

FOR LEASE | 1100 RANDOLPH ROAD | SOMERSET, NJ



ADVANCE INDUSTRIAL GROUP | 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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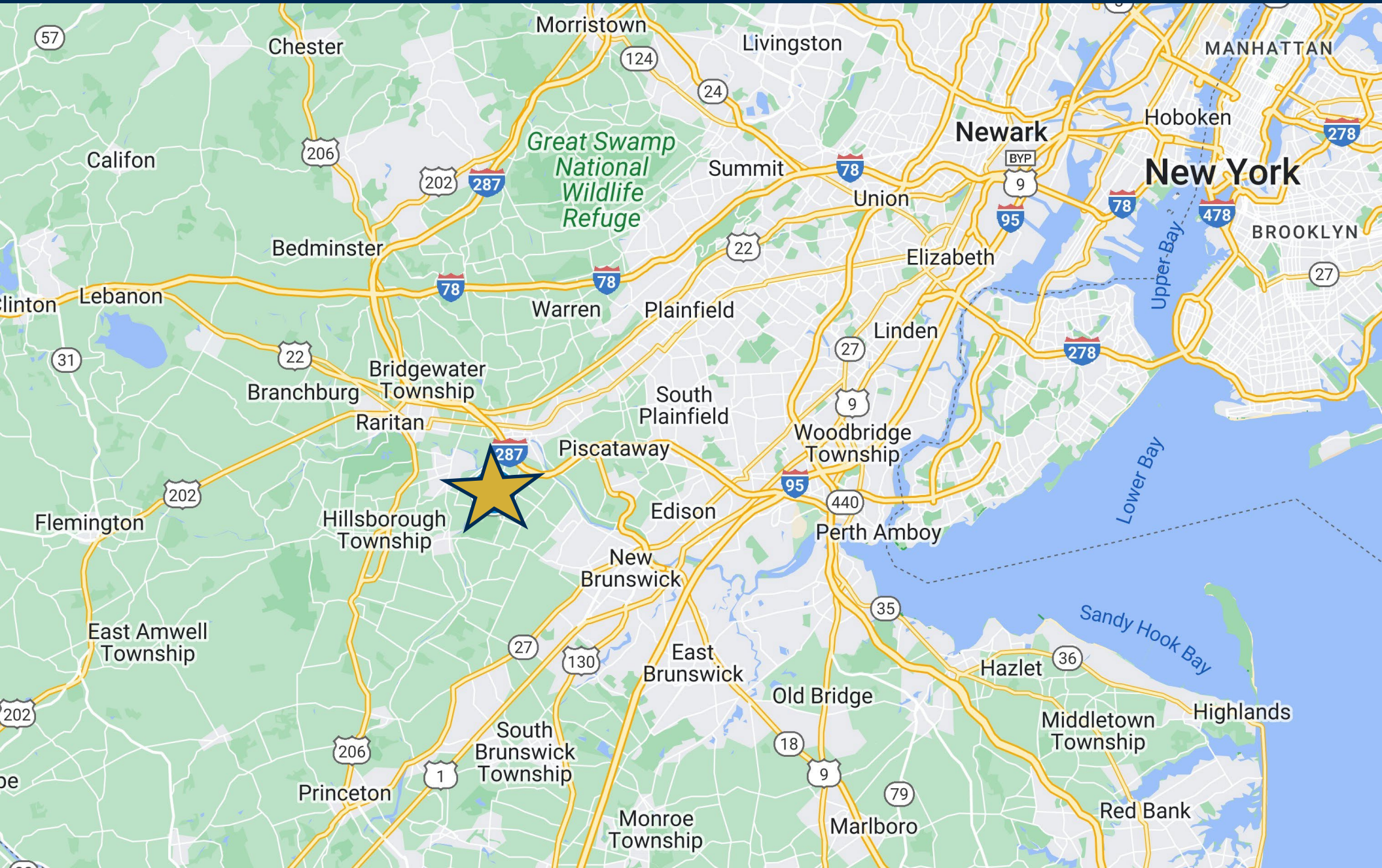
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ALL PROPERTY TOURS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR BUSSEL REALTY CORP AGENT FOR MORE DETAILS.



