

57 4<sup>th</sup> St. Somerville, NJ 08876

Somerset County

# EXCLUSIVE FOR SALE



## 12,500 SF INDUSTRIAL/OFFICE



### PROPERTY DESCRIPTION

Clean, Clean, Clean 12,500 SF Industrial building built in 1987 and converted to professional office space (8,500 SF) in 2007 with 4,000 SF warehouse, 20' ceiling, drive in and tailboard loading. Professional office space includes private offices, conference rooms, bullpen & cafeteria.

### PROPERTY HIGHLIGHTS

- Investment opportunity and or owner user
- Excellent credit Tenant leased until 12/31/26
- True NNN lease, 7.5 CAP Rate
- Location minutes to all major highways- Routes 22, 28, 202/206, I-287 & I-78
- Not in flood zone

### OFFERING SUMMARY

Sales Price:	\$2,600,000 (\$208 SF)
NOI:	\$186,000
Lot Size:	.77 acre
Building size:	12,500 SF
Taxes:	\$35,866
Block, Lot:	54, 1
Parking:	32 cars plus
Zoning:	I-2 Light Industrial

### DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	4,263	22,004	50,512
Total Population	10,699	57,934	135,709
Average HH Income	110,720	124,442	143,664

**Timothy P. Deluccia**  
Broker Associate  
908-938-6405  
tim@delucciacommercialgroup.com

**Deluccia Commercial Group**  
1996 Washington Valley Rd.  
PO Box 305  
Martinsville, NJ 08836

57 4<sup>th</sup> St. Somerville, NJ  
**PROPERTY PHOTOS**



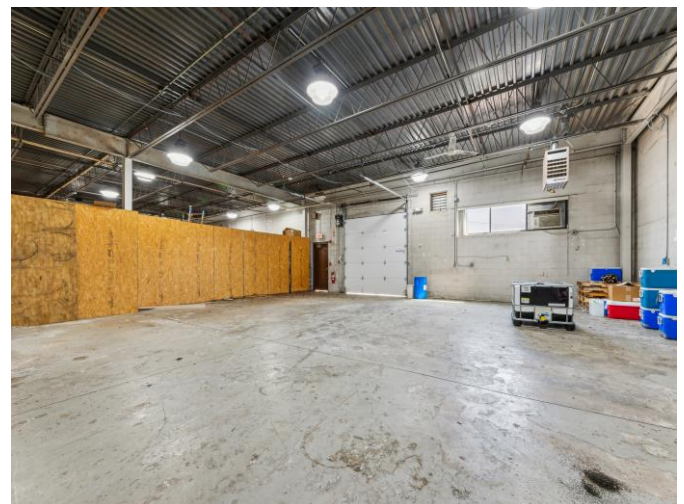
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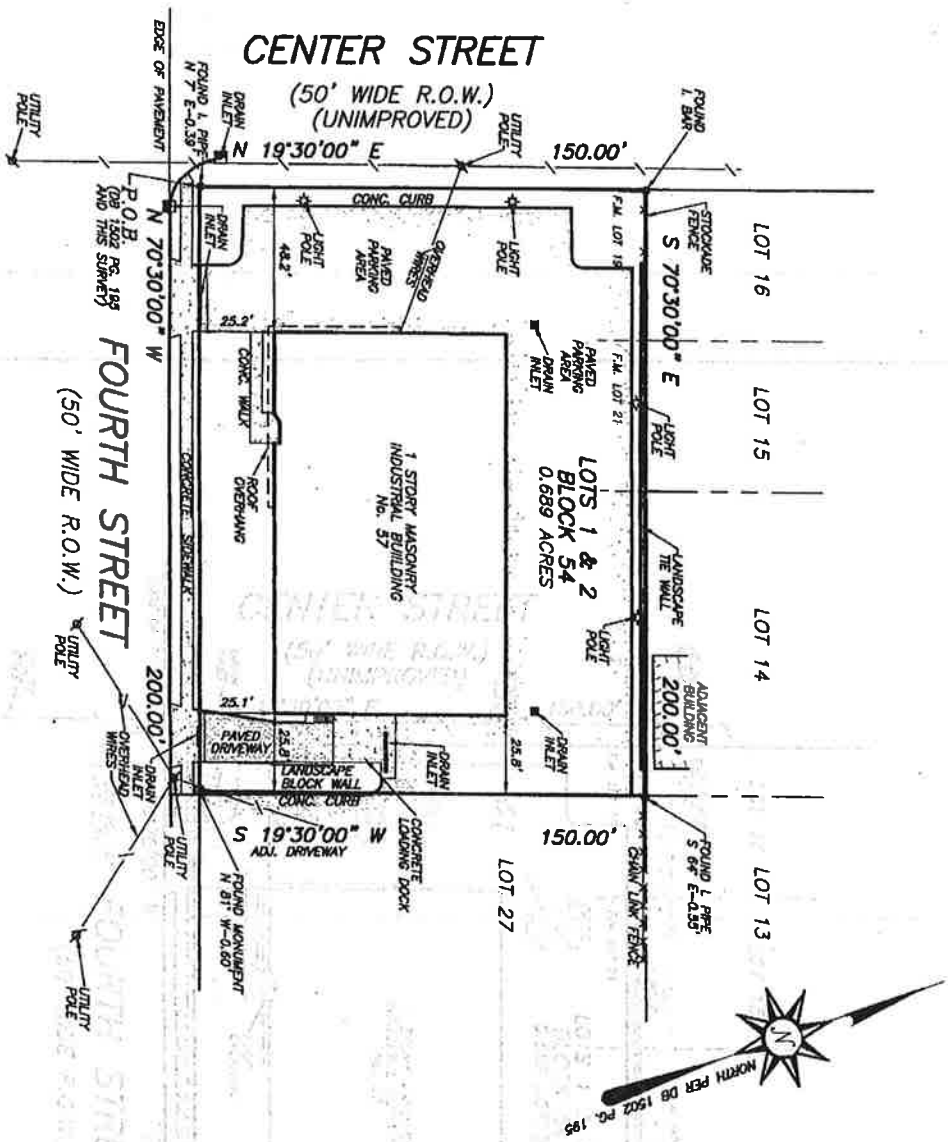
# PROPERTY PHOTOS



