

FOR LEASE | 1100 RANDOLPH ROAD | SOMERSET, NJ



ADVANCE INDUSTRIAL GROUP AT BUSSEL REALTY CORP | EXCLUSIVE LISTING BROKERS

- ±49,755 SF | BUILD TO SUIT OFFICE
- ±36' CLEAR HEIGHT
- EV CHARGING CONNECTION READY
- 4 DOCK DOORS | DRIVE-IN POSSIBLE
- 8" WATER PIPE
- 2,000 AMPS POWER
- AMPLE TRAILER PARKING
- ±2 MILES TO I-287
- ±30 MINUTES TO PORTS

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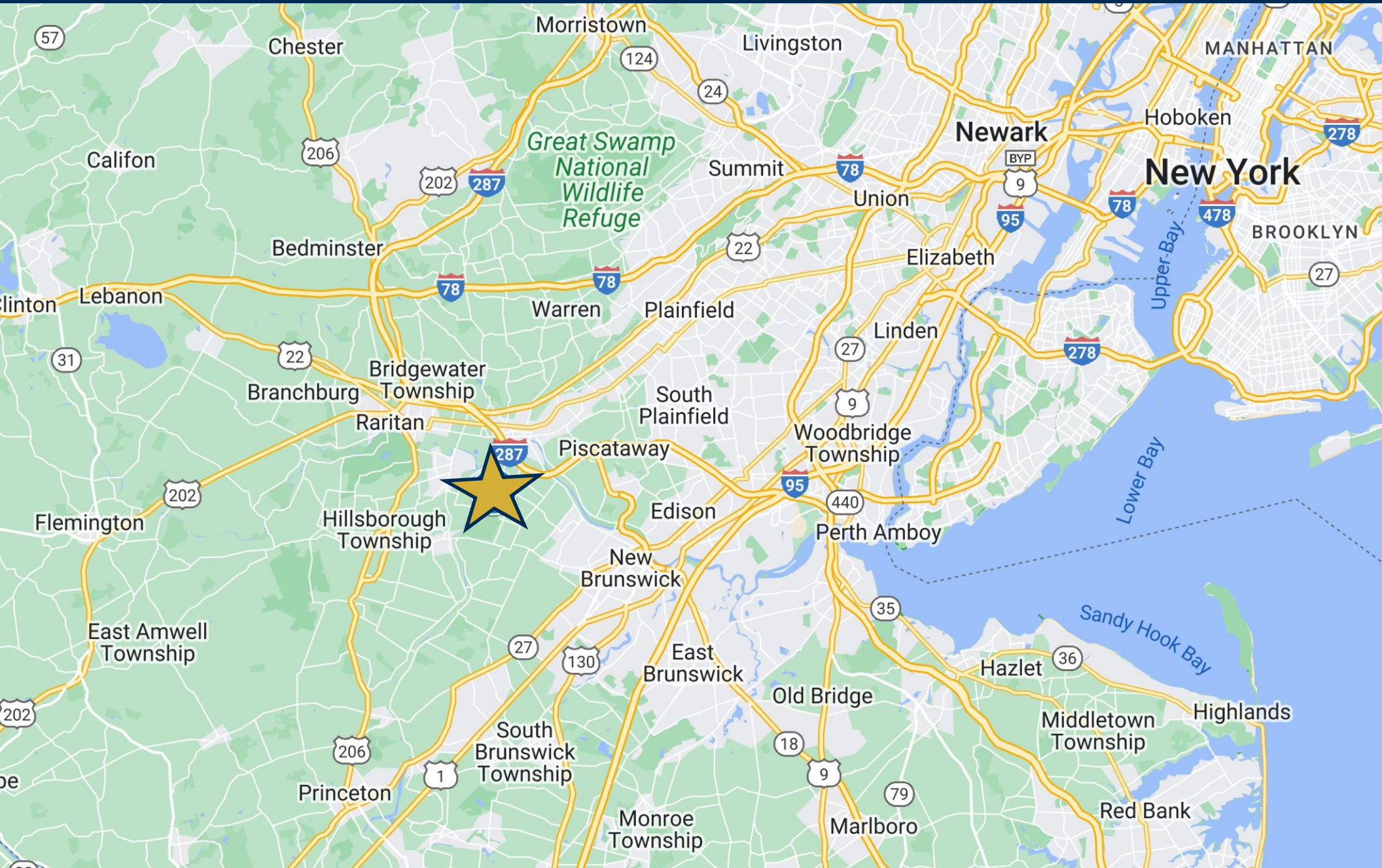
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PLEASE CONSULT YOUR BUSSEL REALTY CORP AGENT FOR MORE DETAILS.