REGIONAL MAP



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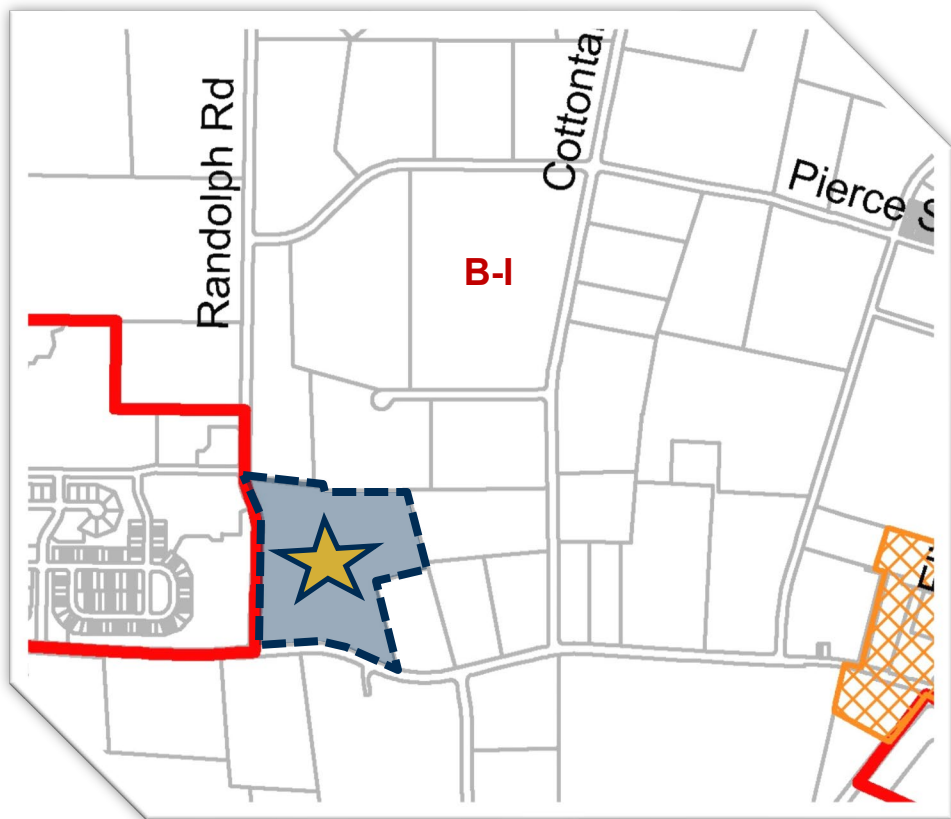
AERIAL IMAGE



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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