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DEED DESCRIPTION  
 LOTS 18, 21 AND AN UNNUMBERED LOT IN BLOCK 'G',  
 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF  
 BUILDING LOTS REMAINING IN OWNERSHIP OF ESTATE  
 OF JOHN G. GARRETTSON, DEC'D. DATED OCT. 1920,  
 AND FILED IN THE SOMERSET COUNTY CLERK'S OFFICE  
 ON FEB. 15, 1921 AS MAP NO. 76-4."



- NOTES:**
1. THIS SURVEY IS VALID ONLY WHEN EMBOSSED SEAL IS AFFIXED HERETO.
  2. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS.
  3. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
  4. THIS SURVEY MAY NOT REFLECT EASEMENTS THAT ARE NOT OF THE PUBLIC RECORD, OR UNDERGROUND STRUCTURES SUCH AS BURIED PIPES, UTILITY LINES, TANKS, ETC.

**I HEREBY CERTIFY:**

TO THE FOLLOWING PARTIES THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEW JERSEY AND THAT THIS PLAN IS BASED UPON AN ACCURATE SURVEY PERFORMED UNDER THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAN IS A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING AS OF THE DATE HEREON.

STATE LLC, A LIMITED LIABILITY COMPANY OF NEW JERSEY, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, CARTER, VAN RENSSSELAER & CALDWELL A PROFESSIONAL CORPORATION, PEYACK-GLADSTONE BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

**YAWWAGONE WELLS & ALDRICH LLC**  
*Civil Engineers, Land Surveyors & Professional Planners*  
 460 MAIN STREET, P.O. BOX 459  
 CHESTER, NEW JERSEY 07830  
 PHONE: 908-879-6646  
 FAX: 908-879-8991

