



Prologis Somerset

395 ELIZABETH AVENUE | SOMERSET, NJ 08873

INDUSTRIAL SPACE FOR LEASE

436,900 SF

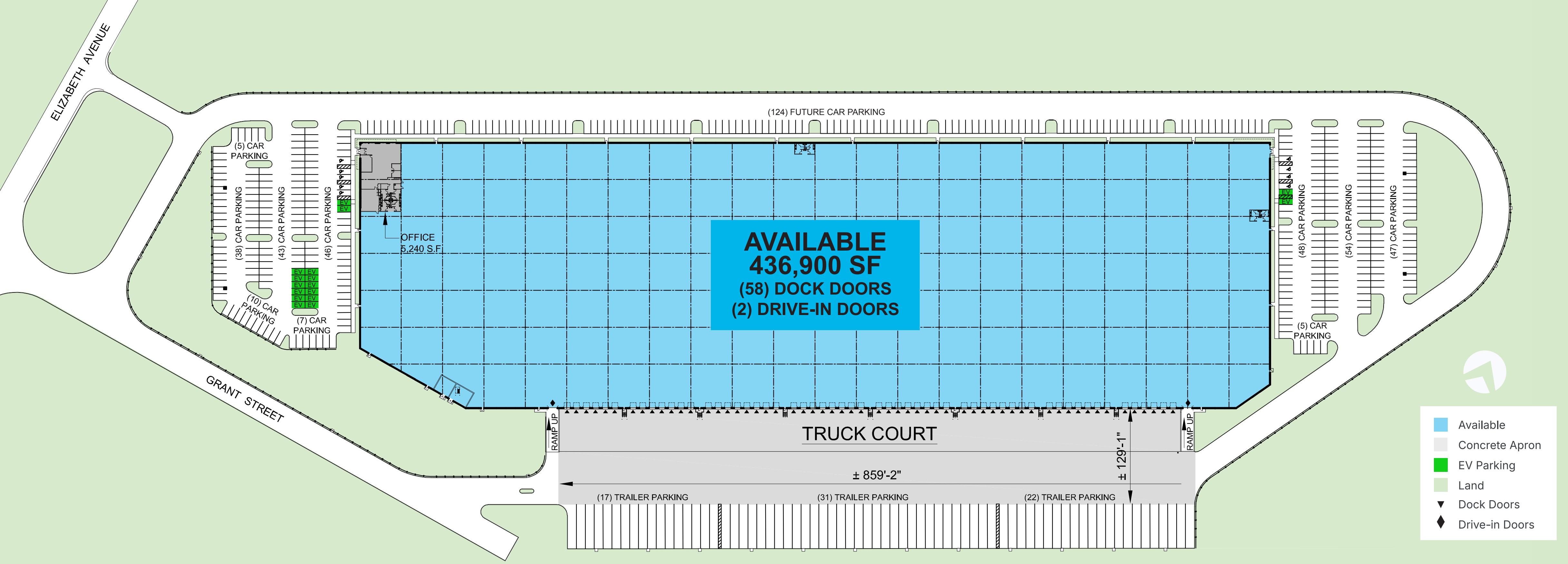
 **PROLOGIS®**

 **Colliers**

Move with Confidence

395 Elizabeth Avenue redefines Class A industrial in Central New Jersey. With immediate I-287 access and direct routes to ports and major highways, it delivers seamless distribution across the Northeast corridor.





Property Features

Industry-leading features to empower your business.

Available Space
436,900 SF

Office SF
5,200 SF

Dock Doors
58

Drive-in Doors
2

Clear Height
40'

Trailer Parking Spaces
70

Electrical Service
4000 amps,
480/277v, 3 phase

Sprinkler
ESFR

Lighting
LED Motion Sensor

Column Spacing
50' x 56'

Dual EV Charging
16 Spaces

Car Parking Spaces
427

Built for Access. Faster to Markets

- Centrally located at Exit 10 on I-287, near Route 22 and the NJ Turnpike
- Built to streamline trucking with direct highway access
- ±45 minutes to Port Newark/Port Elizabeth and Port of New York/New Jersey