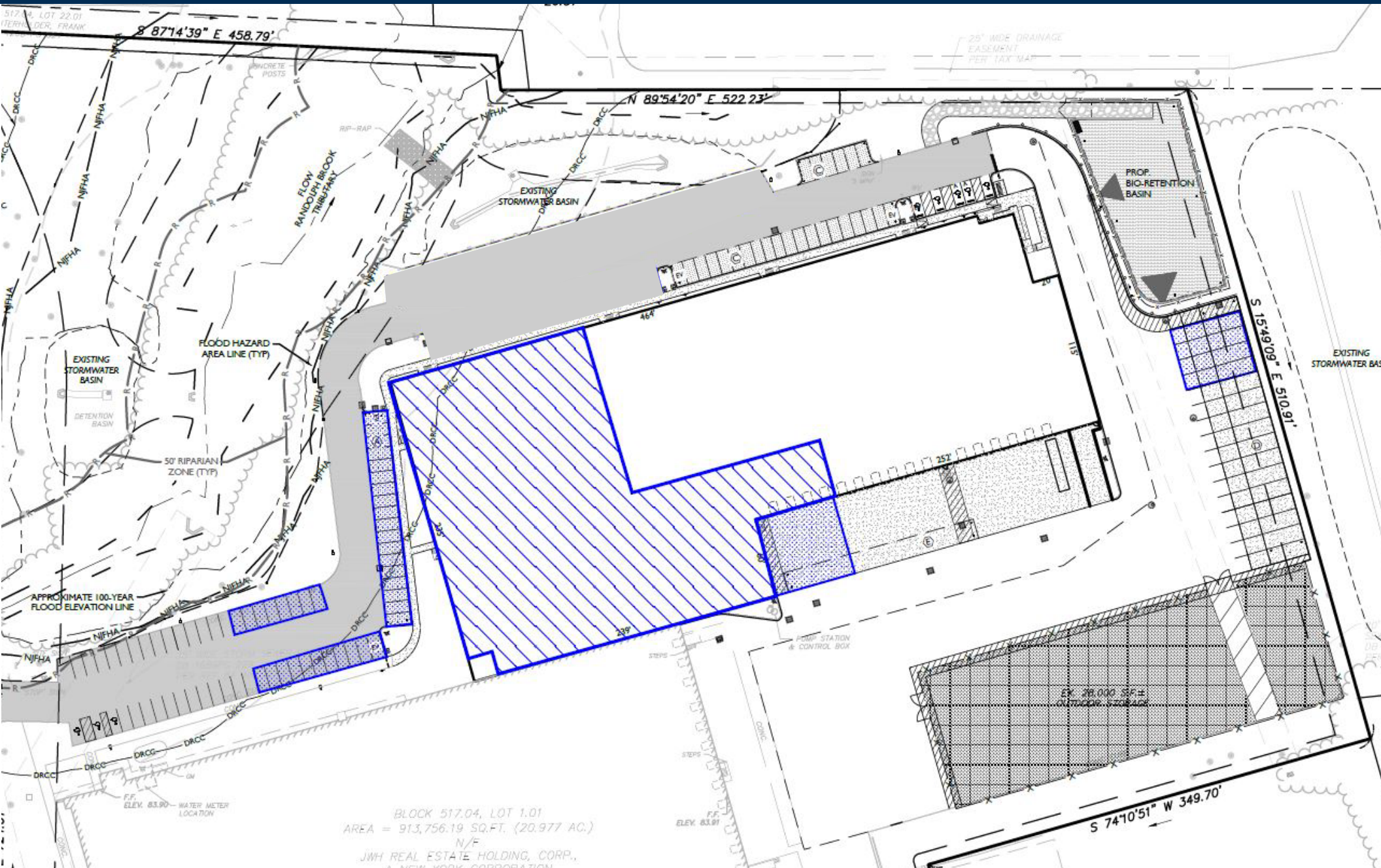
Accessory Uses:

