



LEE & ASSOCIATES

MOVE-IN READY INDUSTRIAL OR OFFICE

7 Veronica Avenue, Somerset, NJ 08873

FOR LEASE

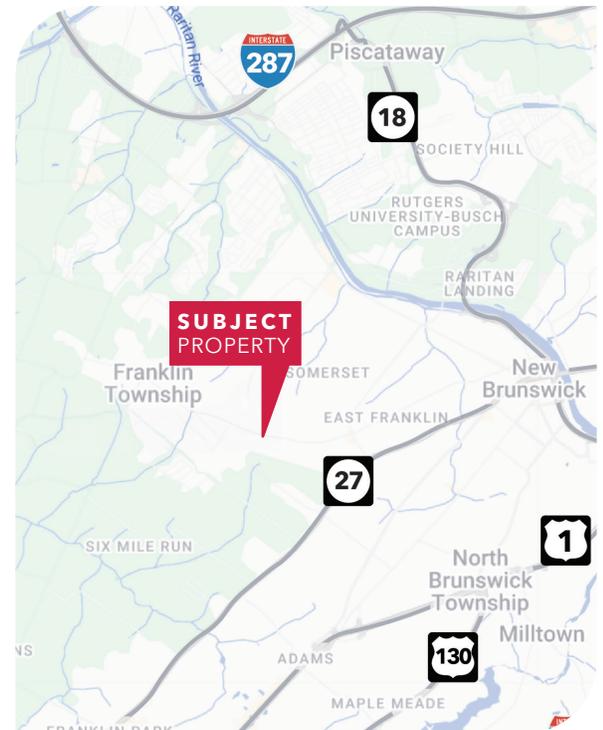
18,421 SF



- INDUSTRIAL
- OFFICE
- COMMERCIAL
- LOGISTICS
- FOOD & BEVERAGE

PROPERTY OVERVIEW

TOTAL AVAILABLE SF:	18,421 SF
WAREHOUSE SF:	15,421 SF
OFFICE & LOCKER ROOM SF:	3,000 SF
LAND AREA:	1.21 Acres
ASKING RATE:	\$17.00 SF
PARKING:	47 Cars
CEILING HEIGHT:	14'- 15.5' Clear
LOADING:	2 Drive-Ins
ZONING:	M2
RENOVATED:	2023
COMMENTS:	<ul style="list-style-type: none"> • Office Space is Newly Completed • New Roof • Newly Installed Security And Surveillance System • CRC and Municipal Approval Secured • Tailboard Loading Possible



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Rick Marchisio
rick.marchisio@lee-associates.com
D 908.930.7306

Drew Maffey, SIOR
drew.maffey@lee-associates.com
D 973.406.2493

Will Ziegler
wziegler@lee-associates.com
C 908.210.6476