SHIPPING PORTS

- 1 Port Newark/Port Elizabeth
± 28mi | ± 48mins
- 2 Port of New York/New Jersey
± 34mi | ± 43mins
- 3 Red Hook Terminals
± 40mi | ± 61mins

TUNNELS

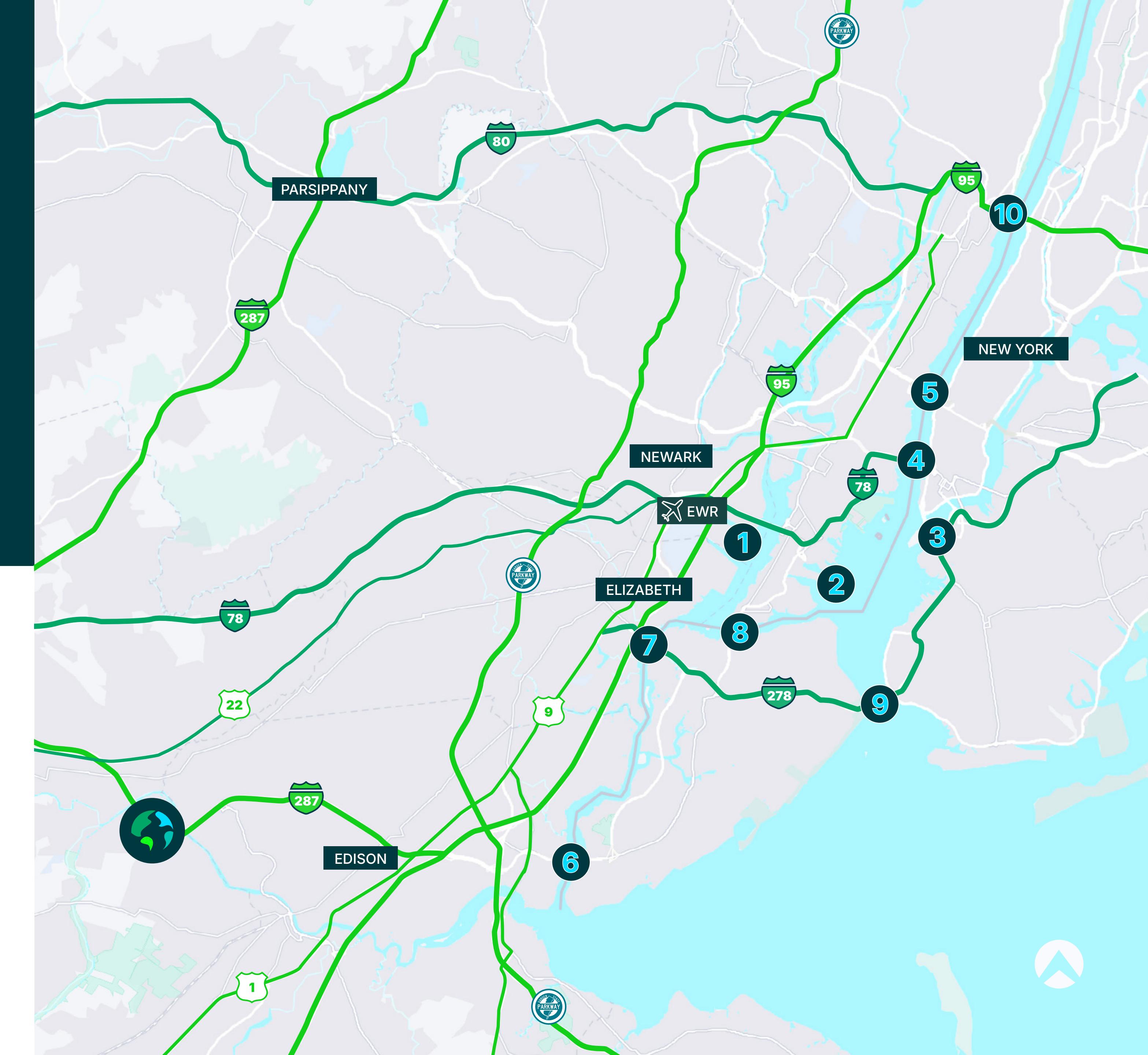
- 4 Holland Tunnel
± 38mi | ± 49mins
- 5 Lincoln Tunnel
± 40mi | ± 53mins