- 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

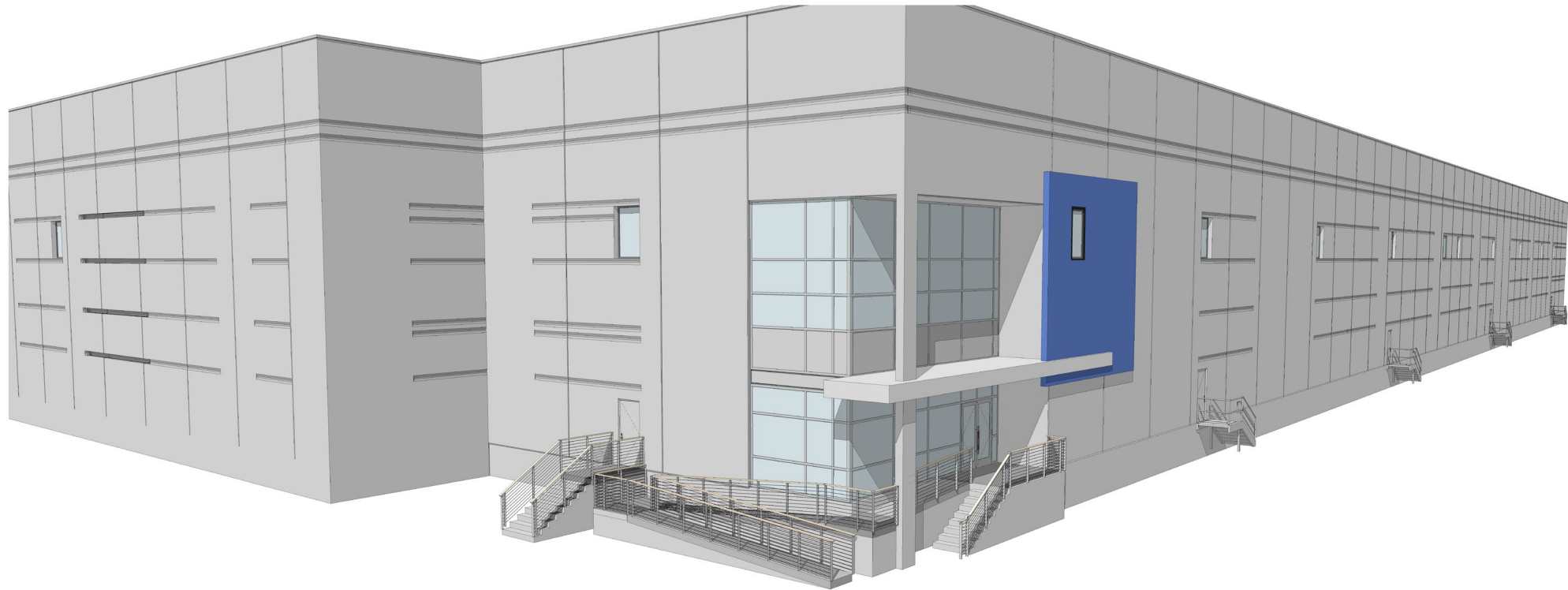
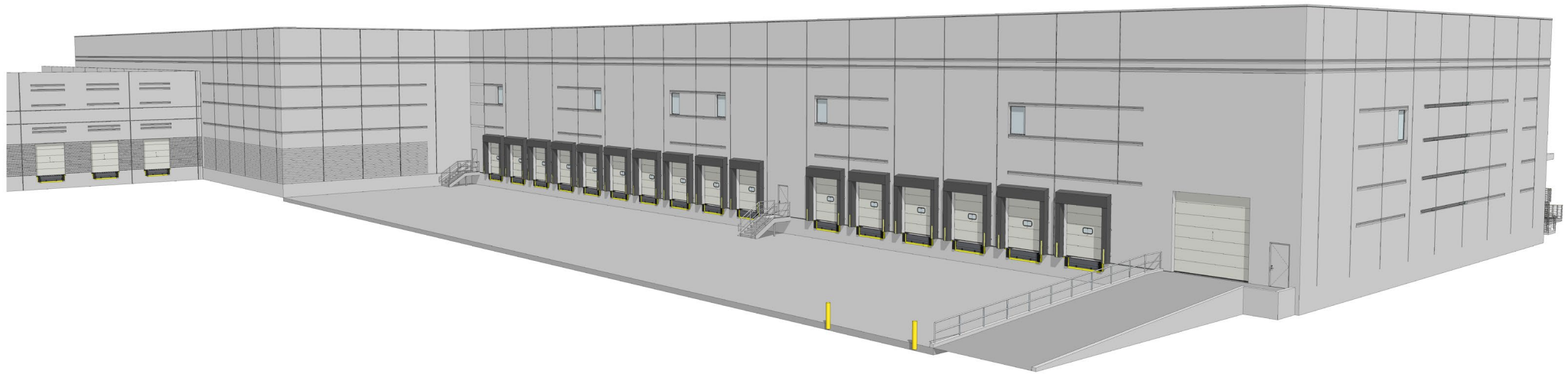
EXPANSION SITE LAYOUT



