

401 US Highway 202, Raritan, NJ 08869  
Somerset County

## EXCLUSIVE FOR SALE/LEASE

12,000 SF Industrial/Retail Building



### PROPERTY DESCRIPTION

12,000 SF Industrial/Retail Building with Six (6) OH Doors, Tailboard, 2000 SF Showroom/Office, Storage Areas, High Capacity Outside Elevator/Lift, Heavy Power. Existing Turnkey Wood Working Cabinet Shop. Building Signage. High Visibility Location near Somerville Circle.

### PROPERTY HIGHLIGHTS

- Over 50,000 Vehicles Pass per Day
- Zoned- B-3, Permitted Uses Include: Auto Related, Garage, Equipment Sales/Rental, General Business, Retail, Plumbing/HVAC Contractors Shop.
- Close Proximity to Route 206, Route 28, 22 and I-287

### OFFERING SUMMARY

Price for Sale:	\$2,350,000.
Price for Lease:	\$18/SF
Lot Size:	.36 acre
Building size:	12.000 SF
Taxes:	\$21,233. (2024)
Block, Lots:	Blk: 41 Lot: 5
Parking:	Blacktop, Exclusive
Zoning:	B-3

### DEMOGRAPHICS    1 MILE    3 MILES    5 MILES

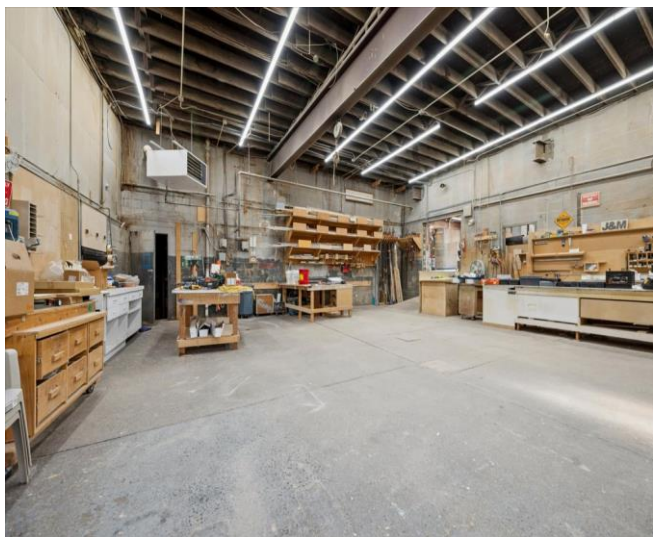
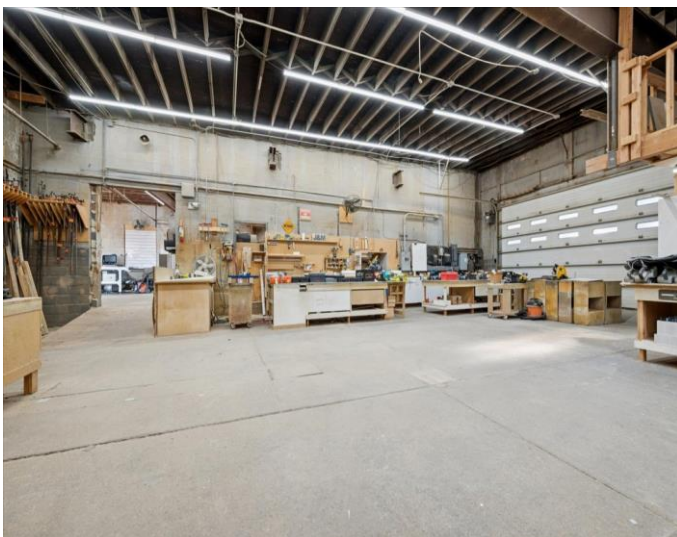
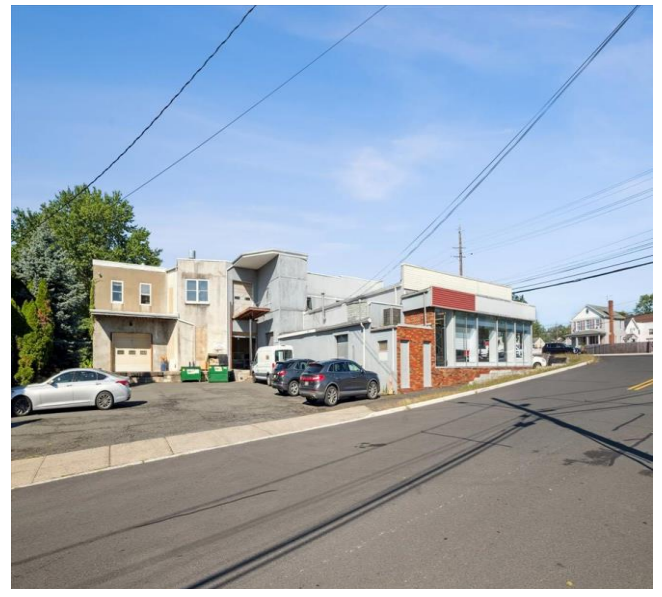
Total Households	5,589	24,469	47,262
Median Age:	38.5	41.8	42.9
Total Population	13,308	65,638	128,056
Average HH Income	103,793	136,492	146,707

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