

Specifications

±100,800 SF TOTAL BUILDING SIZE	Yes DIVISIBLE
±1,600 SF OFFICE AREA	36' x 50' COLUMN SPACING
19' CLEAR CEILING HEIGHT	400 Amps POWER
1 Door DRIVE-IN	15 Exterior DOCKS
Wet SPRINKLER	60 Spaces CAR PARKING
\$2.10 PSF (2025) TAXES	\$10.50 PSF NNN LEASE RATE
1.6 Miles to Route 27	
3.7 Miles to Route 1	
4.0 Miles to Route 18	
4.7 Miles to I-287	
7.7 Miles to NJ Turnpike	
ACCESSIBILITY	

For additional property information or to arrange an inspection, please contact the exclusive brokers:

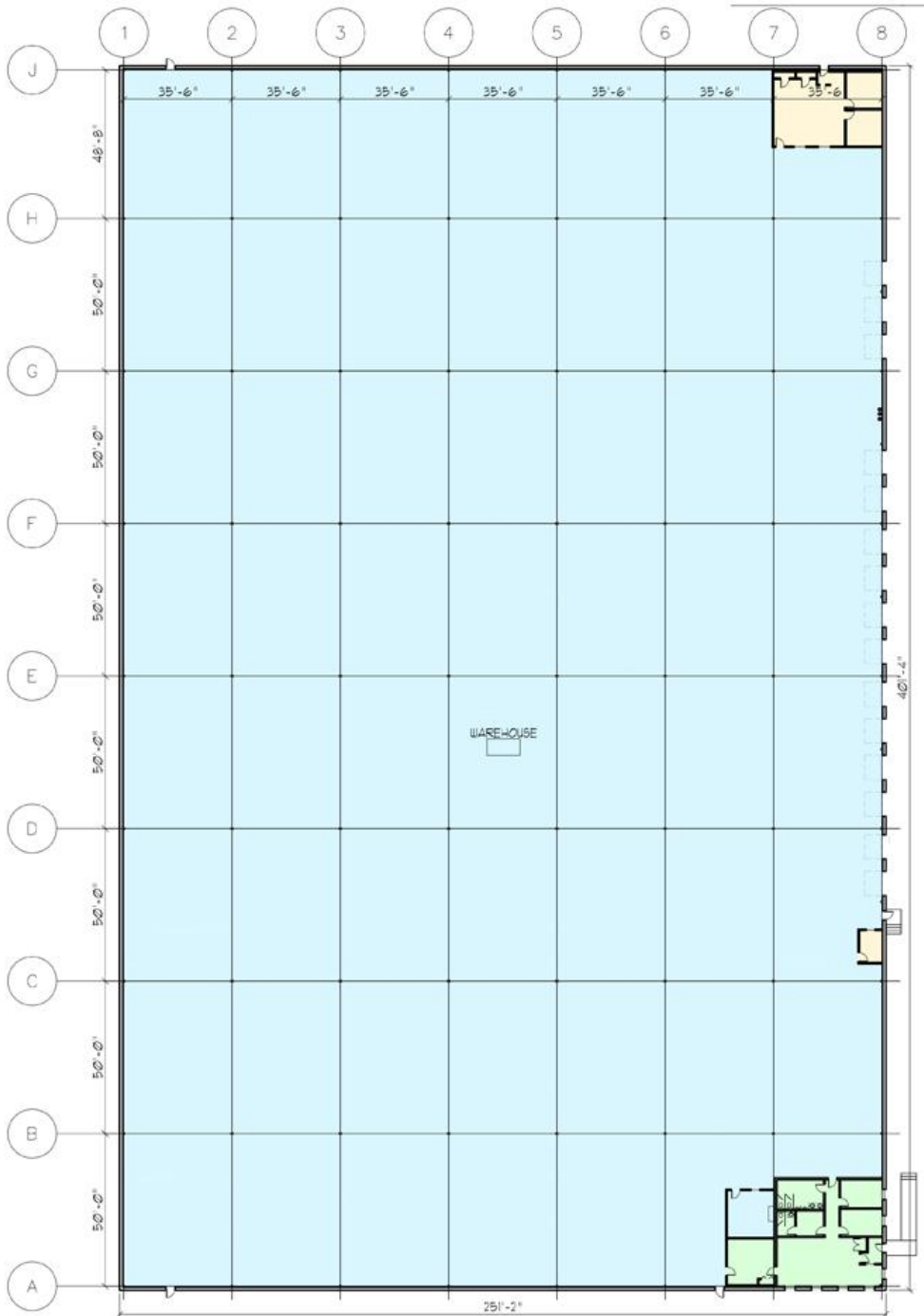
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FLOOR PLAN



PLAN LEGEND

- Office Area - 1,600 SF
 - Warehouse Area - 98,150 SF
 - Storage / Work - 1,050 SF
- TOTAL AREA - 100,800 SF

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FOR LEASE | 60 CLYDE ROAD | SOMERSET, NJ



