



FOR LEASE

**COTTONTAIL LANE
SOMERSET, NJ**

**200 Cottontail Lane
Building A
±116,530 SF**

**202 Cottontail Lane
Building B
LEASED**

**2 Building Class A Development
Move-In Ready**

Leasing by
CBRE



LEED Silver Certified



AVAILABLE SF
±116,530 SF

OFFICE SF
±2,331 SF

BUILDING DIMENSIONS
542' x 215'

CLEAR HEIGHT
36'

COLUMN SPACING
54' x 52'

POWER
1,600 Amps

EV CHARGERS
2

SPEED BAYS
60'

LOADING DOCKS
30

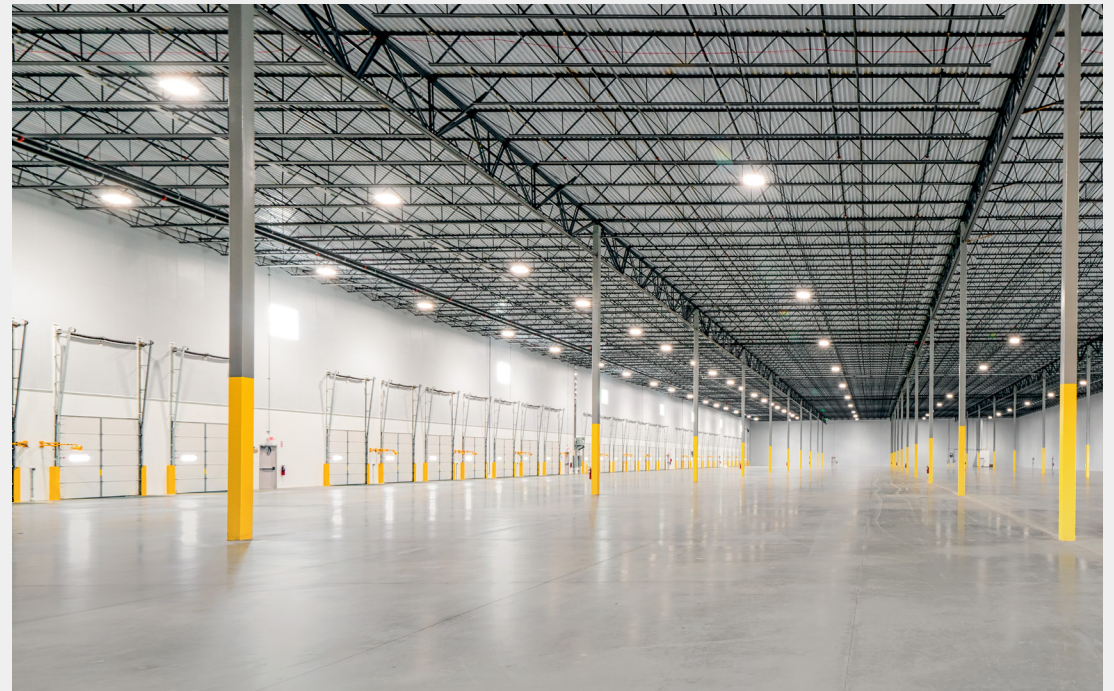
DRIVE-IN DOORS
2

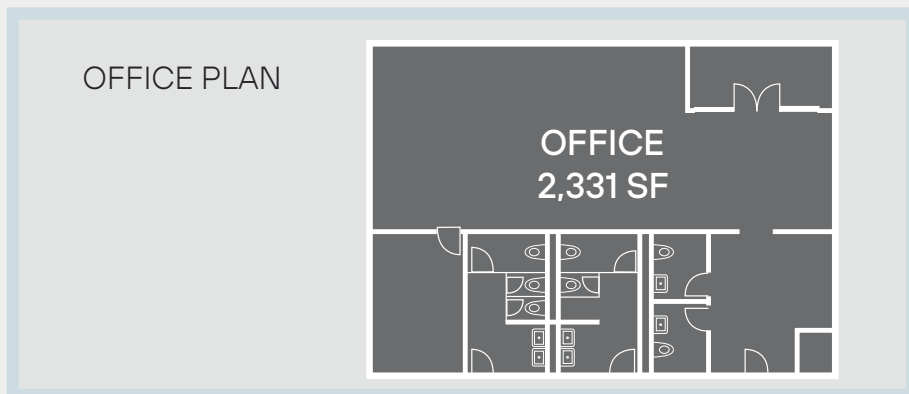
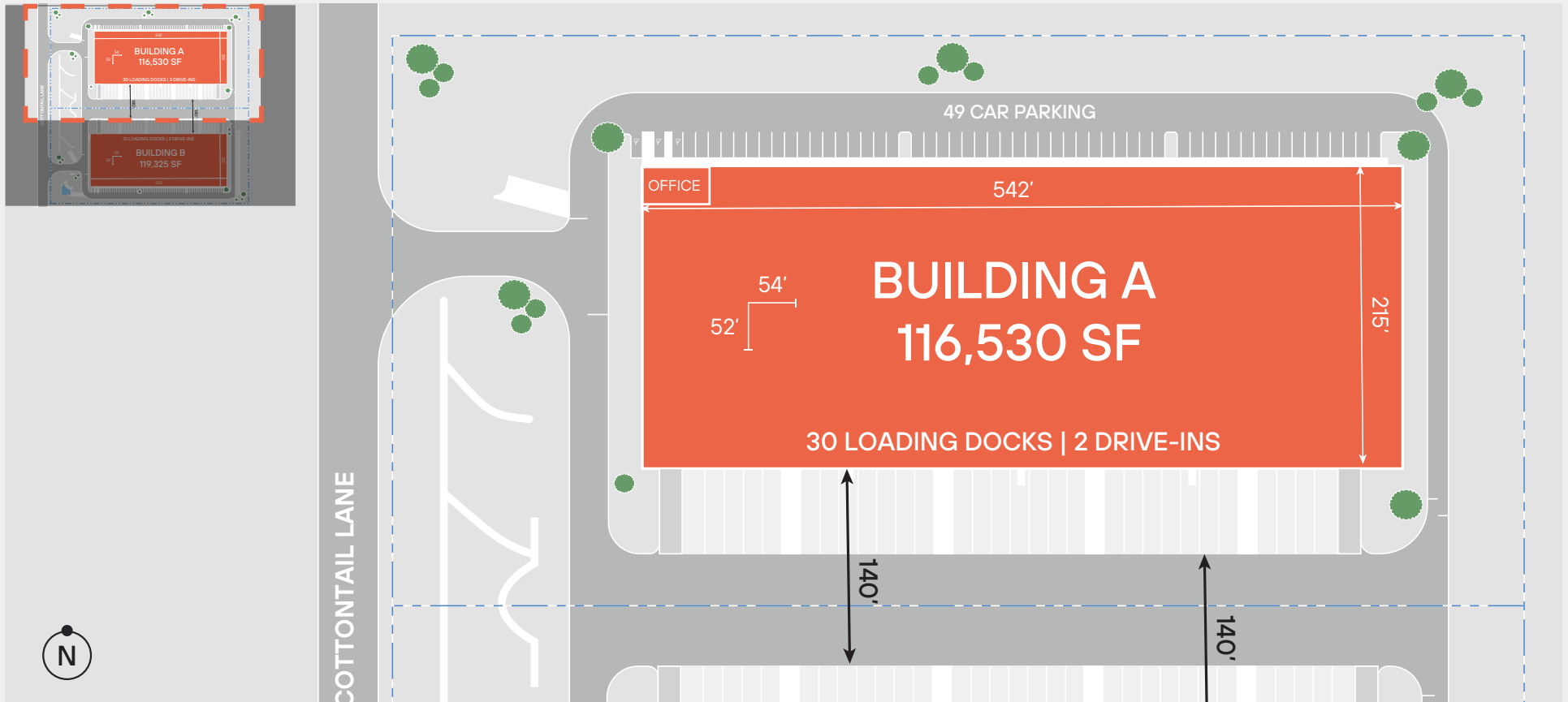
CAR PARKING
49