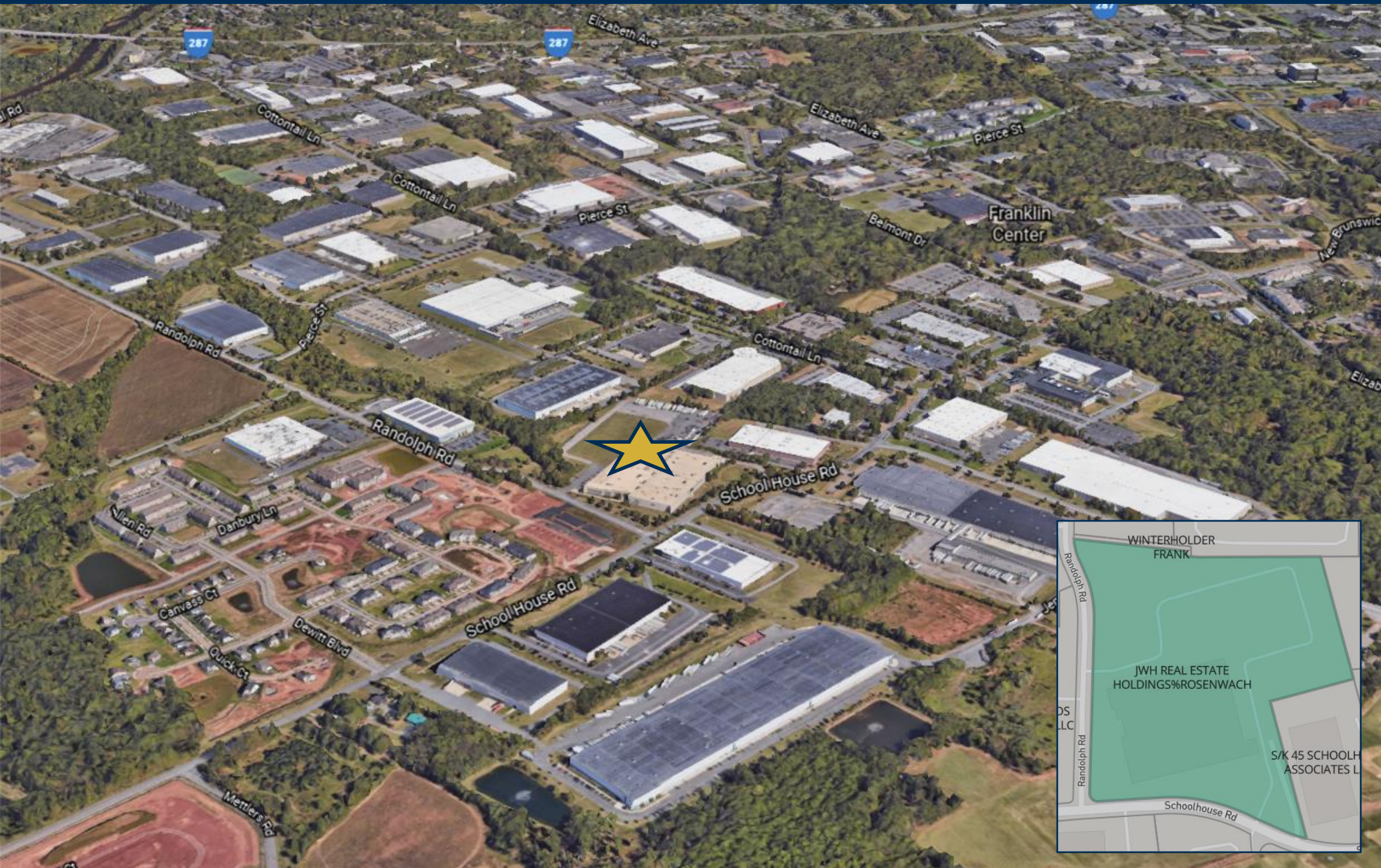
REGIONAL MAP



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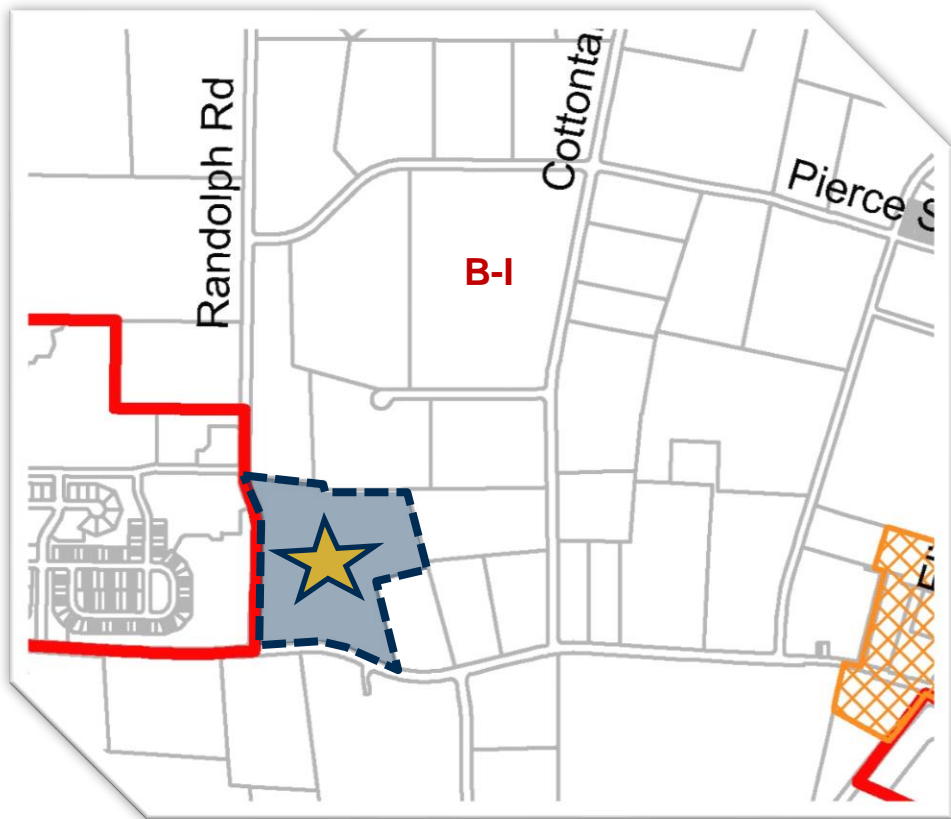
AERIAL IMAGE



