

OFFERING  
MEMORANDUM



**160 PIERCE ST,  
SOMERSET, NJ 08873**

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## Exclusively listed by:



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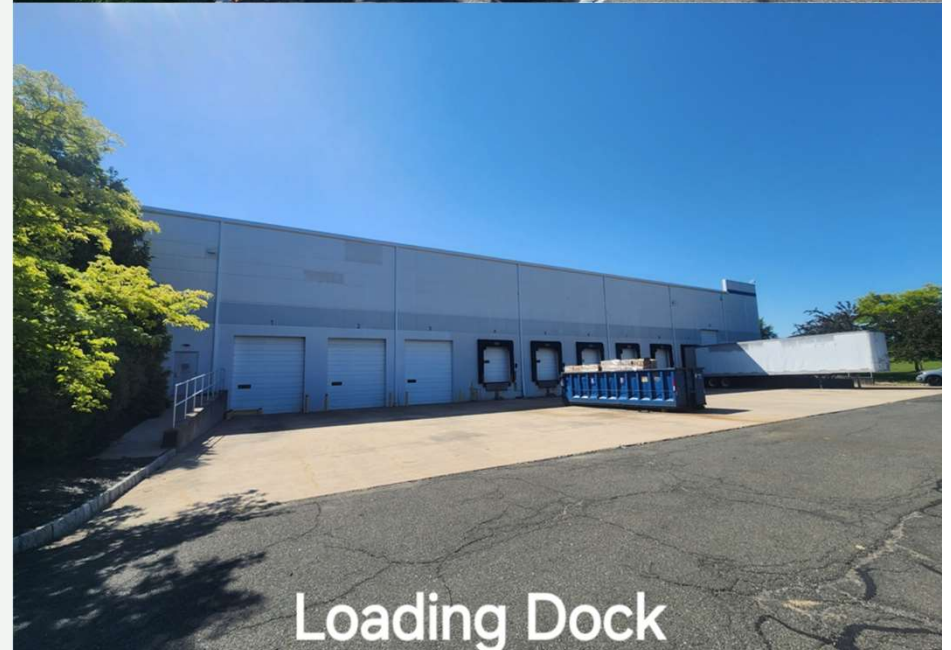
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# PROPERTY SUMMARY

## Commercial Lease (Warehouse)

Perfectly situated west of Edison, in 30 Min. proximity to Elizabeth Port and Newark Airport. Immediate access to highway 287. Post 2003 modern building with full HVAC throughout the entire facility.

<b>Address:</b>	160 Pierce St. Somerset, NJ 08873
<b>Asking Price</b>	\$15/ SF PSF NNN (Cam \$6)
<b>Year Built</b>	2003
<b>Size</b>	87,500 SF (Office 12,500 SF) 28' Clearance, 50 x 50 column 6 Lading Docks + 3 Drive Ins
<b>Parking:</b>	120 Parking Space
<b>Available:</b>	Now



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## SUBLEASE HIGHLIGHTS

- Very clean & Nicely maintained facility throughout with reception area
- Warehouse also have fully controlled HVAC, LED lights, Wifi, CCTV and 8 forklift charging station
- Suites at this location include turnkey offices with kitchen / cafeteria, individually controlled HVAC systems and separately metered utilities