SPRINKLER
ESFR

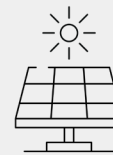
SOLAR
Ready

CERTIFICATION
LEED Silver

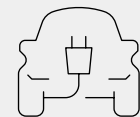




LEED
Silver



SOLAR
READY



EV
Charging Stations



Johnson & Johnson

1 MILE
(3 MIN) to
Route 287 N.

EXIT 12

1 MILE
(3 MIN) to
Route 287 S.

PIM BRANDS
We Make The Brands You Love

RTW

FERRERO

amazon

Veritiv

Stressless

Rising
PHARMACEUTICALS

CompoSecure
Security | Innovation | Scalability

ROTOR CLIP
Application Driven Solutions

iBuy

NISSAN

ZIYAD

CRST

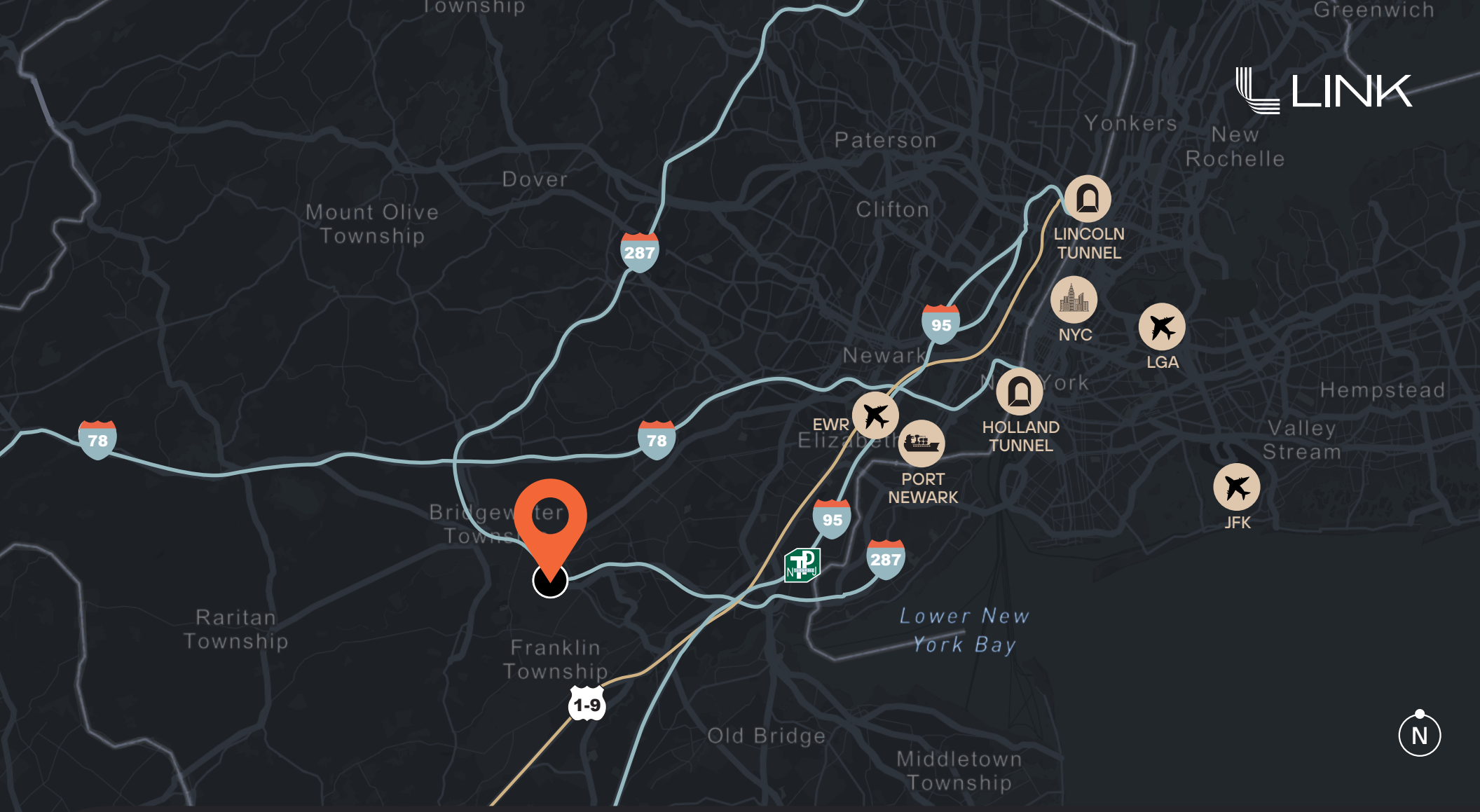
MARY KAY

LINK







LOCAL ACCESS

Strategically located 1 mile from Exit 12 of Interchange 287.

Exit 12 and Weston Canal Road intersection provides a great opportunity for North and South connectivity on Interchange 287.



