

± 74,800 SF

FOR SALE OR LEASE BROKERS ARE WELCOME

**31 SCHOOLHOUSE RD
SOMERSET, NJ**



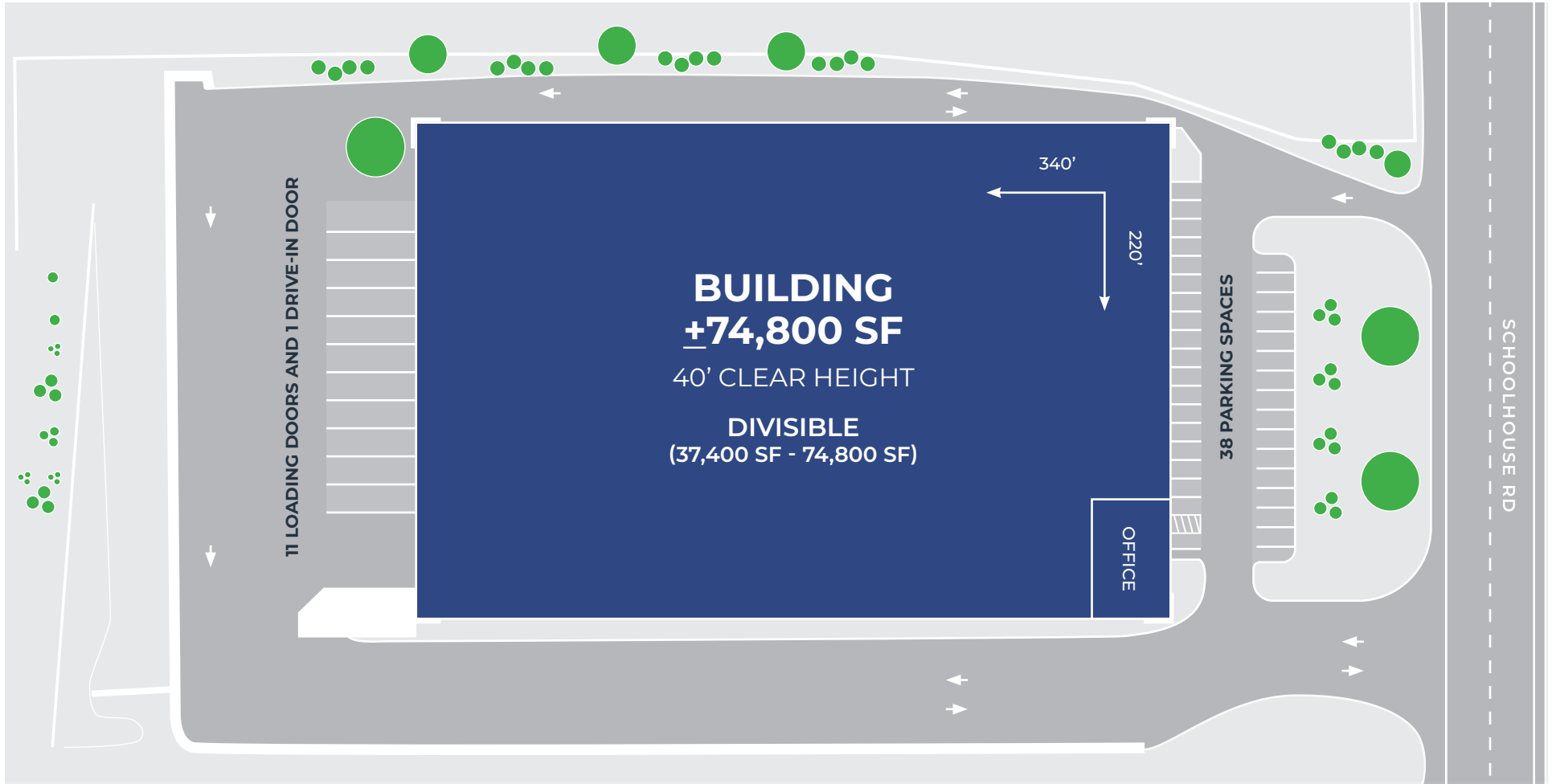
FOR MORE INFORMATION PLEASE CONTACT:

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OFFERING MEMORANDUM

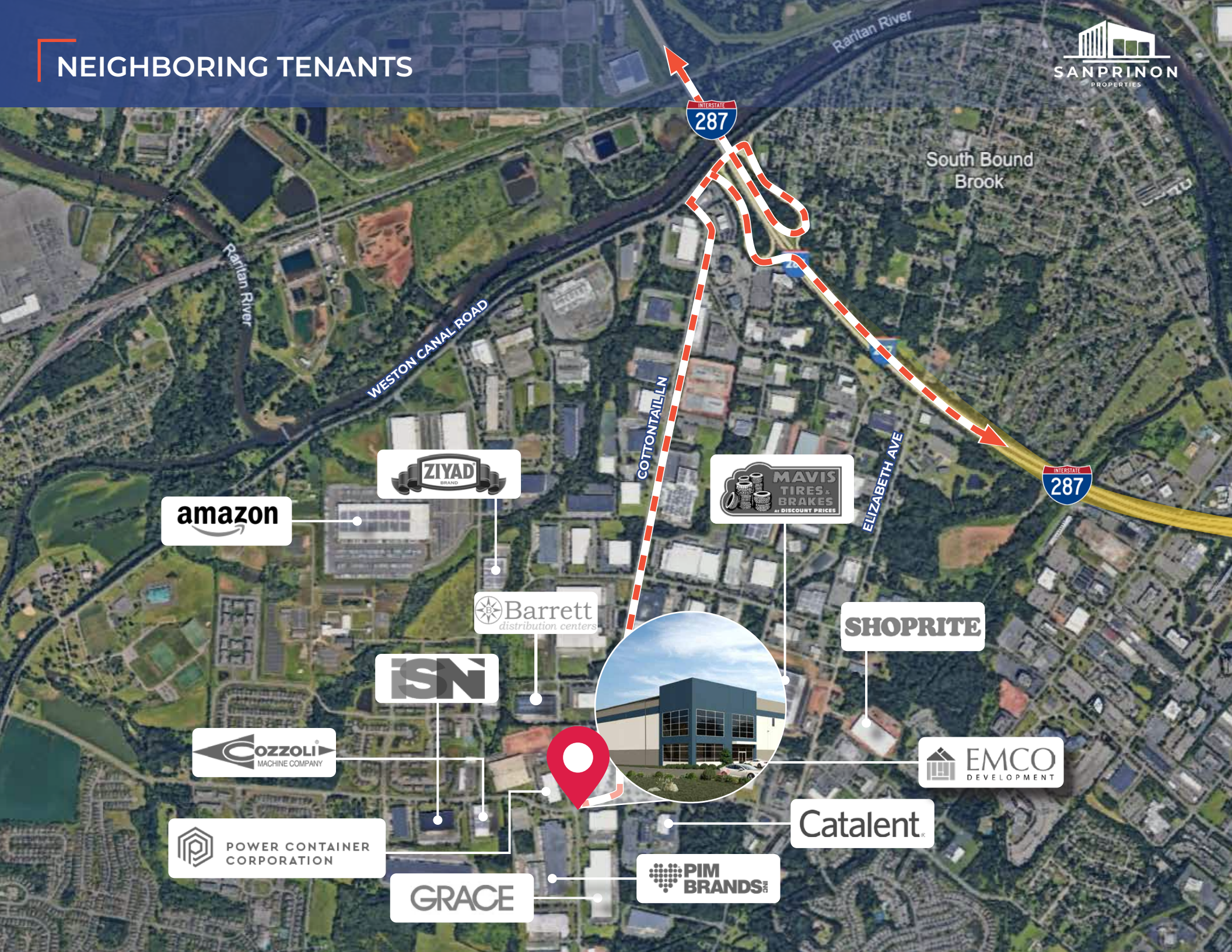


SPECIFICATIONS

Available SF	37,400-74,800	Clear Height:	40'
Office SF	1,500	Solar:	Ready
Electric	1,200 AMP	Sprinklers:	ESFR
Loading Dock Doors	11	Parking Spaces	38
Drive-In Door	1	ADA Ramp	1
Column Spacing	55' x 48'	Electric Vehicle Charging	2