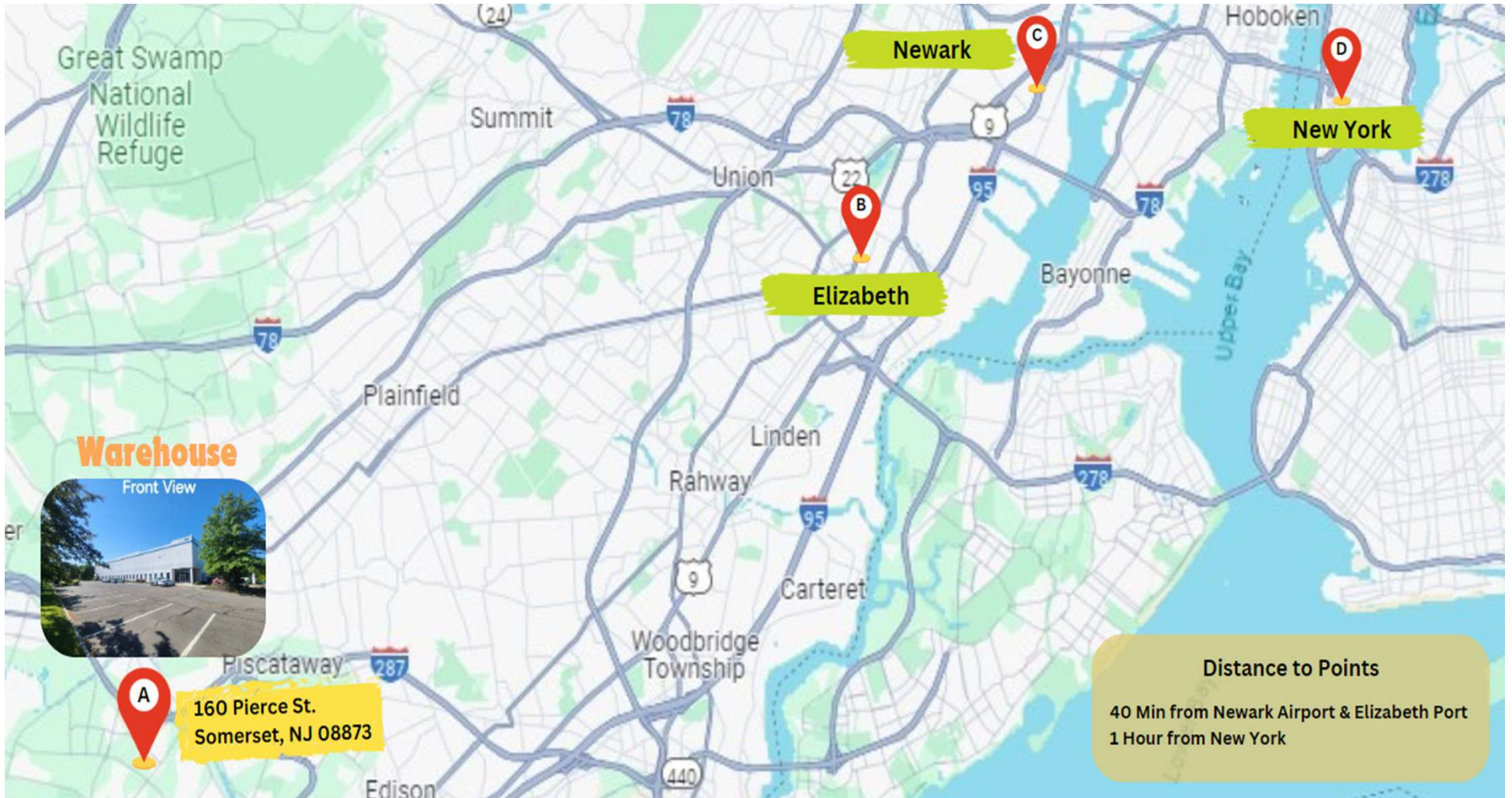


Conference Room



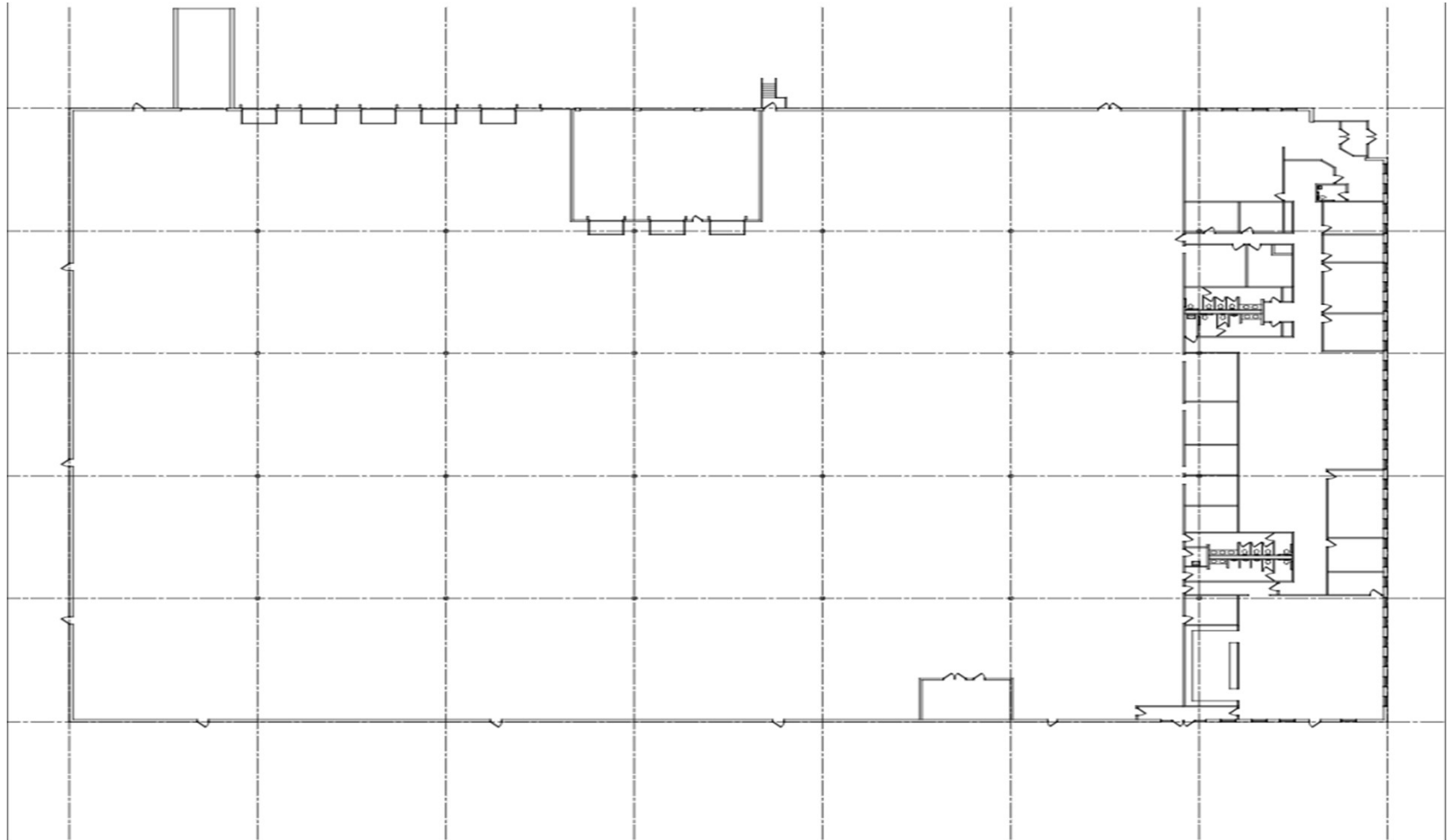
Warehouse

# REGIONAL MAP



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# FLOOR PLAN



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# PHOTOS



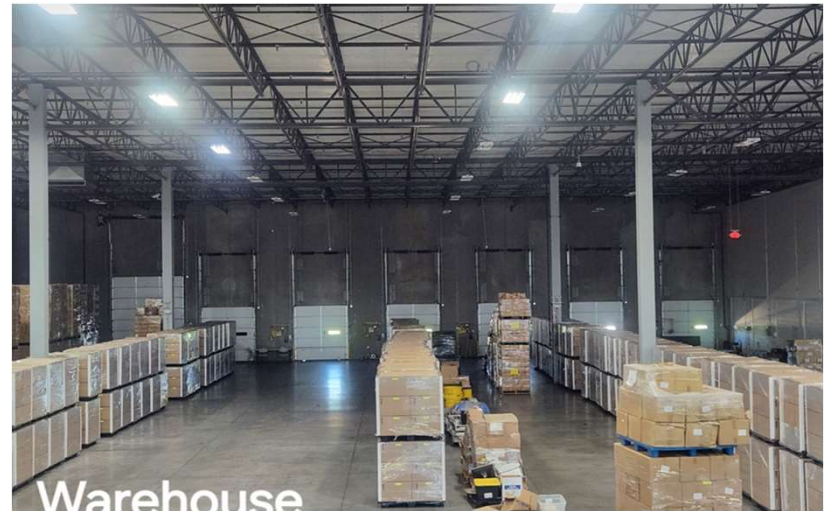
Loading Dock



Et Entrance Lobby



Cafeteria



Warehouse

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT STEPHEN LEE, C LAND REALTY FOR MORE DETAILS.

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Character

Competence

Commitment

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Palisades Park, NJ

New York, NY

Duluth, GA

Savannah, GA