

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.

### 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

### 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

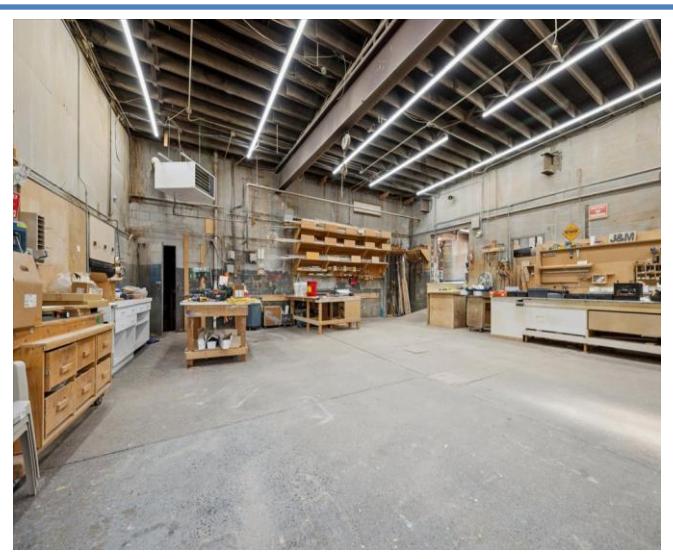
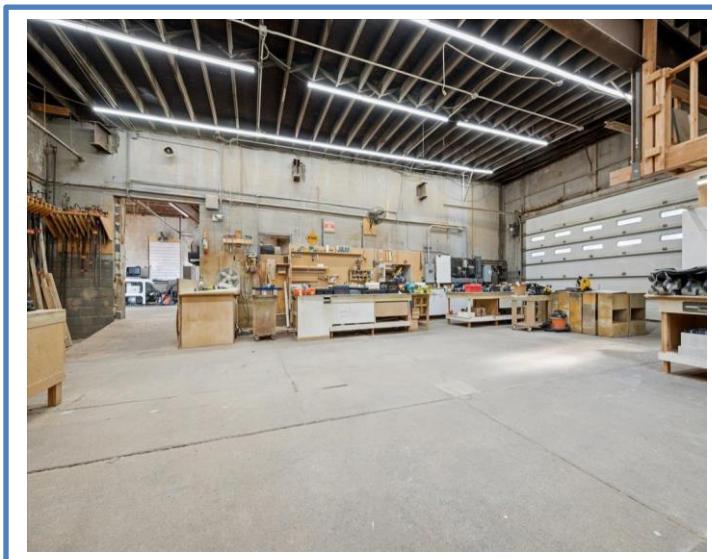
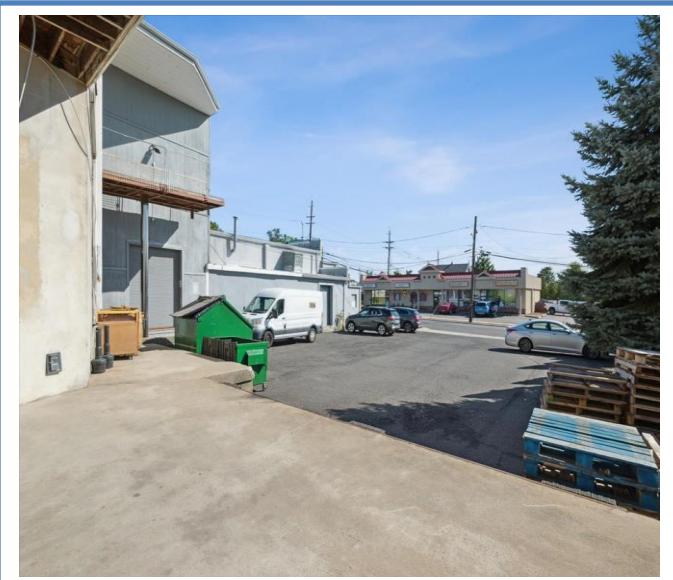
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,589	24,469	47,262
Median Age:	38.5	41.8	42.9
Total Population	13,308	65,638	128,056
Average HH Income	103,793	136,492	146,707

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