



FOR SALE OR LEASE ± 100,121 SF | DIVISIBLE

600 APGAR DRIVE

SOMERSET, NJ 08873

CALL FOR PRICING



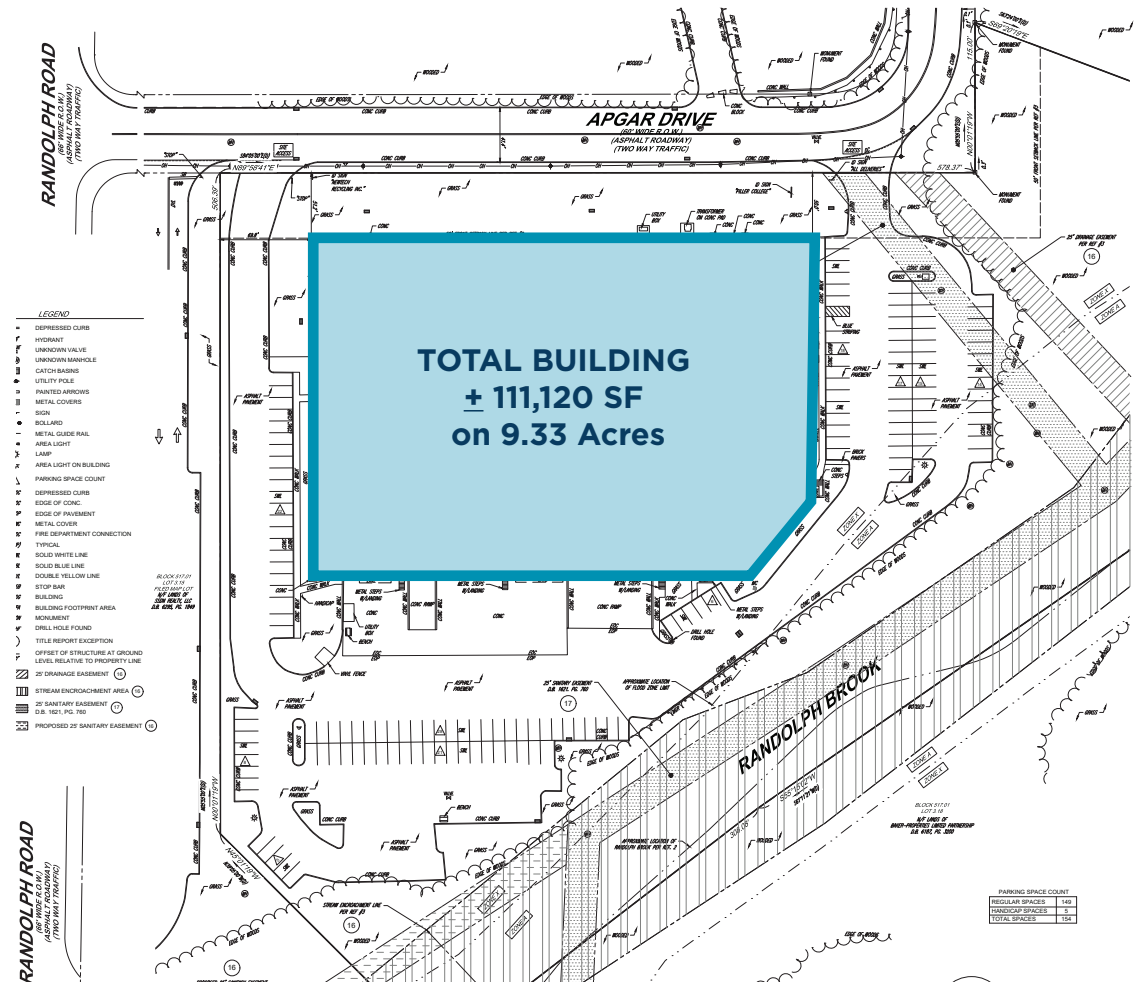
**CUSHMAN &
WAKEFIELD**

600 APGAR DRIVE SOMERSET, NJ 08873

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PROPERTY HIGHLIGHTS | SITE PLAN

Total Size	± 111,120 on 9.33 Acres
Total Available	± 100,121 SF <i>(Divisible in Units of):</i> Warehouse: <ul style="list-style-type: none"> • 46,870 SF • 44,498 SF
Total Office Space	± 8,753 SF
Ceiling Height	32' Clear
Loading	<ul style="list-style-type: none"> • 7 Loading Docks <i>(Expandable to 12)</i> • 4 Drive-in Doors
Column Spacing	48' x 50'
Power	<ul style="list-style-type: none"> • (4) 250 Amps • (1) 400 Amps
Sprinkler System	ESFR
Parking	<ul style="list-style-type: none"> • 20 Trailers • 148 Cars
Available	Q4 2024
Asking Lease Rate	Call for Pricing



