



# FOR LEASE

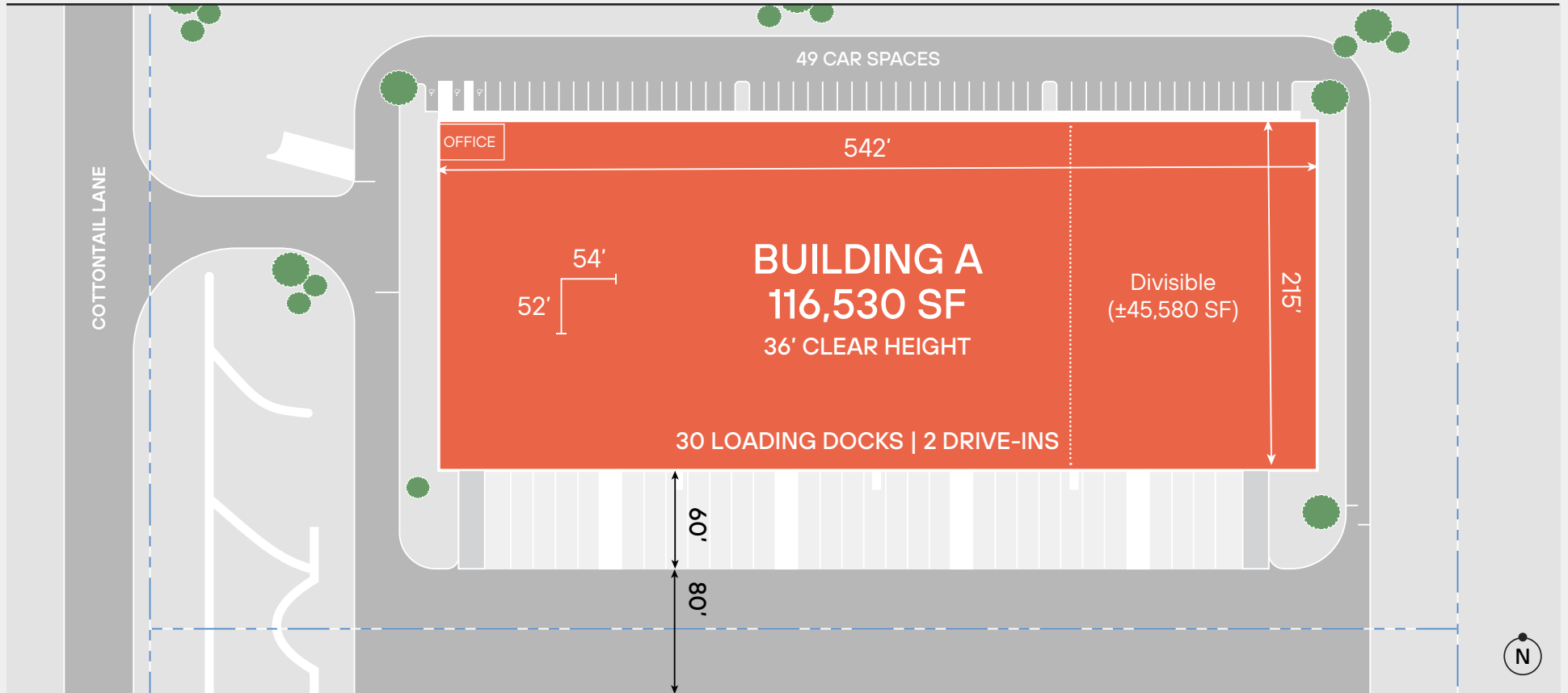
200 COTTONTAIL LANE  
SOMERSET, NJ

Building A

±116,530 SF

(Divisible)