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ZONING



B-I Business and Industry

Principal Uses:

- General and professional office
- Laboratory
- Banquet facility
- Hotel
- Data center
- Light manufacturing
- Warehouse and distribution
- Self-storage facility
- Indoor recreation
- Child-care center
- Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site

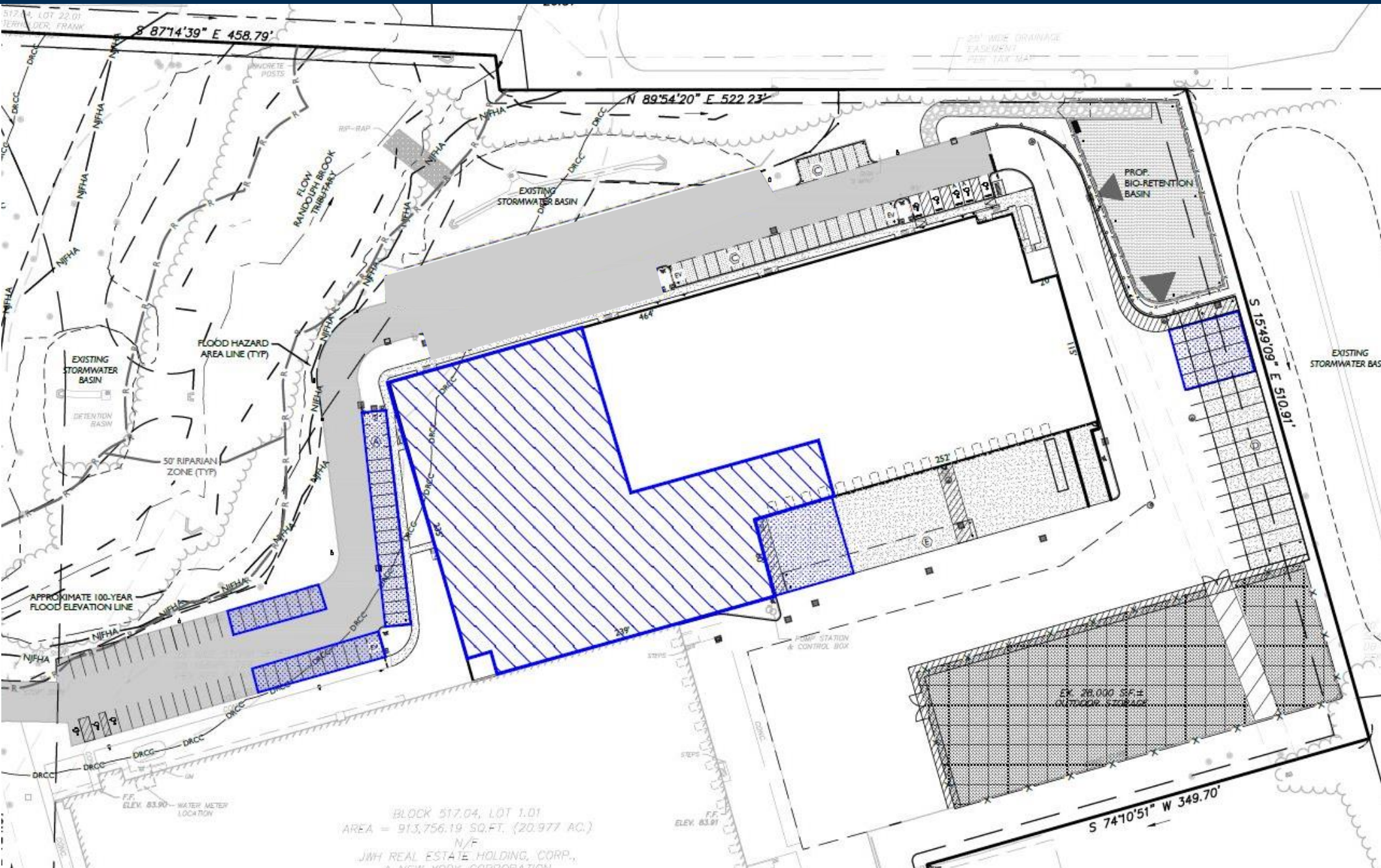
Accessory Uses:

- Buildings customary and incidental to the operation of the principal use
- Signs (See Article XII.)
- Retail sales as part of a warehouse or light manufacturing operation provided the items offered for sale are those manufactured and/or distributed by the warehouse/ light manufacturing operator; parking is provided per the requirements for retail use; such space occupies no more than 10% of the floor area of the principal use

Conditional uses:

- Public utility installations (See § 112-48.)
- Wireless communications antennas per Article VI
- Billboards on property fronting I-287 per § 112-53.1

