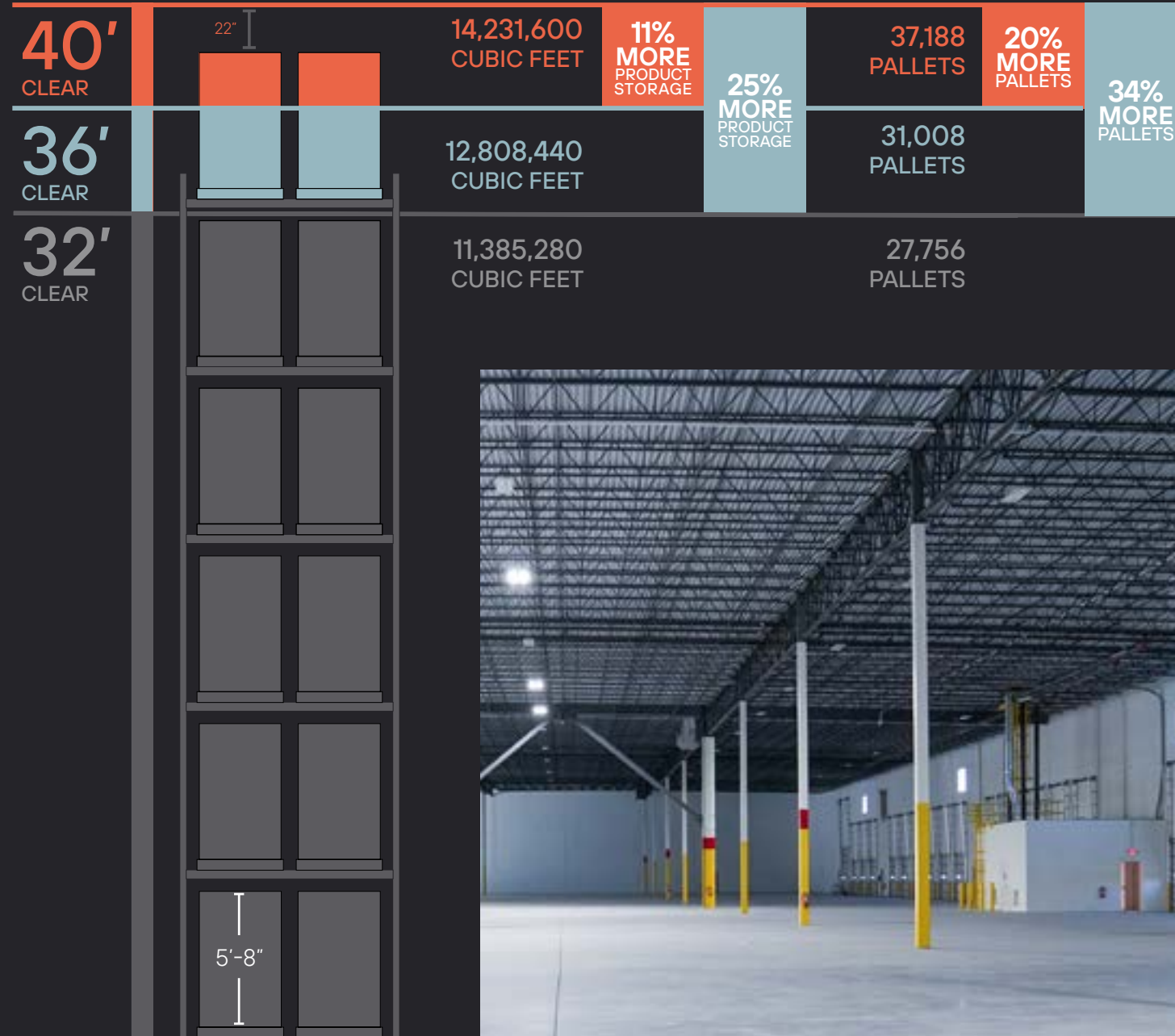
1 Wiley Drive, Somerset, NJ

AVAILABLE SF:	±355,790 SF
BUILDING DIMENSIONS:	470' X 757'
OFFICE:	±3,000 SF
CLEAR HEIGHT:	40'
COLUMN SPACING:	54' x 50'
SPEED BAY	60'
LOADING FORMAT:	Cross dock
LOADING DOCKS:	60 dock doors (20 additional knockouts)
DRIVE-IN DOORS:	4 drive-ins
TRUCK COURT DEPTH:	130'
TRAILER STALLS:	±51
CAR SPACES:	±224
SPRINKLER SYSTEM:	ESFR with K-22 heads
FLOOR:	7" reinforced slab
WALLS:	Load bearing concrete tilt wall with rigid board insulation
ROOFING SYSTEM:	Single ply 60-mil fully adhered TPO roofing system, 100 mph criteria, 20-yr NDL manufacturer warranty

HEATING SYSTEM:	Positive-pressure 80/20 units and (6) 24' dia. HVLS fans
ELECTRICAL:	3,000 amp building service, 300-amp fire pump service Warehouse LED lighting – 25 fc average @ 60" AFF – (Speed Bays Only) Ext. LED building and pole mounted lighting – as per civil site plan
PLUMBING:	Waste and domestic water piping as set forth within this Scope
EV CHARGING:	2 EV charging stations