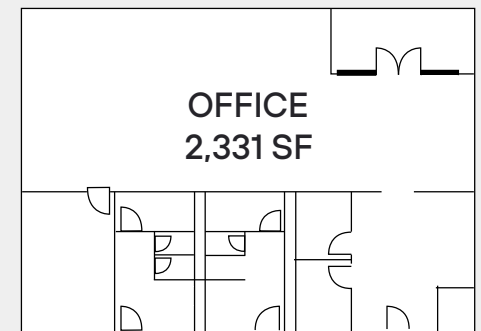




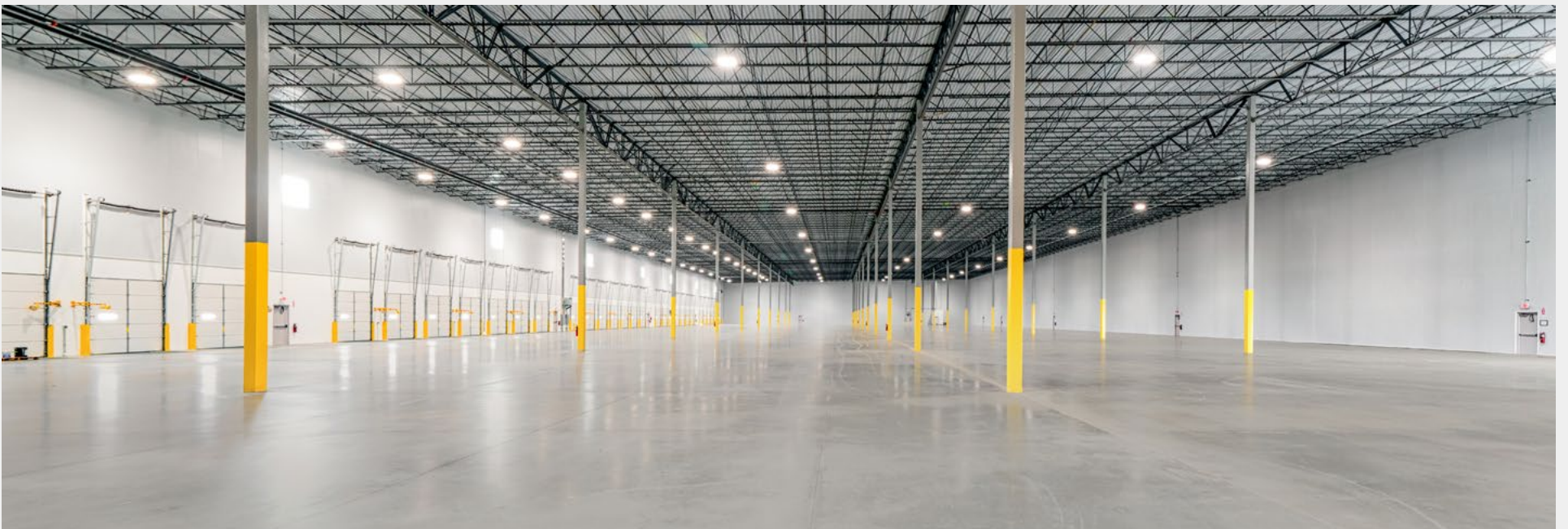
SPECIFICATIONS

<b>Available SF</b>	±116,530 SF (Divisible to ±45,580 SF)	<b>Drive-Ins</b>	2
<b>Office SF</b>	±2,331 SF	<b>Car Spaces</b>	49
<b>Building Dimensions</b>	542' x 215'	<b>EV Chargers</b>	2
<b>Clear Height</b>	36'	<b>Sprinklers</b>	ESFR
<b>Column Spacing</b>	54' x 52'	<b>Power</b>	1,600 Amps
<b>Speed Bays</b>	60'	<b>Solar</b>	Ready
<b>Dock Doors</b>	30	<b>Certifications</b>	LEED Certified