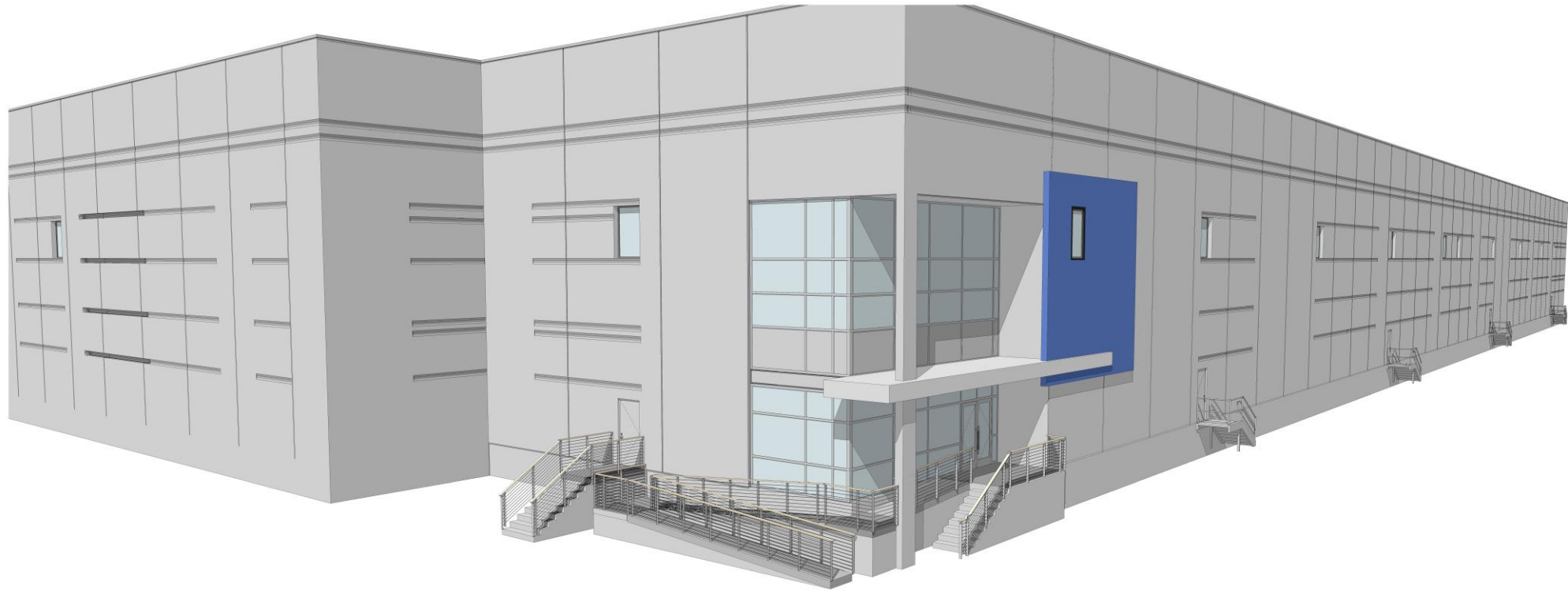
EXPANSION SITE LAYOUT



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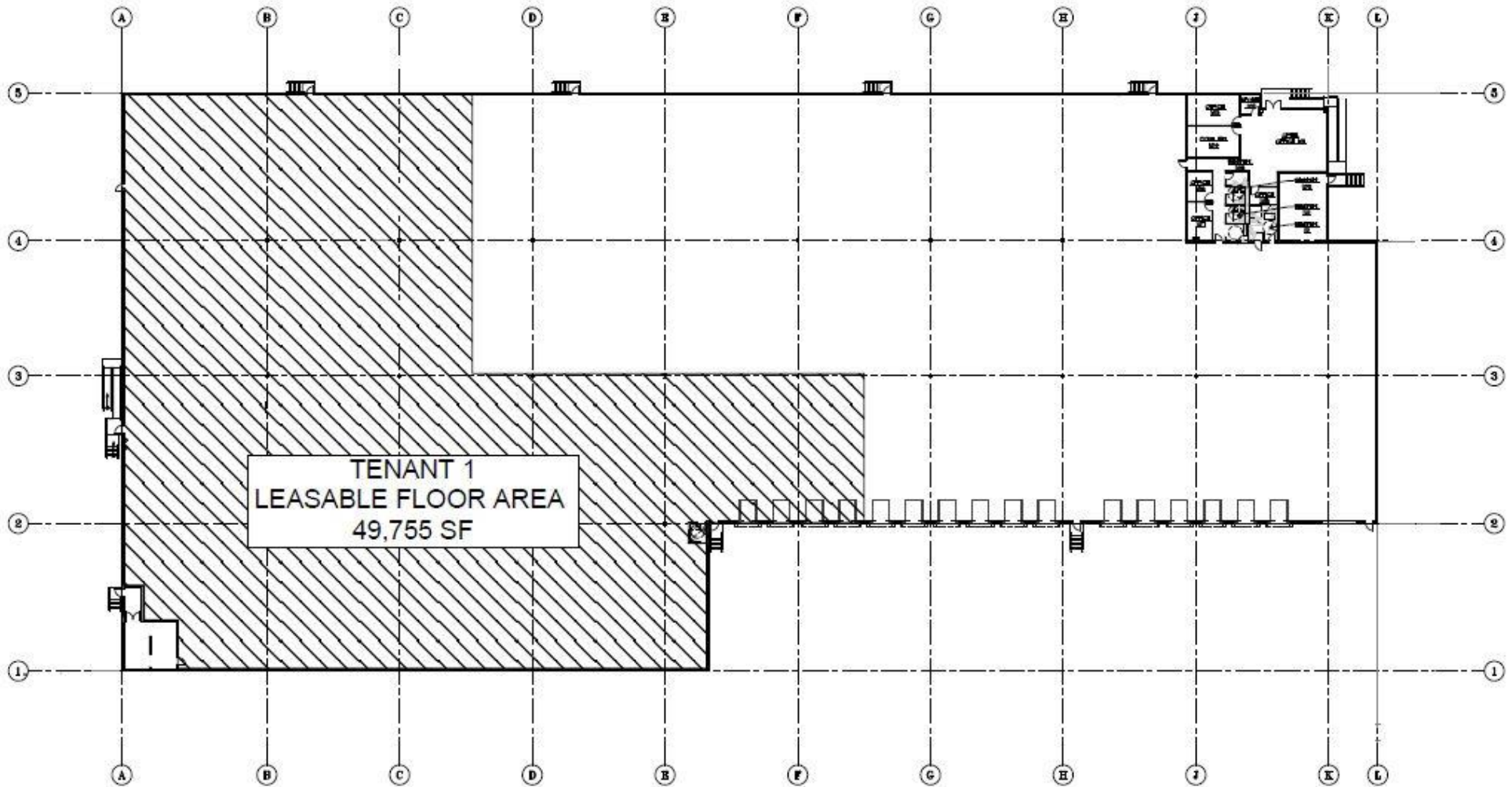
EXPANSION EXTERIOR IMAGES