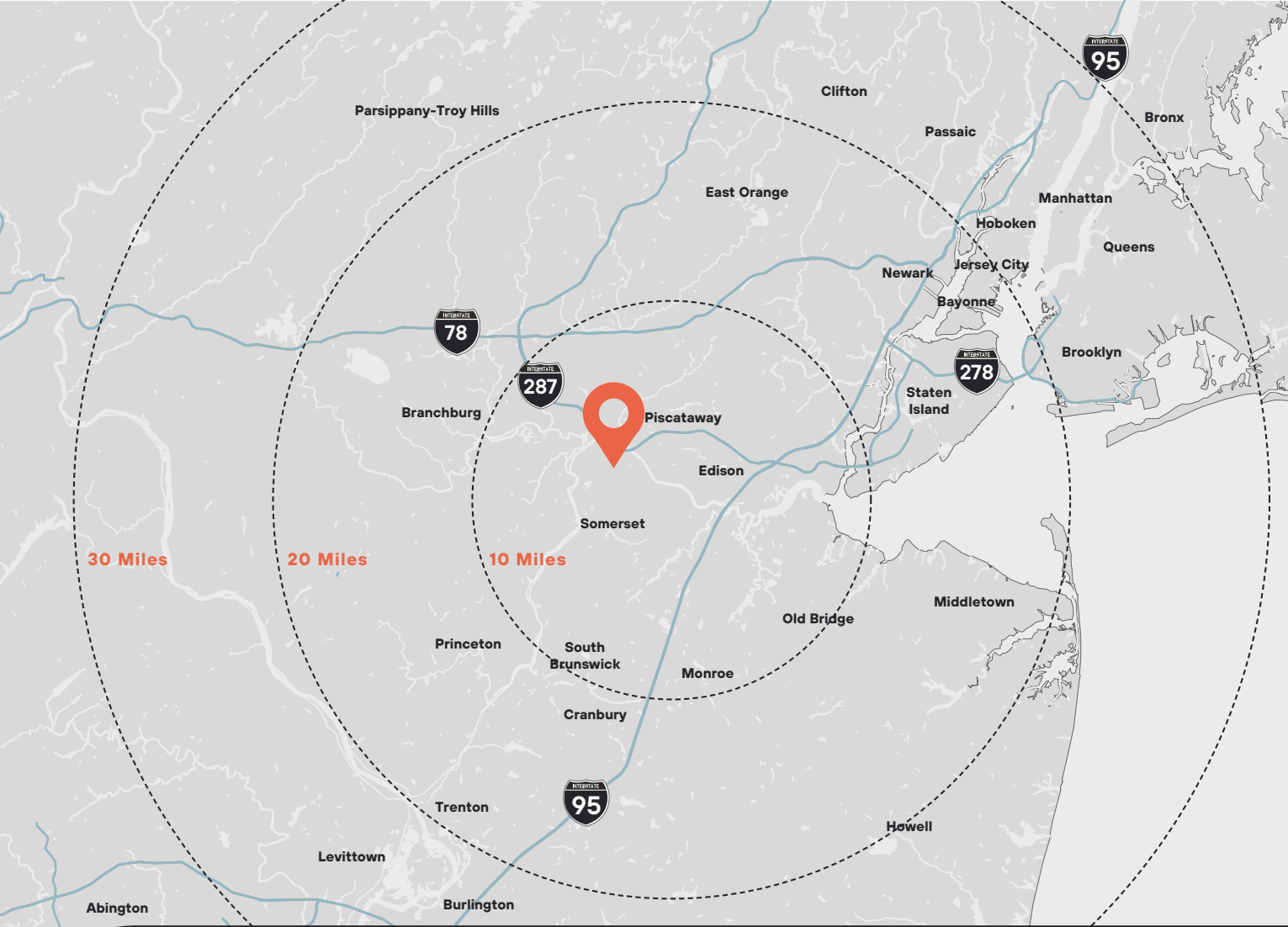
STORAGE CAPACITY



LOCAL ACCESS

1.2 Mi
to I-287





KEY DISTANCES

1.2 Mi
to I-287

12.4 Mi
to I-95/NJ Turnpike

28.6 Mi
to Newark Airport

30.7 Mi
to Port Newark/Elizabeth

40.8 Mi
to New York City

62.7 Mi
to Philadelphia

LABOR & POPULATION

Within 30-Mile Radius

TOTAL LABOR
FORCE:

3.1M

62% of states total labor force

TRANSP./WAREHOUSE
EMPLOYEES:

199K

68% of the state's transportation/
warehouse workforce

TOTAL
POPULATION:

6.0M

63% of the state's population

MEDIAN HOURLY
WAREHOUSE RELATED WAGE:

\$18.73

includes benefits
compared to \$13.41 (NJ) and
\$14.05 (US Average)

MEDIAN
HOUSEHOLD INCOME:

\$95K/yr

compared to \$93,214 NJ as a state





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