

ONE UNIT REMAINING OFFICES FOR LEASE

Warren Township, Somerset County, New Jersey

LOCATION

95 Mount Bethel Road / CR651
Warren, NJ 07059

AVAILABLE

Unit 1B: +/- 1,750 SF

RENTAL RATE

\$18.50 psf modified gross, plus TE

OCCUPANCY

Immediate

PARKING

Approximately 87 spaces

DEMOGRAPHICS 2022 ESTIMATE

2 Mile Radius

Population	10,770
Average HH Income	\$183,226
Median HH Income	\$160,954
Total Households	3,650
Median Age	45
Daytime Population	4,591

5 Mile Radius

Population	188,943
Average HH Income	\$125,975
Median HH Income	\$108,369
Total Households	63,927
Median Age	42
Daytime Population	15,368

PROPERTY DESCRIPTION

The 92% occupied two-story, 22,000 SF office building is well situated less than 0.5 mi from the center of the Warren Business District, affording tenants access to businesses, banking and restaurants. Completed common area improvements include new carpet and paint. Bathrooms to be upgraded in first half of 2022. Tenants include Falcon Group, Hess Insurance, Transamerica Financial Advisors, Inc. and Shiller, Knapp Lefkowitz and Hertzell LLP and GK Trading LLC.

ZONING

BR-40 Business Residential District
Permitted uses: General and professional offices for executive, administrative, data processing, research, bank and loan institutions, healthcare and wellness.

HIGHLIGHTS

- Less than 2.1 miles South of I-78, Exit 36 and 2.2 miles North of State Route 22 & Warrentown Road, allowing business and employees quick and convenient access to highways;
- Ample on-site parking for medical and professional uses.