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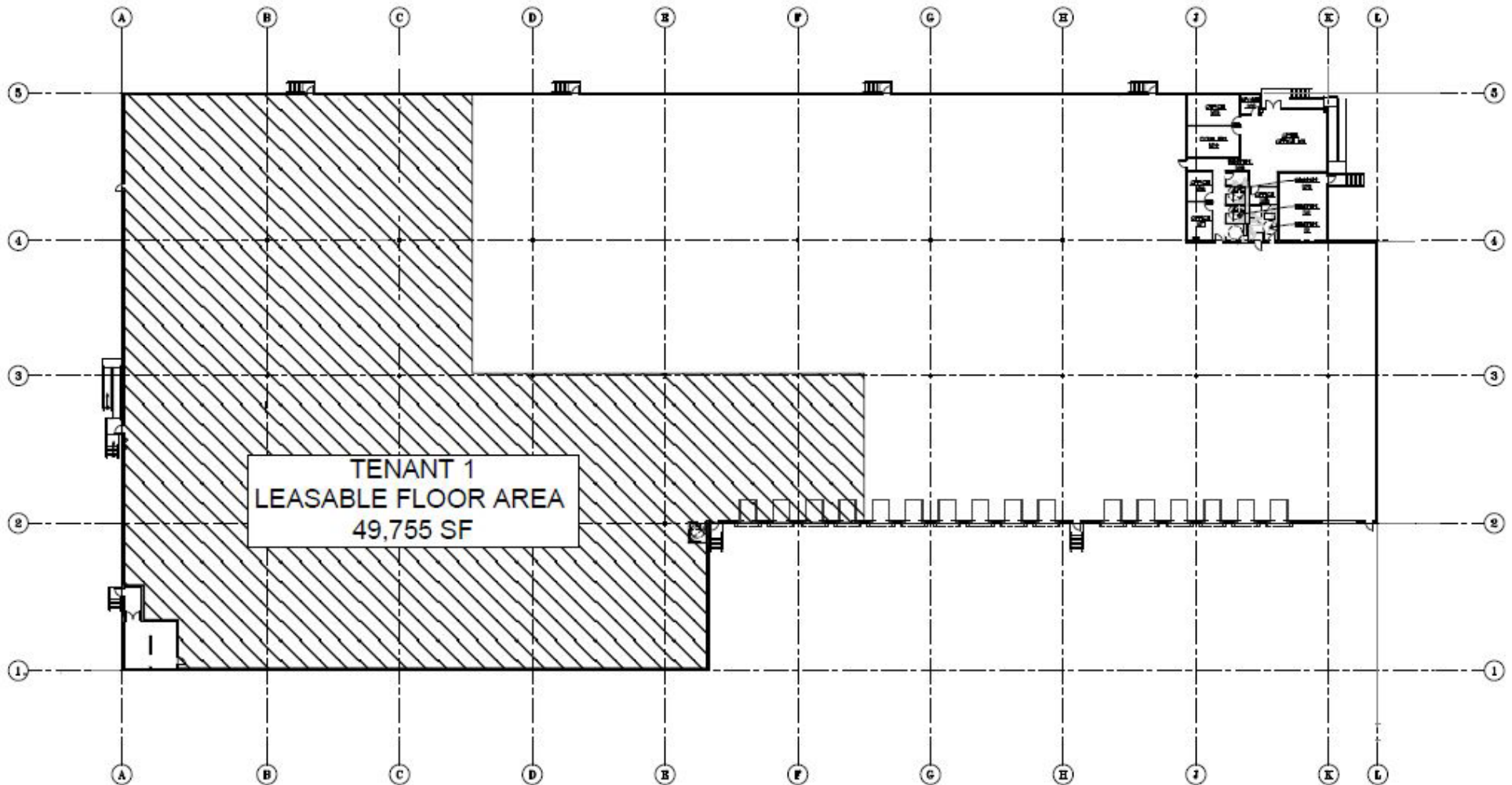
EXPANSION EXTERIOR IMAGES