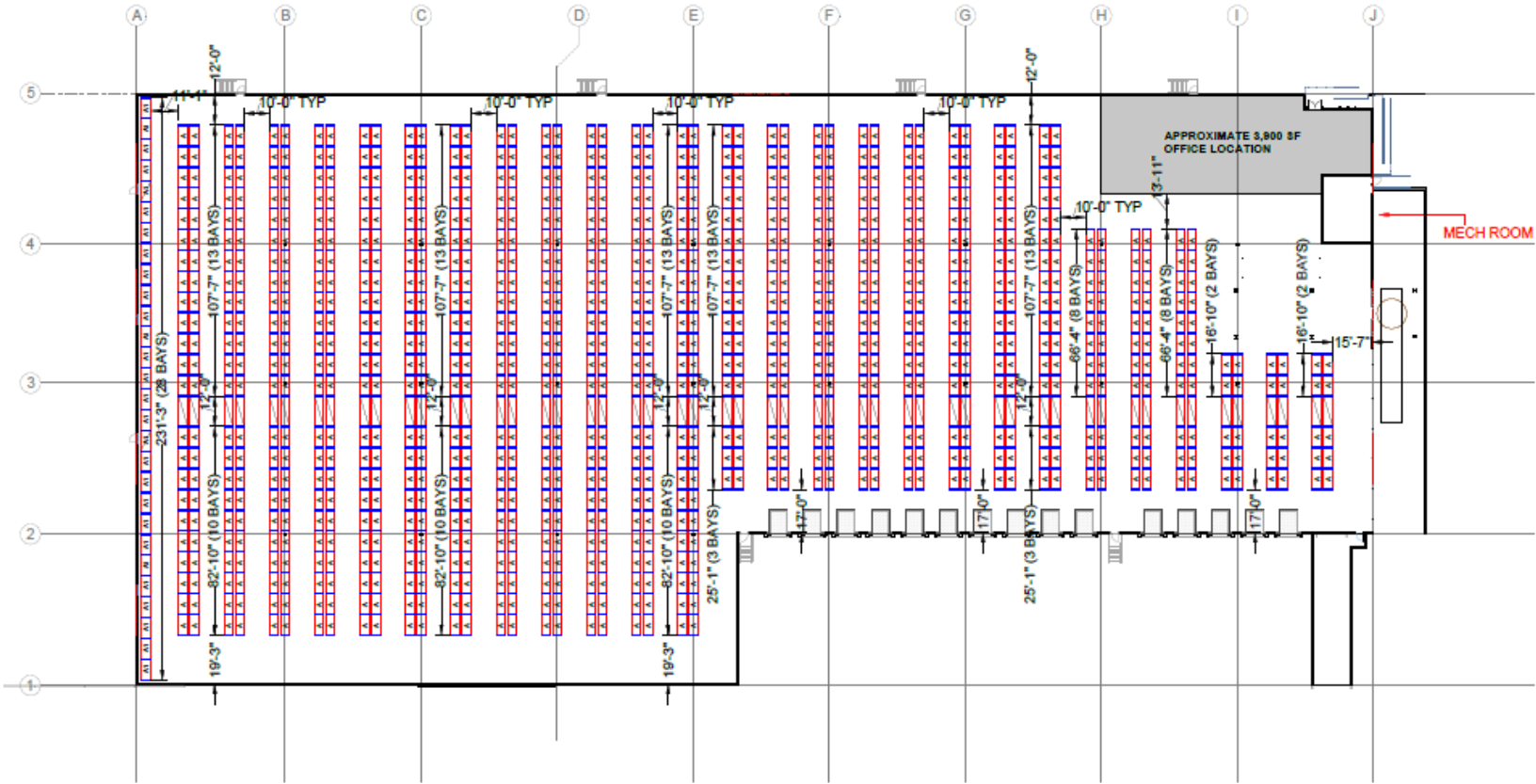


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EXPANSION FLOOR PLAN





PLEASE CHECK ONE

DESIGN APPROVED

DESIGN APPROVED AS NOTED

DESIGN NOT APPROVED AS NOTED

SIGN HERE

PALLET POSITION COUNTS:

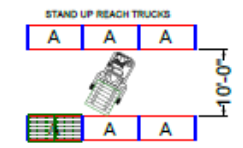
A BAYS: 904 SECTIONS
12,656 PALLET POSITIONS

A1 BAYS: 26 SECTIONS
364 PALLET POSITIONS

A1 TUN: 2 SECTIONS
20 PALLET POSITIONS

TUN BAYS: 52 SECTIONS
780 PALLET POSITIONS

TOTAL = 13,820 PALLET POSITIONS



3			
2			
1			
0	2/23/2024	RELEASED FOR REVIEW	A.J.L.
NO.	DATE	REVISION	BY

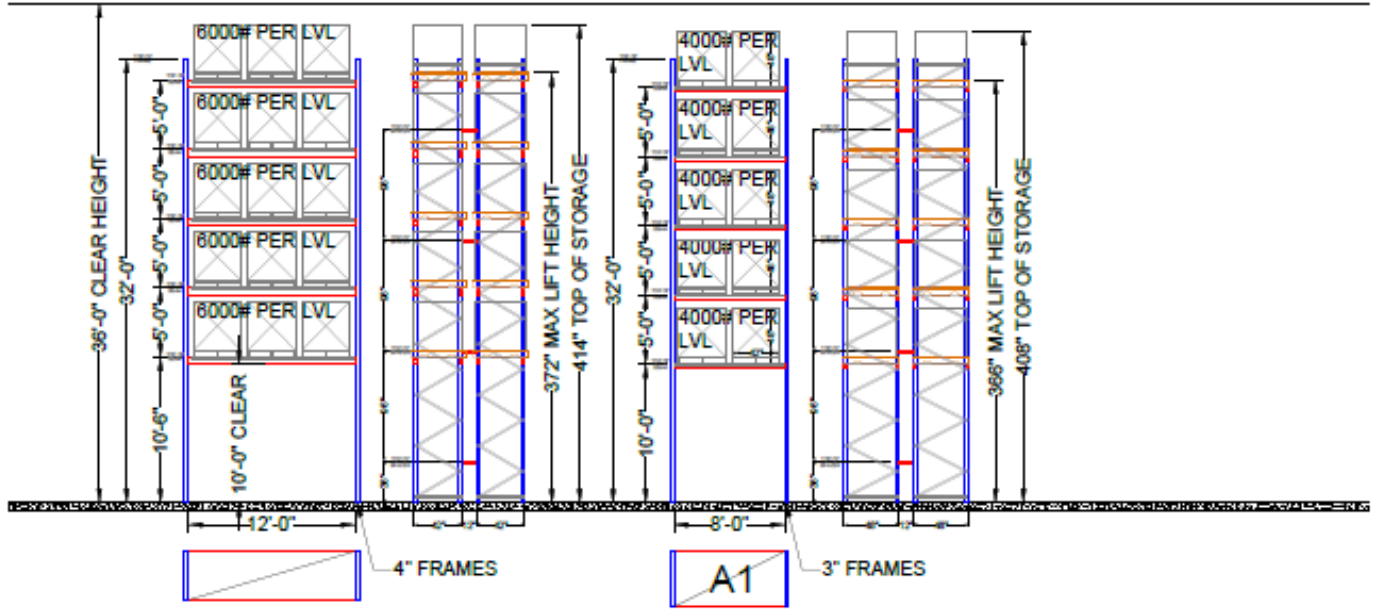
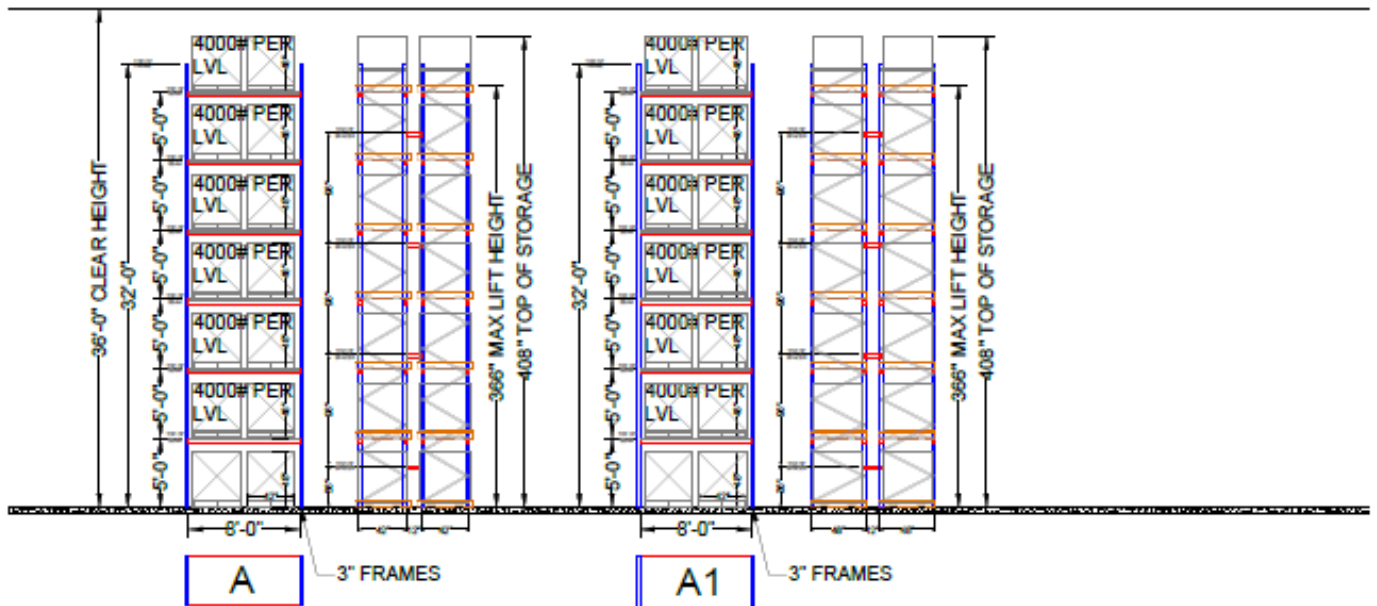
Al Group at Bussel Realty
1100 Randolph Rd, Somerset, NJ 08873

