

2501 Cottontail Lane

Somerset, New Jersey 08873

\$9,500,000

ASKING PRICE

46,068 SF ±

BUILDING SIZE

5 Acres

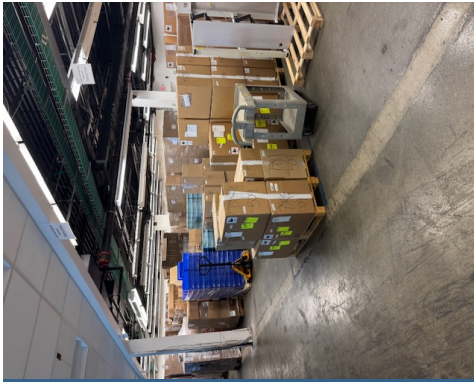
LAND AREA

B-I (Industrial)

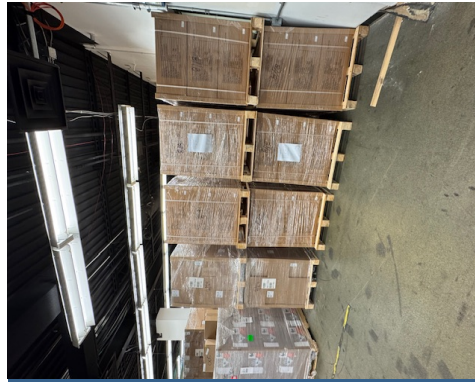
ZONING

PROPERTY HIGHLIGHTS

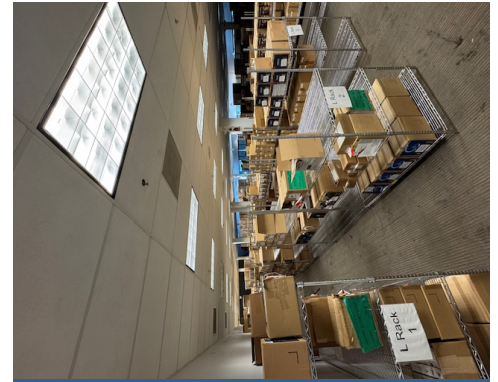
- Free-standing commercial building — ideal for office, R&D, or flex/warehouse use
- Approx. 46,068 SF ± of total space on 5 acres of land
- Multiple interior zones with large open warehouse/distribution areas
- Interior loading dock with roll-up overhead door
- Dedicated office and corridor areas with drop ceilings
- Ample on-site parking with handicap-accessible spaces
- Convenient access to major NJ roadways (Routes 27, 206 & I-287)
- Somerset County — premier central NJ commercial corridor



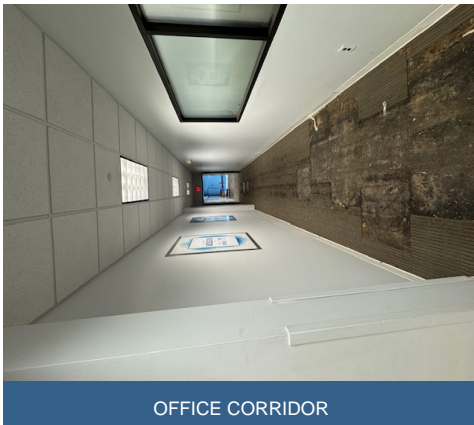
WAREHOUSE / DISTRIBUTION FLOOR



PALLETIZED STORAGE AREA



SHELVING & FULFILLMENT ZONE



OFFICE CORRIDOR



INTERIOR LOADING DOCK



BUILDING FLOOR PLAN

PROPERTY DETAILS

Address: 2501 Cottontail Lane, Somerset, NJ 08873
Municipality: Franklin Township, Somerset County
Block / Lot: Block 517.04 / Lot 21.01
Building Size: 46,068 SF ± (Free-Standing)
Land Area: 5.0 Acres ±

Zoning: B-1 (Industrial)
Loading: Interior Roll-Up Overhead Door
Parking: Ample surface parking on site
Ceiling Heights: Varies — drop ceiling & open warehouse
Utilities: All public utilities available



FOR MORE INFORMATION, CONTACT:

AmeriSource LLC Realty Network
www.amerisourcerealty.com