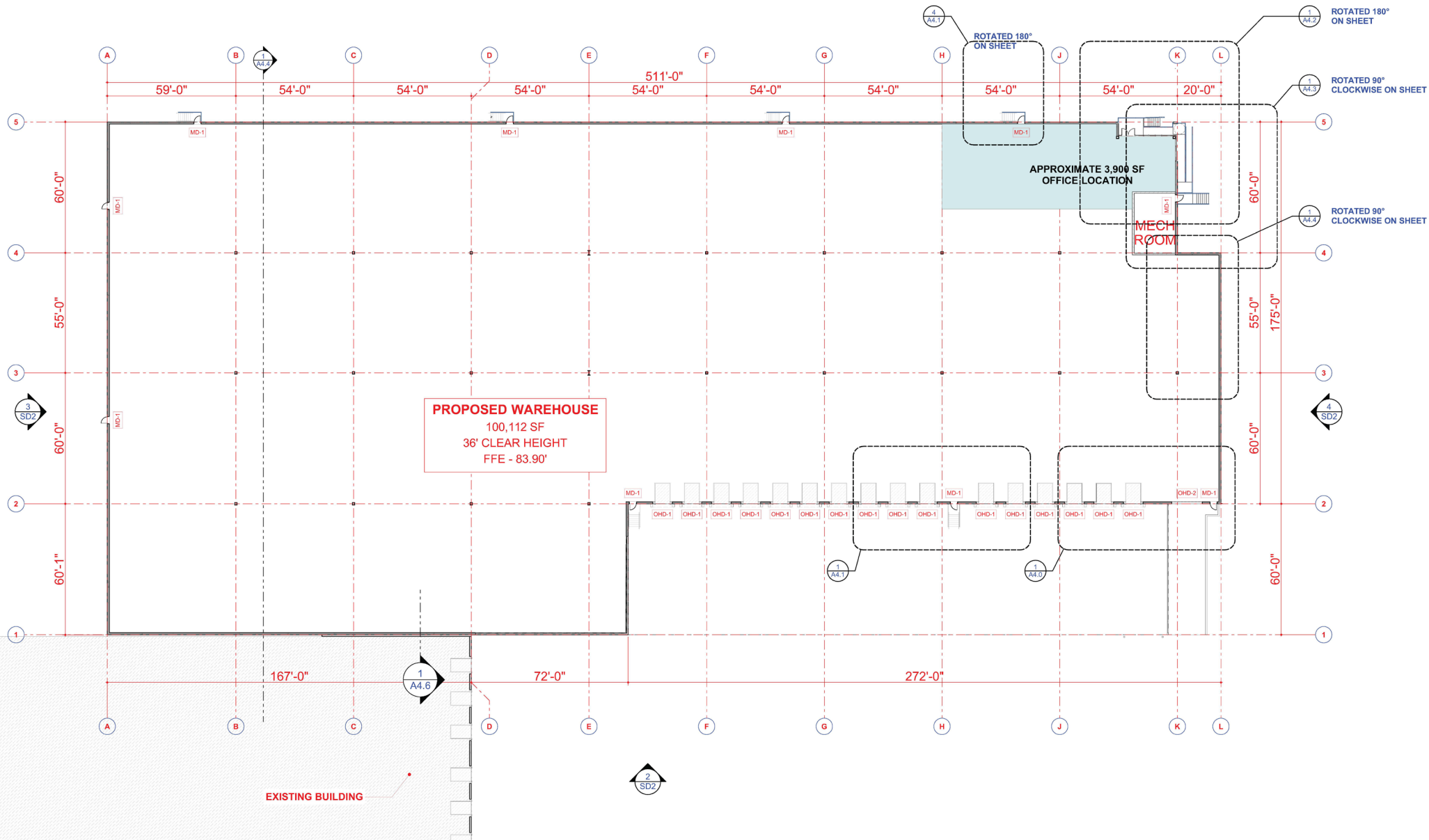
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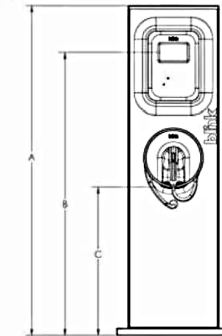
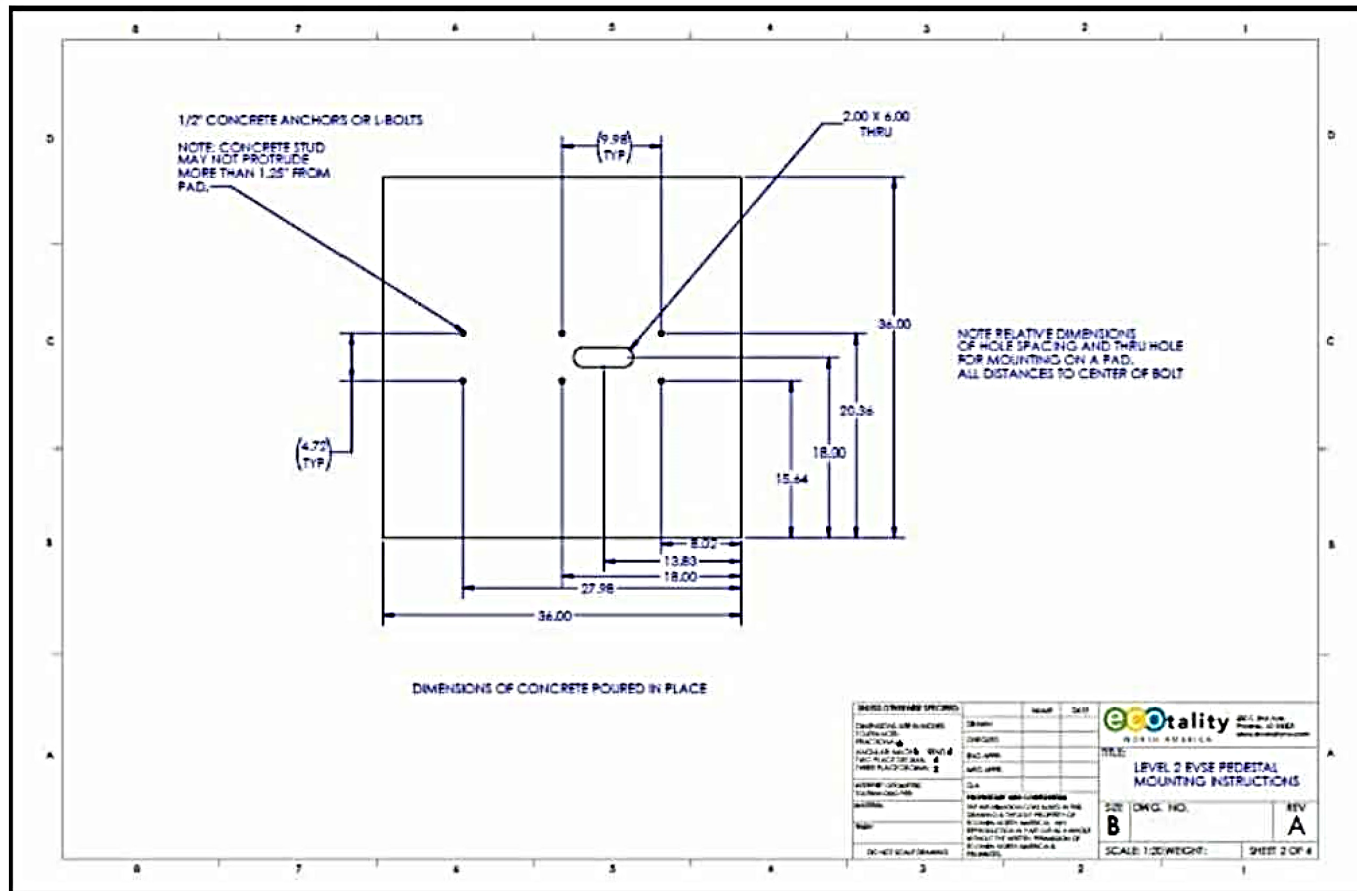
EXPANSION FLOOR PLAN



COLUMN SPACING



EV STATIONS



Model Number	Part Number	Dimension A	Dimension B	Dimension C
PE-30Ice60	01-0131-0000	70"	60"	31.5"
PE-30Ice48	01-0135-0000	58"	48"	19.5"
PE-30Ice40	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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