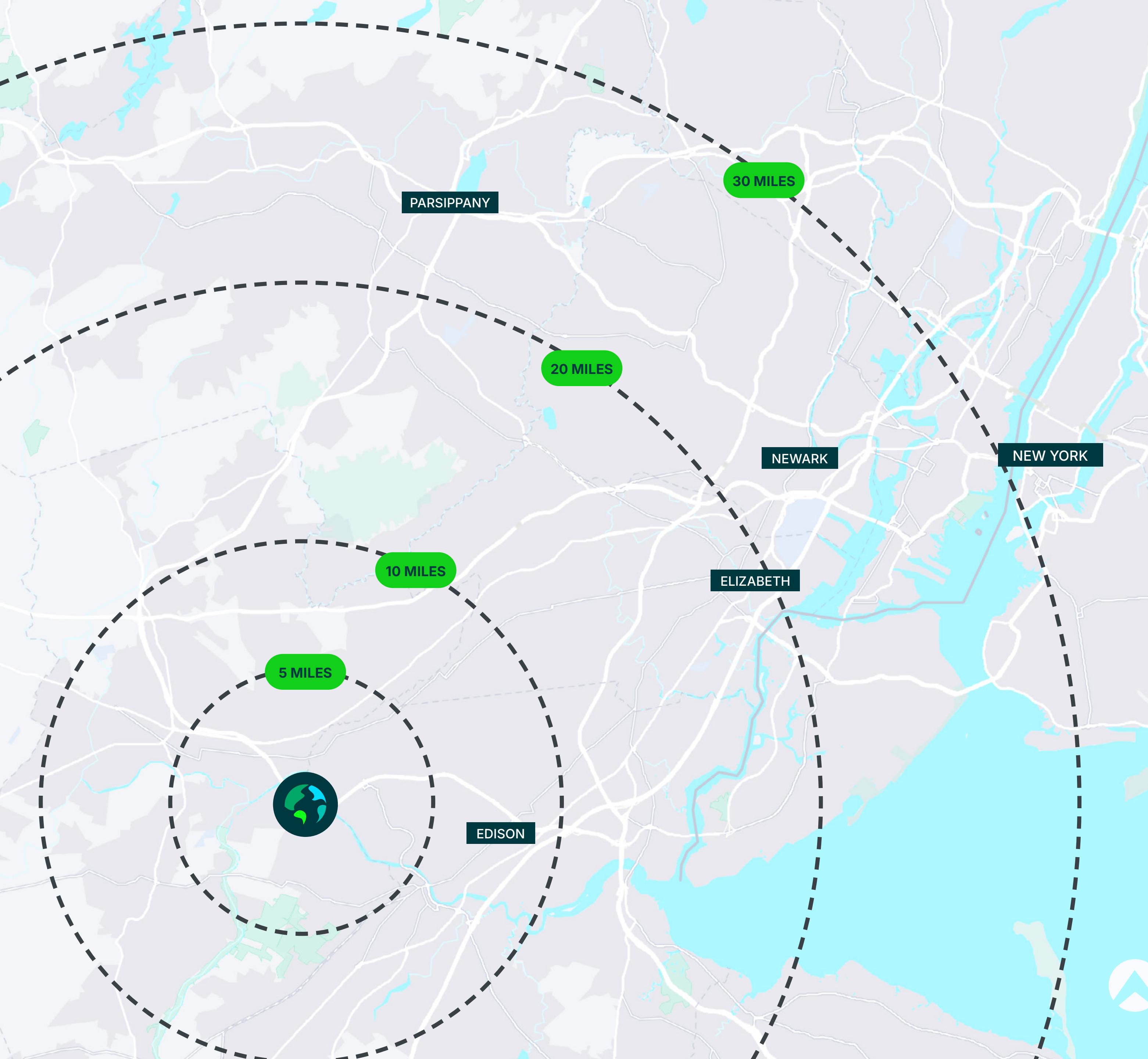
BRIDGES

- 6 Outerbridge Crossing
± 17mi | ± 23mins
- 7 Goethals Bridge
± 24mi | ± 41mins
- 8 Bayonne Bridge
± 29mi | ± 44mins
- 9 Verrazano Narrows Bridge
± 41mi | ± 43mins
- 10 George Washington Bridge
± 45mi | ± 59mins