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5 MILES

- Total Population: 231,929
- Households: 77,384
- Median Household Income: \$121,663
- Average Household Size: 2.8
- Transportation to Work: 122,149
- Labor Force: 191,960

10 MILES

- Total Population: 746,095
- Households: 259,015
- Median Household Income: \$136,235
- Average Household Size: 2.8
- Transportation to Work: 401,406
- Labor Force: 607,939

15 MILES

- Total Population: 1.49M
- Households: 528,808
- Median Household Income: \$138,277
- Average Household Size: 2.8
- Transportation to Work: 783,145
- Labor Force: 1.21M

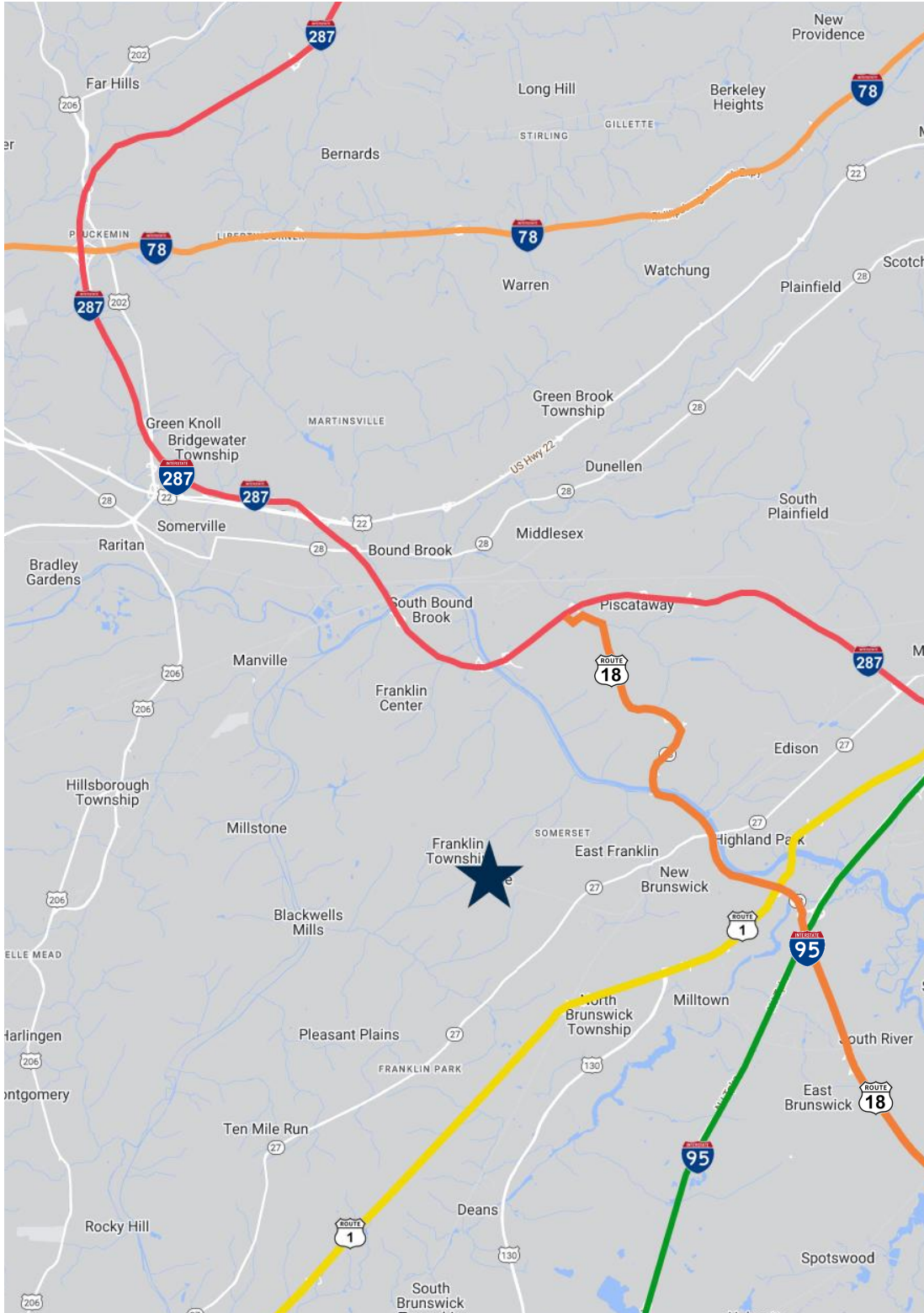
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ACCESSIBILITY

	1.6 MI Route 27
	3.7 MI Route 1
	4.0 MI Route 18
	4.7 MI I-287 Exit 10
	7.7 MI I-95 Exit 9
	15.5 MI I-95 Exit 10
	15.6 MI I-78
	20.3 MI Outerbridge Crossing
	27.4 MI Staten Island
	30.5 MI Ports Newark & Elizabeth
	37.8 MI Holland Tunnel
	40.0 MI Lincoln Tunnel

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