PR SUPPLY AND INSTALL

PLANVIEW 10' ASLE LAYOUT



DRAWN BY:	A.J.L.	REVISION:	
DATE:	2/23/2024		
SCALE:	NO SCALE		0
CHECKED BY:			
JOB ID:	J0315		



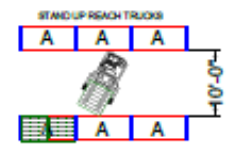
- PLEASE CHECK ONE
- DESIGN APPROVED
 - DESIGN APPROVED AS NOTED
 - DESIGN NOT APPROVED AS NOTED

SIGN HERE

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3	2/23/2024	RELEASED FOR REVIEW	A.J.L.

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PR SUPPLY AND INSTALL
ELEVATION VIEW

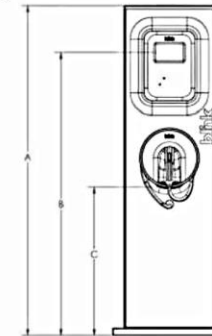
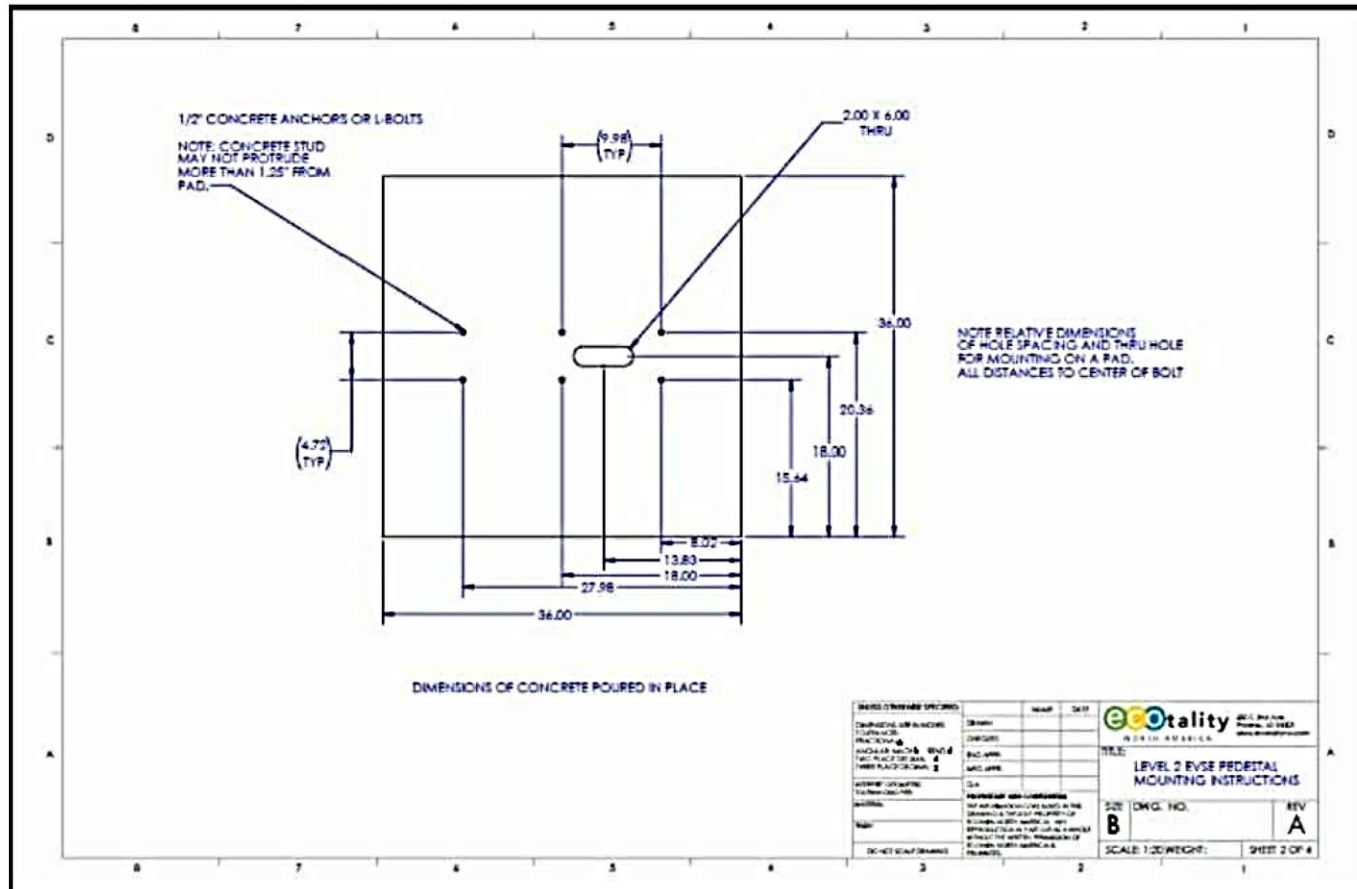