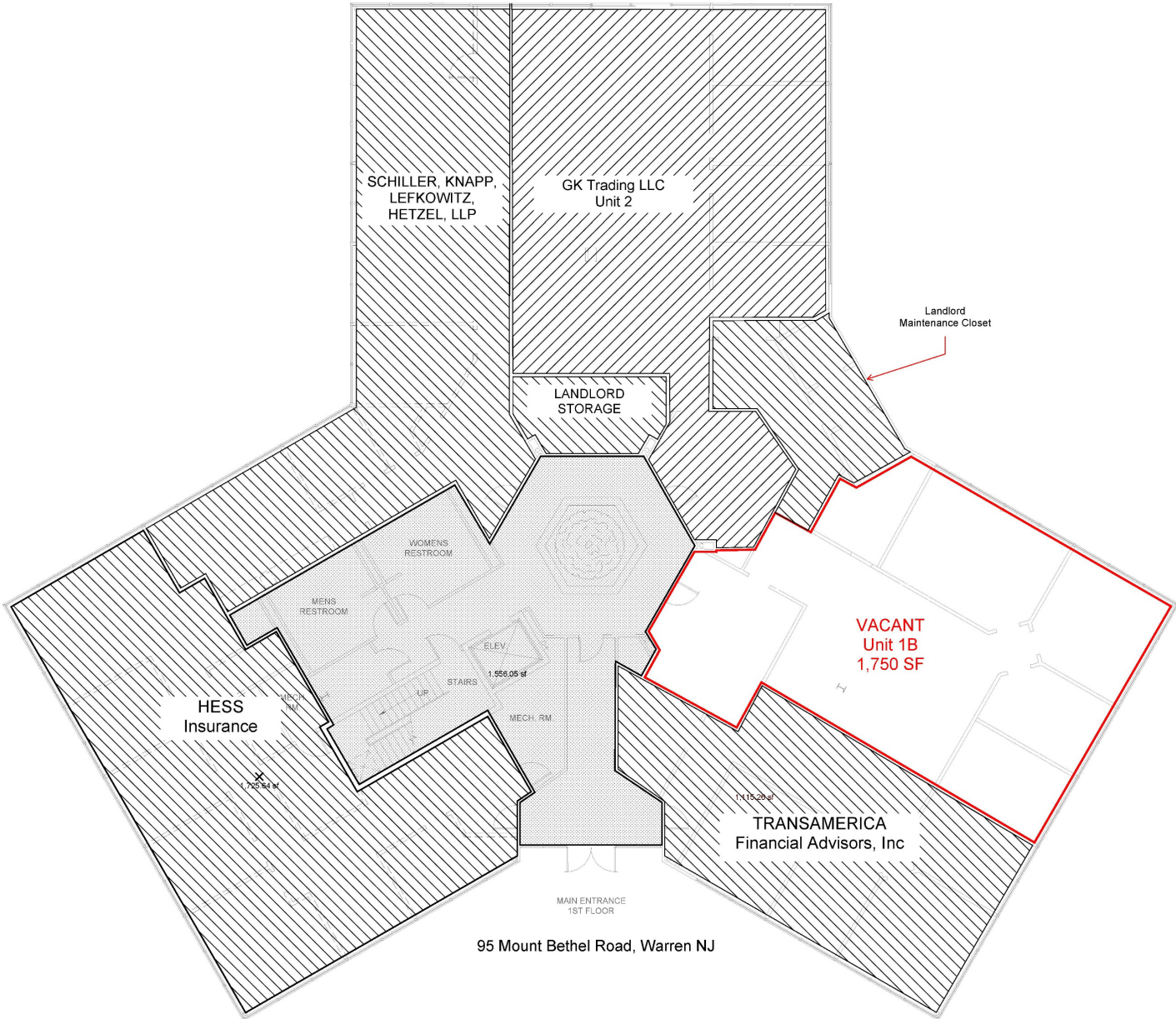
FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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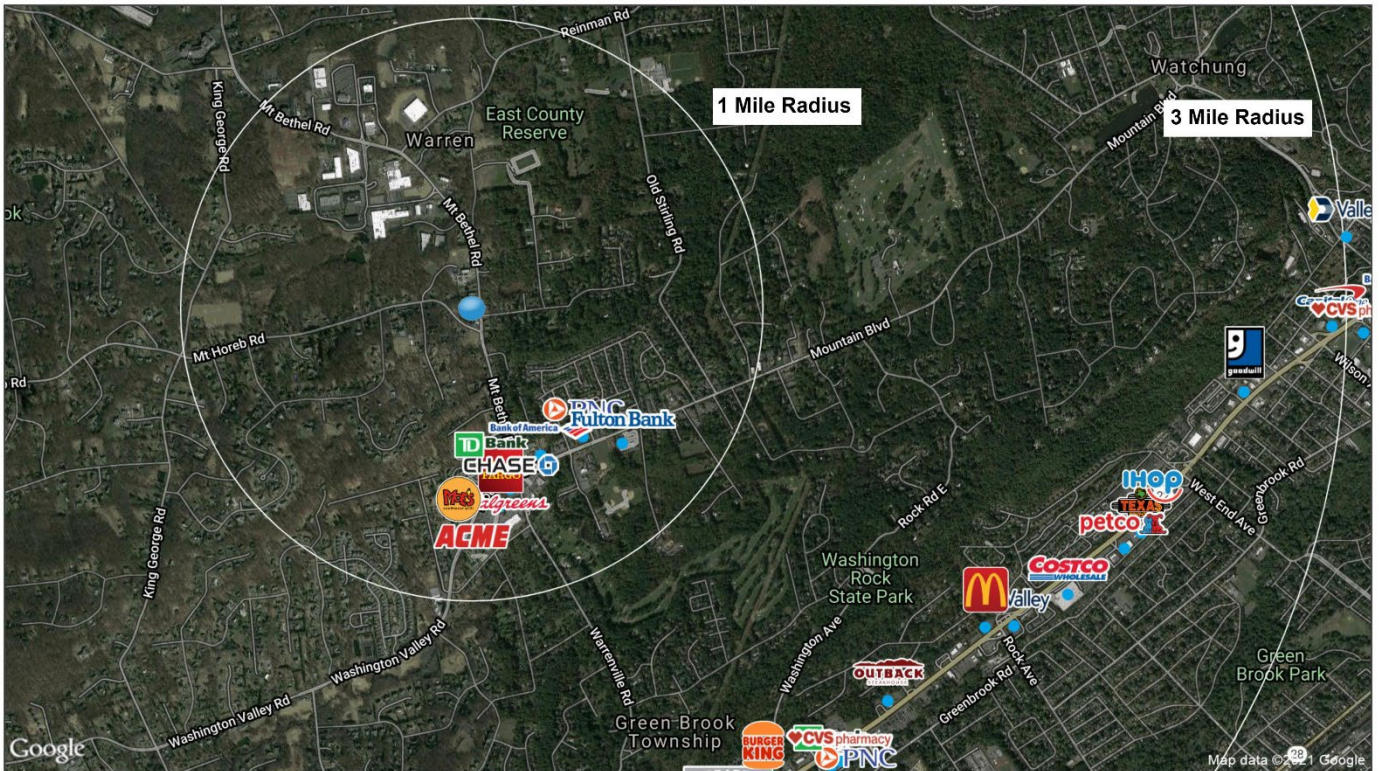
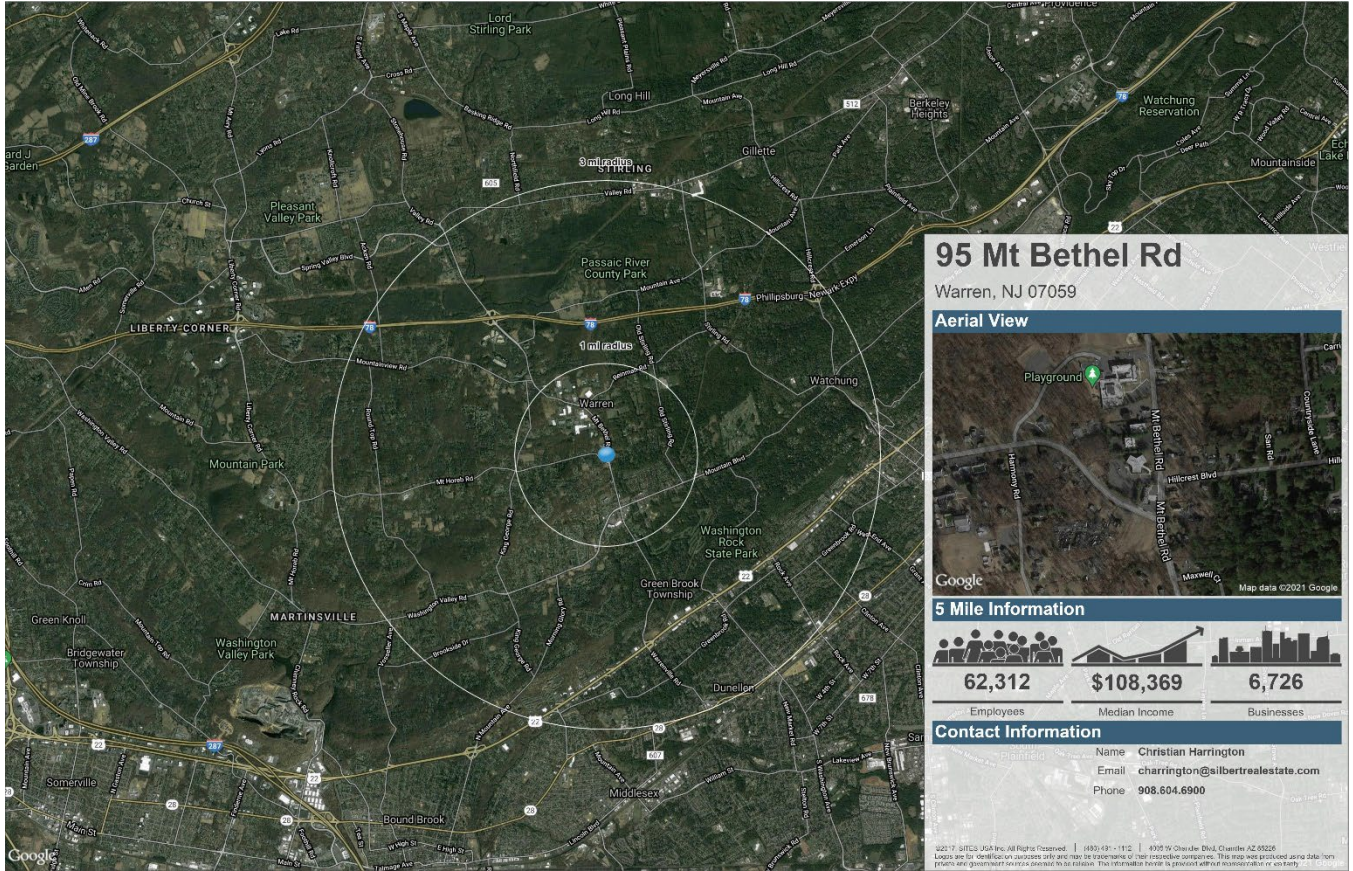
95 Mount Bethel Road– Floor Plans



95 Mount Bethel Road– Exterior Photos



95 Mount Bethel Road Demographics



95 Mount Bethel Road Demographics

95 Mt Bethel Rd Warren, NJ 07059	1 mi radius	3 mi radius
Population	3,180	40,135
Households	1,059	13,946
Population Median Age	46.2	43.3
Median HH Income	\$176,662	\$131,654