OFFICE PLAN











1 MILE  
(3 MIN) to  
Route 287 N.

1 MILE  
(3 MIN) to  
Route 287 S.

## 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.



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MARY KAY

Talmage Ave

W. Main St

Lehigh Line

287

623

623

527

610

621

EXIT 12

287

621

622

EXIT 10

287

287

619

Randolph Rd

Cottontail Ln

Schoolhouse Rd

Pierce St

Wiley Dr

621

Davidson Ave

Pierce St

Worlds Fair Dr

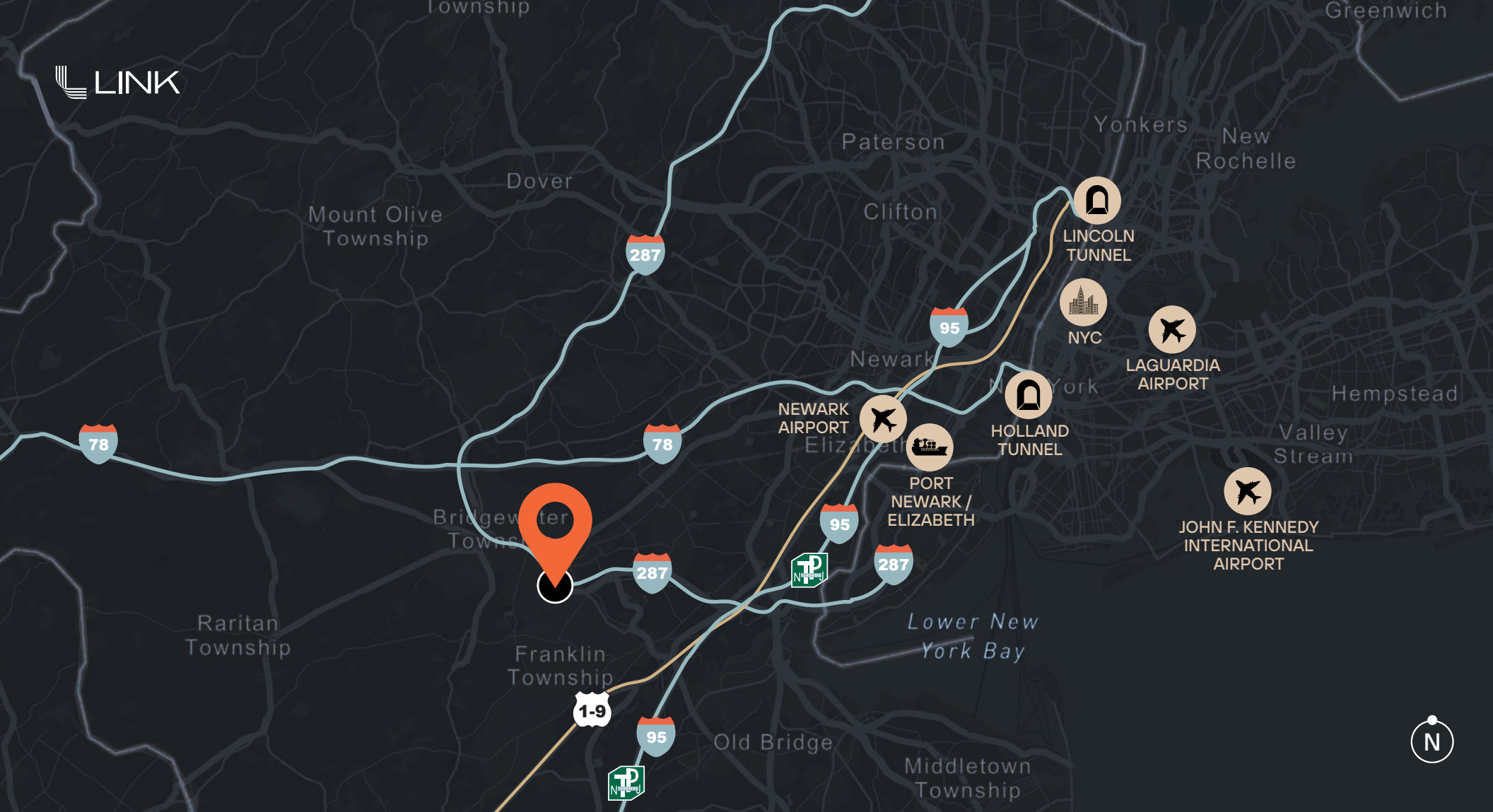
Cedar Grover Ln

River Rd


Easton Ave


Raritan River







### DRIVING DISTANCES


  
**10 MI**  
I-78

  
**14 MI**  
I-95  