DRIVING DISTANCES

- 
10 MI
 Interstate 78
- 
14 MI
 I-95
 New Jersey Turnpike
- 
29 MI
 Newark Airport
- 
29.5 MI
 Port Newark
- 
38.5 MI
 Holland Tunnel
- 
40 MI
 Lincoln Tunnel

*Approximate Drive Distances

DEMOGRAPHICS WITHIN 20 MILES (2023)

POPULATION

2,336,183

LABOR FORCE

1,261,729

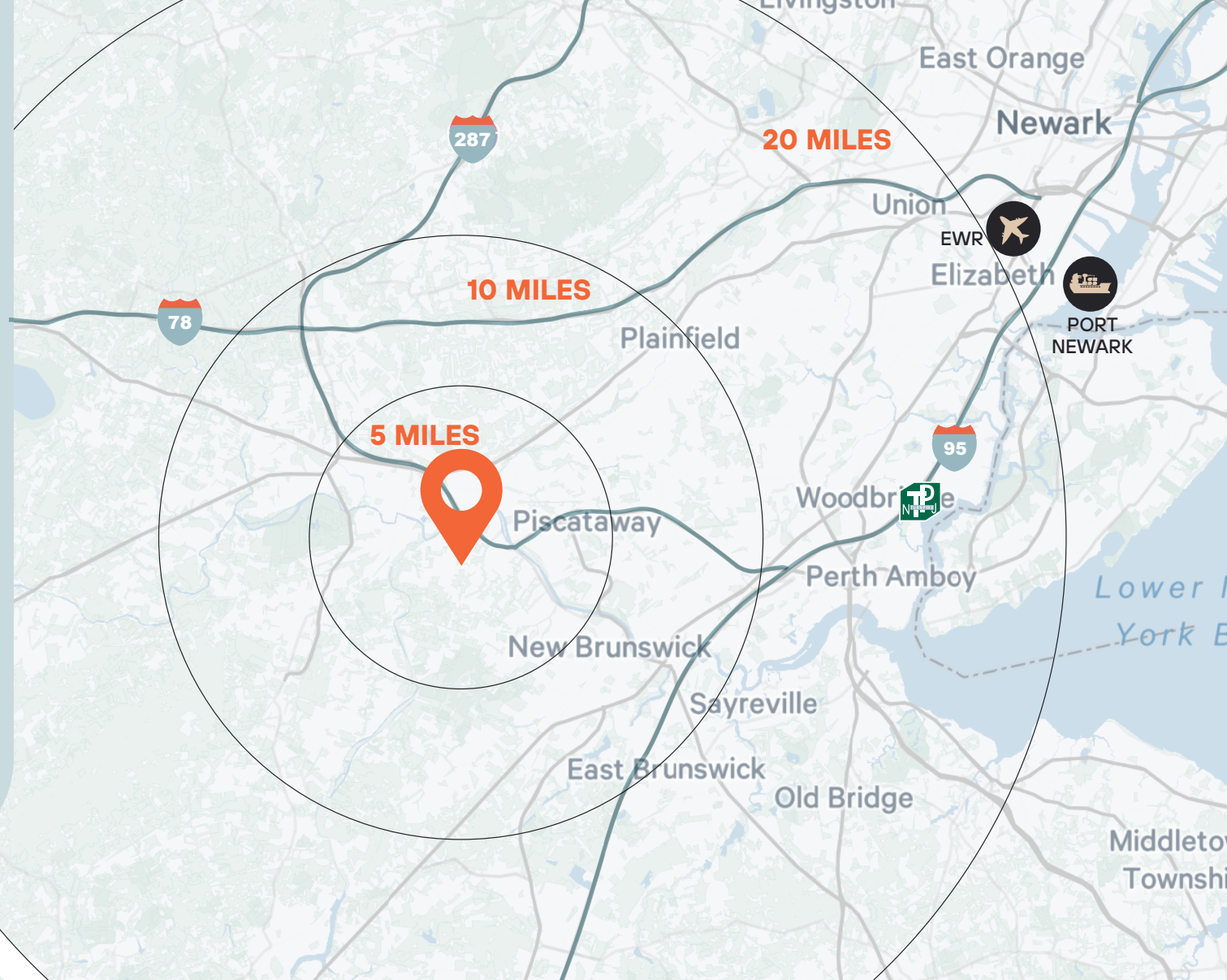
BLUE COLLAR WORKERS

203,774
(16.8% of Labor Force)

MEDIAN HOUSEHOLD INCOME

\$109,947

Source: CBRE Location Intelligence



For leasing information, contact:

KEVIN DUDLEY
kevin.dudley@cbre.com
(201) 712-5837

CHAD HILLYER
chad.hillyer@cbre.com
(201) 712-5655

NICHOLAS KLACIK
nicholas.klacik@cbre.com
(201) 712-5615

KATE GRANAHAH
kate.granahan@cbre.com
(201) 712-5810



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.