NEIGHBORING TENANTS



amazon



Barrett
distribution centers



POWER CONTAINER
CORPORATION

GRACE



SHOPRITE



Catalent

DRIVING DISTANCES



1.5 MI
I-287



6.9 MI
I-78



15 MI
I-95

DEMOGRAPHICS

(within 30 miles)

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:

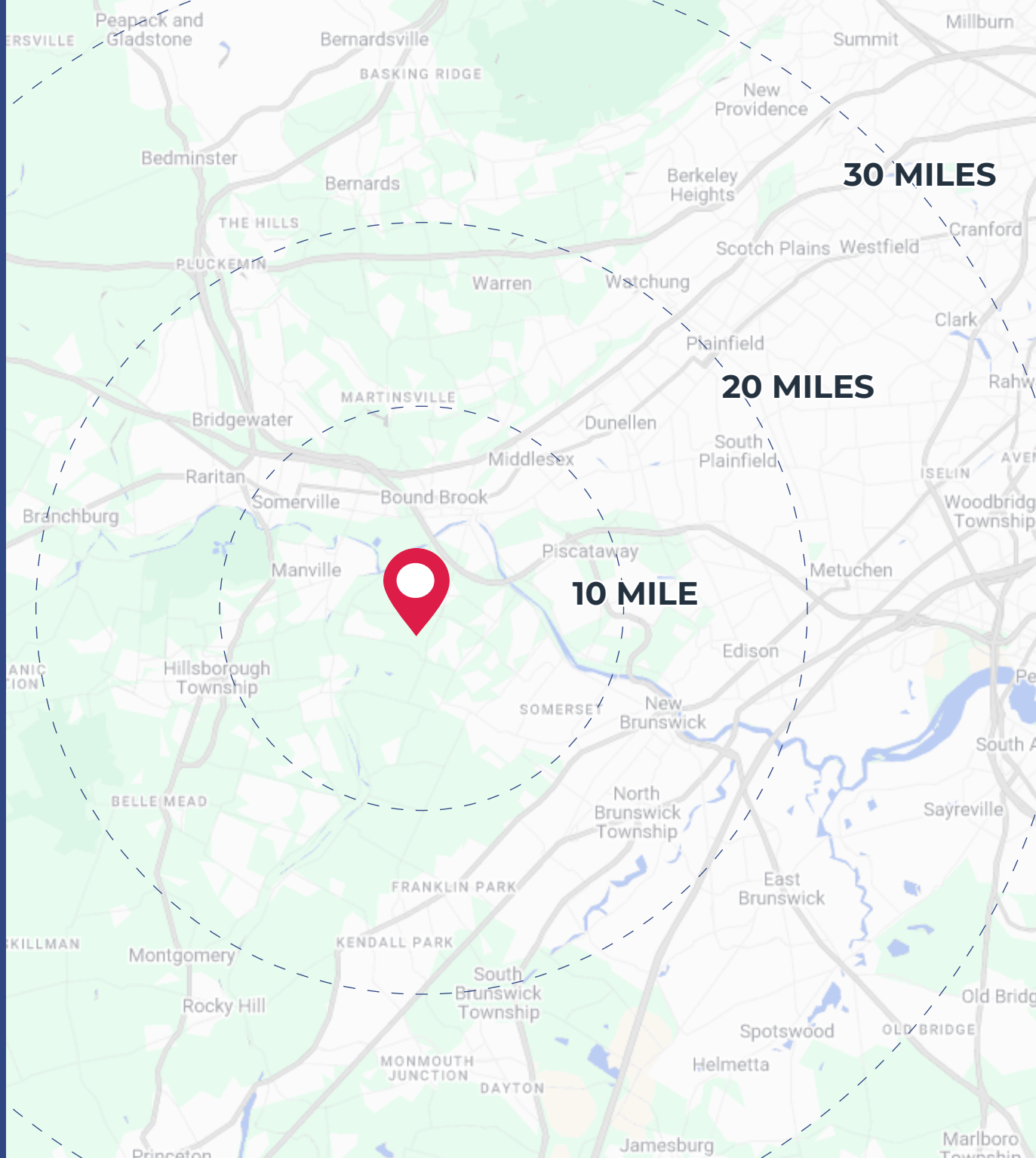
\$18.73

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





DISCLAIMER

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