

25,000 SF Industrial Space For Lease

72 Veronica Avenue, Units 6-10, Somerset, NJ



**2 NEW TAILBOARDS
5 TOTAL**

**MAJOR PRICE REDUCTION
\$14.95 PSF NET**

PROPERTY / LOCATION FEATURES

- 25,000 SF Industrial Space | 3,500 SF Offices
- 1,800 Amps Power (Entire Building)
- 1.6 Mil KW Generator
- 5 Tailboards – Units 6-10
- 40' x 30' Column Spacing
- Newly Renovated Warehouse (Epoxy Floors)
- 22' Ceilings | 75 Car Parking
- Minutes to Routes 1, 18, 27 & I-287
- Near Downtown New Brunswick
- 15 Minutes to Exit 9 of NJ Turnpike

For Additional Information Contact Exclusive Brokers:

Gregory S. Irving, SIOR, Executive Vice President | 908.578.8001 | girving@bussel.com

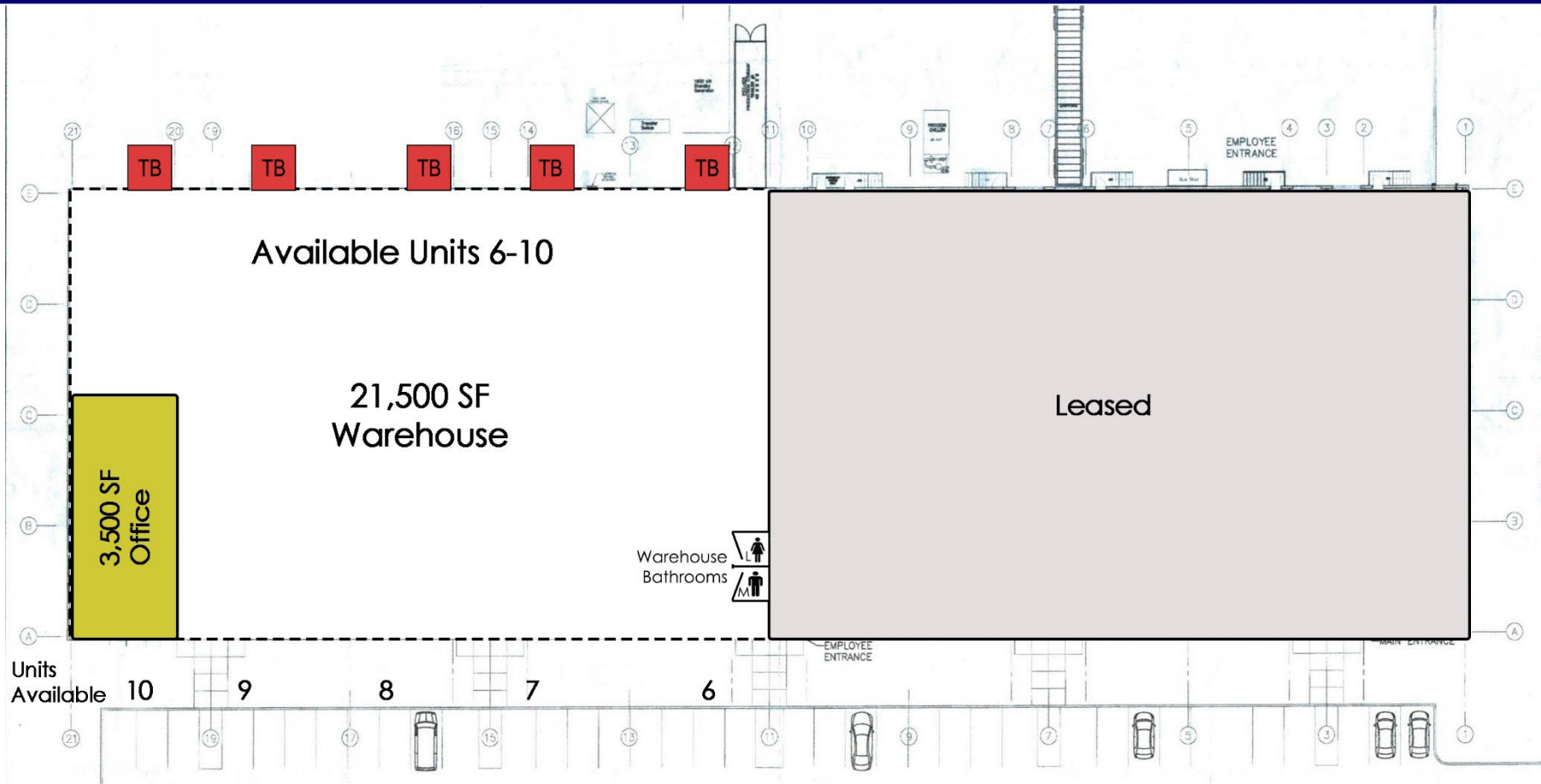
Anthony Mircovich, Vice President | 908.507.4263 | tmircovich@bussel.com

Bussey Realty Corp. | 2 Ethel Road, Suite 202A, Edison, NJ 08817 | 732.287.3777 | Bussel.com

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1 FLOOR PLAN: MAIN FLOOR LEVEL AIR FLOW AND ROOM CLASSIFICATION
SCALE: 1/8" = 1'-0"

Legend	
	CLASS 100
	CLASS 1,000
	CLASS 10,000
	CLASS 100,000
	CONTROLLED/NOT CLASSIFIED (CNC)
	UNCLASSIFIED

REV.	DESCRIPTION	DATE	BY	CHK'D BY	ROOM CLASSIFICATION
1	AF-101	07/23/2021	J. SOSSARD		AF-101
2			J. SOSSARD		

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