DRAWN BY:	A.J.L.	REVISION:	
DATE:	2/23/2024		
SCALE:	NO SCALE		0
CHECKED BY:			
JOB ID:	JR215		

POWERING PROGRESS WITH EV CHARGING STATIONS

We are proud to announce this facility is designed with the future in mind, featuring comprehensive plans for Electric Vehicle (EV) charging station(s). By choosing 1100 Randolph, you not only gain access to premium industrial space, but also become part of a sustainable movement. The EV charging station(s) will be strategically located; no more wasting time searching for external charging points or worrying about range anxiety. With our on-site charging infrastructure, you can efficiently power up your vehicles while maximizing productivity and future-proofing your business operations. As the popularity of electric vehicles continues to soar, having an on-site charging station positions your company as a leader in the industry. You will be ready to accommodate the evolving needs of your clients and partners, ensuring seamless and sustainable logistics for years to come while minimizing fuel expenses and reducing maintenance costs associated with traditional combustion engines. Additionally, you may be eligible for government incentives and rebates that further enhance the financial advantages of adopting electric transportation. Join us in embracing the future of transportation and experience the benefits of sustainability, convenience, and cost savings all under one roof. Secure your space in our cutting-edge facility today and unlock a world of possibilities.

EV STATIONS



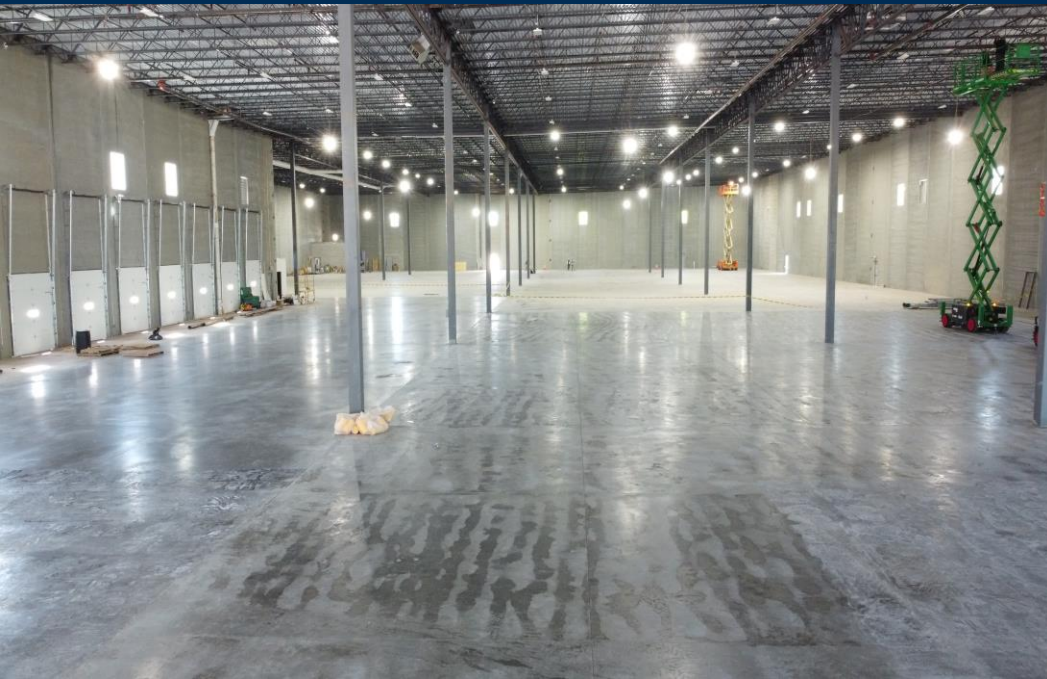
Model Number	Part Number	Dimension A	Dimension B	Dimension C
PE-30kice60	01-0131-0000	70"	60"	31.5"
PE-30kice48	01-0135-0000	58"	48"	19.5"
PE-30kice40	01-0136-0000	50"	40"	11.5"

Figure 1. Blink Installations, Typical

ELECTRIC VEHICLE CHARGING STATION DETAIL

NOT TO SCALE

CONSTRUCTION PROGRESS



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NJ TRANSIT RARITAN VALLEY TRAIN LINE



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