AIRPORT

Newark International Airport (EWR)
± 25mi | ± 44mins





2025 Talent + Consumer Access

Access to Talent

	Total Population Employed 16+	Total Blue Collar Population 16+
5 MILES	87,815	27,123
10 MILES	383,099	114,443
20 MILES	1,238,140	365,149
30 MILES	3,017,213	985,276

Access to Consumers

	Avg HH Annual Consumer Expenditures	Total Population
5 MILES	\$133,414	167,487
10 MILES	\$140,539	728,468
20 MILES	\$145,567	2,366,447
30 MILES	\$129,103	5,958,348

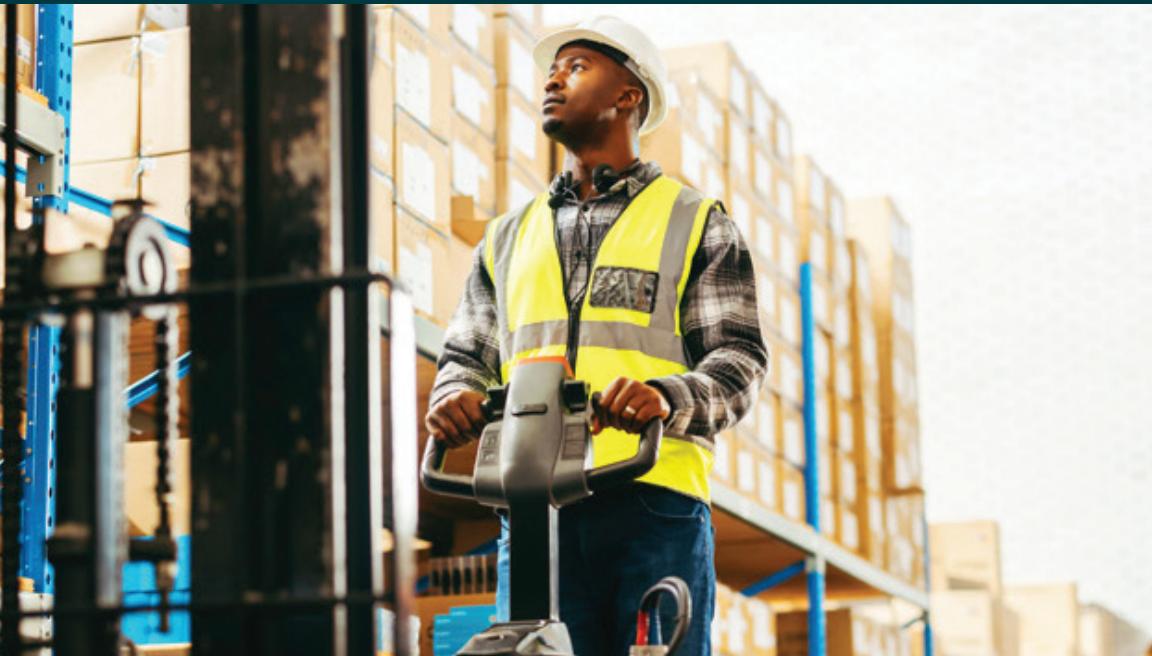
Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse with one strategic, single-source partner.



Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse design & optimization
- Move in / move out
- Materials handling equipment & storage
- Integrated project management

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

Partner with Prologis

Clear,
Simple,
Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in CFL is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

**At Prologis, we deliver on our promises
so you can deliver on yours.**

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395 Elizabeth Avenue
Somerset, NJ 08873

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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