NJ Turnpike

  
**29 MI**  
Newark  
Airport

  
**29.5 MI**  
Port  
Newark / Elizabeth

  
**38.5 MI**  
Holland  
Tunnel

  
**40 MI**  
Lincoln  
Tunnel

\*Approximate Drive Distances



## DEMOGRAPHICS WITHIN 20 MILES (2024)

POPULATION

**2,334,435**

LABOR FORCE

**1,293,681**

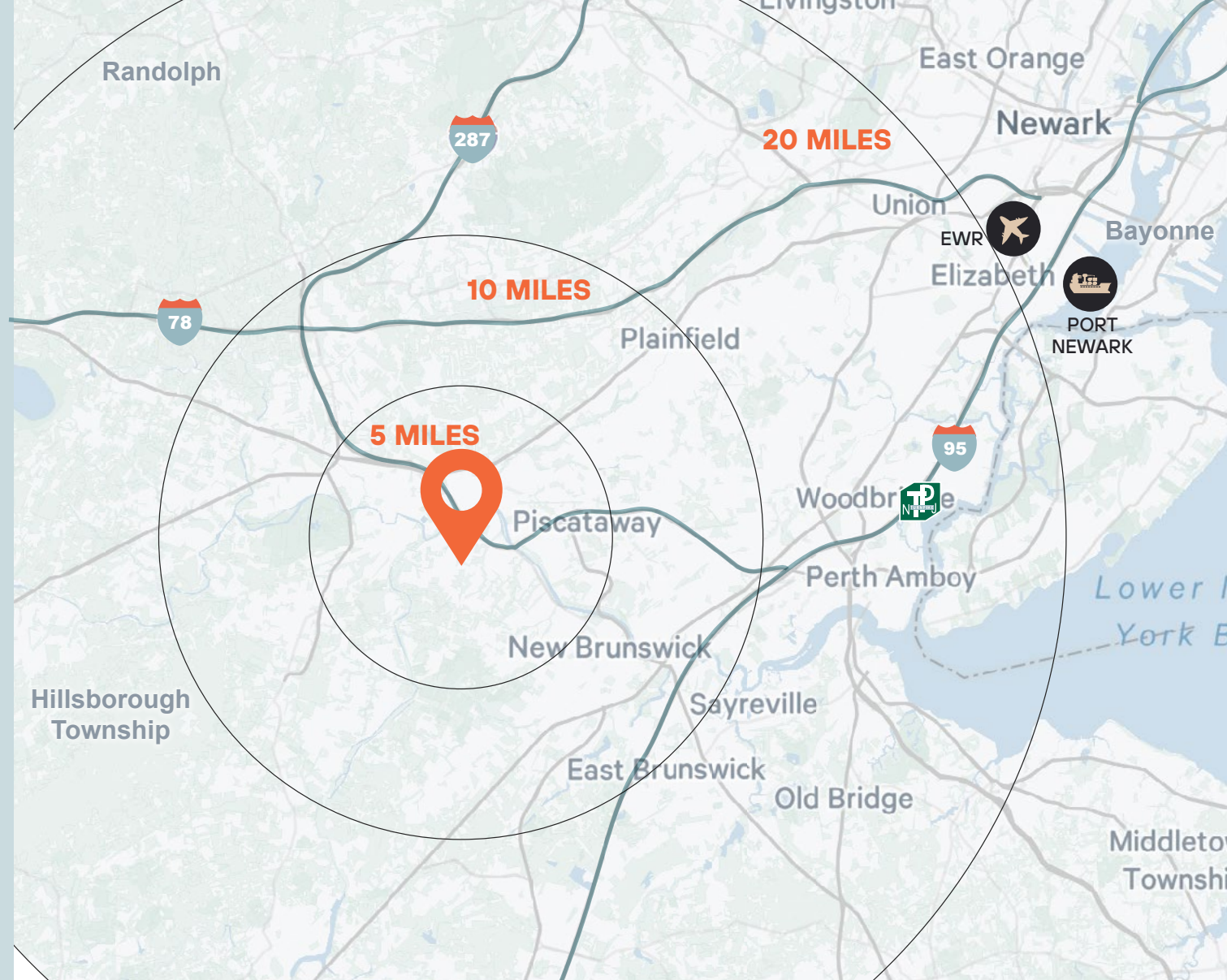
BLUE COLLAR WORKERS

**204,485**  
(16.6 % of Labor Force)

MEDIAN HOUSEHOLD INCOME

**\$118,766**

Source: CBRE Location Intelligence



For leasing information, contact:

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**CBRE**

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