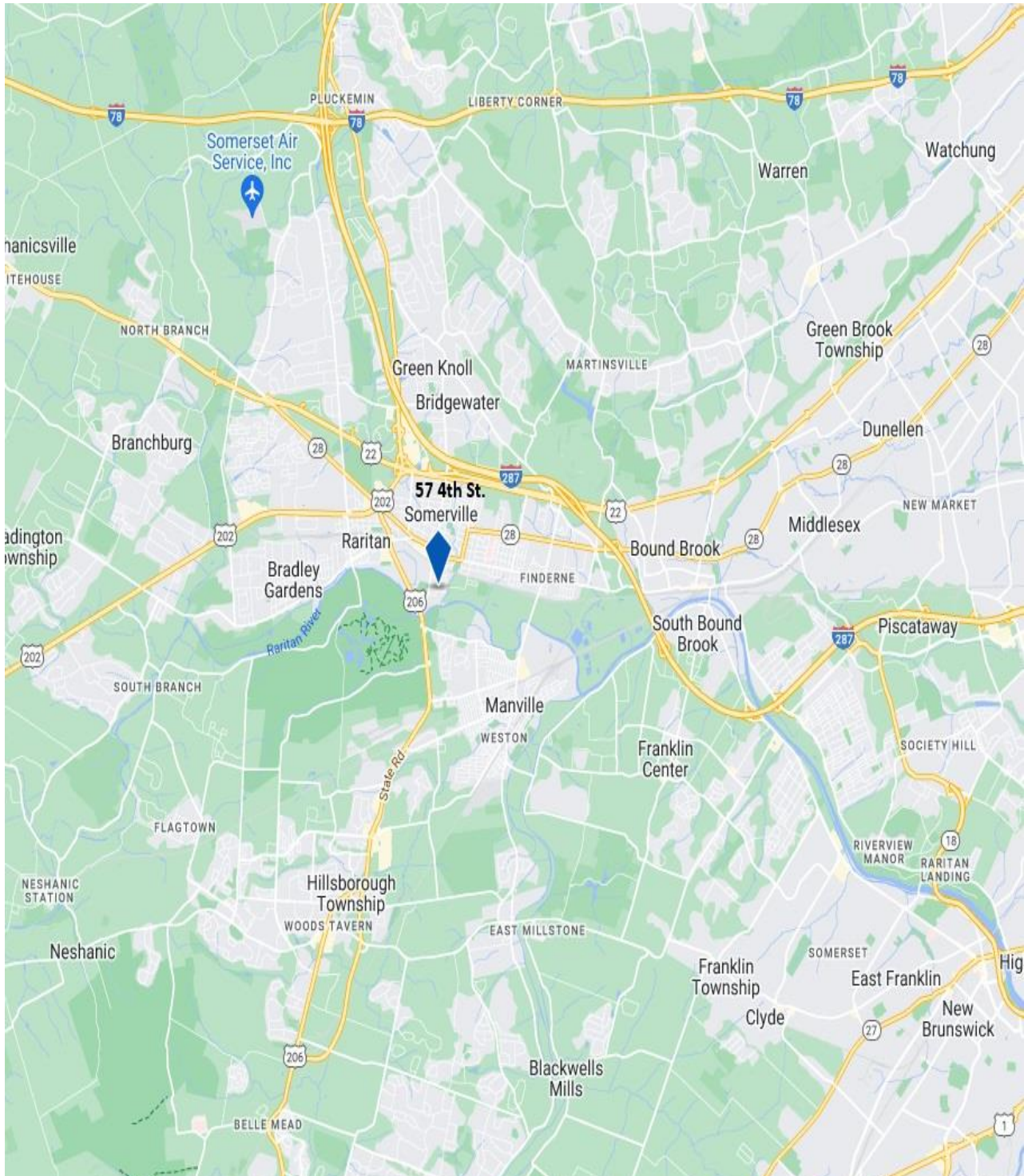
N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE OF AUTHORIZATION No. 24627934500  
**SURVEY OF**  
 LOT 1 ~ BLOCK 54  
 BOROUGH OF SOMERVILLE  
 SOMERSET COUNTY, NEW JERSEY

*Christopher J. Aldrich* 11-23-05  
**CHRISTOPHER J. ALDRICH** DATE:  
 N.J. PROFESSIONAL LAND SURVEYOR No. 34478  
 SCALE: 1" = 40' F.B.: 480/78  
 DATE: NOV. 7, 2005  
 DRAWN BY: CM W.O.: 205138  
 CHECKED BY: CM



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# LOCATION MAP



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