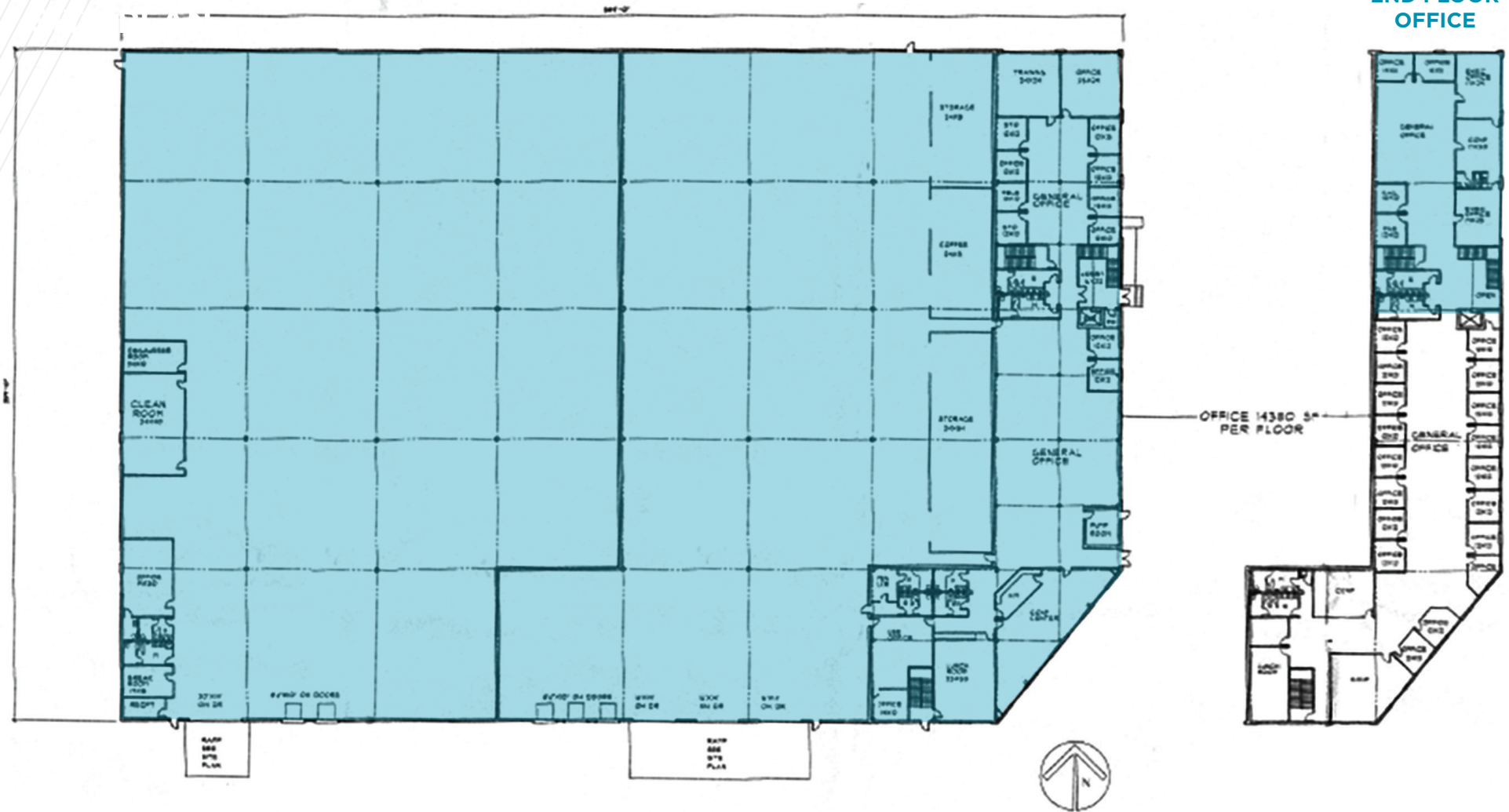
JOIN CORPORATE NEIGHBORS

- Amazon
- Nissan North America
- Promotion In Motion
- Ferrero U.S.A.
- Poland Spring

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FLOOR PLAN | \pm 100,121 SF (DIVISIBLE)

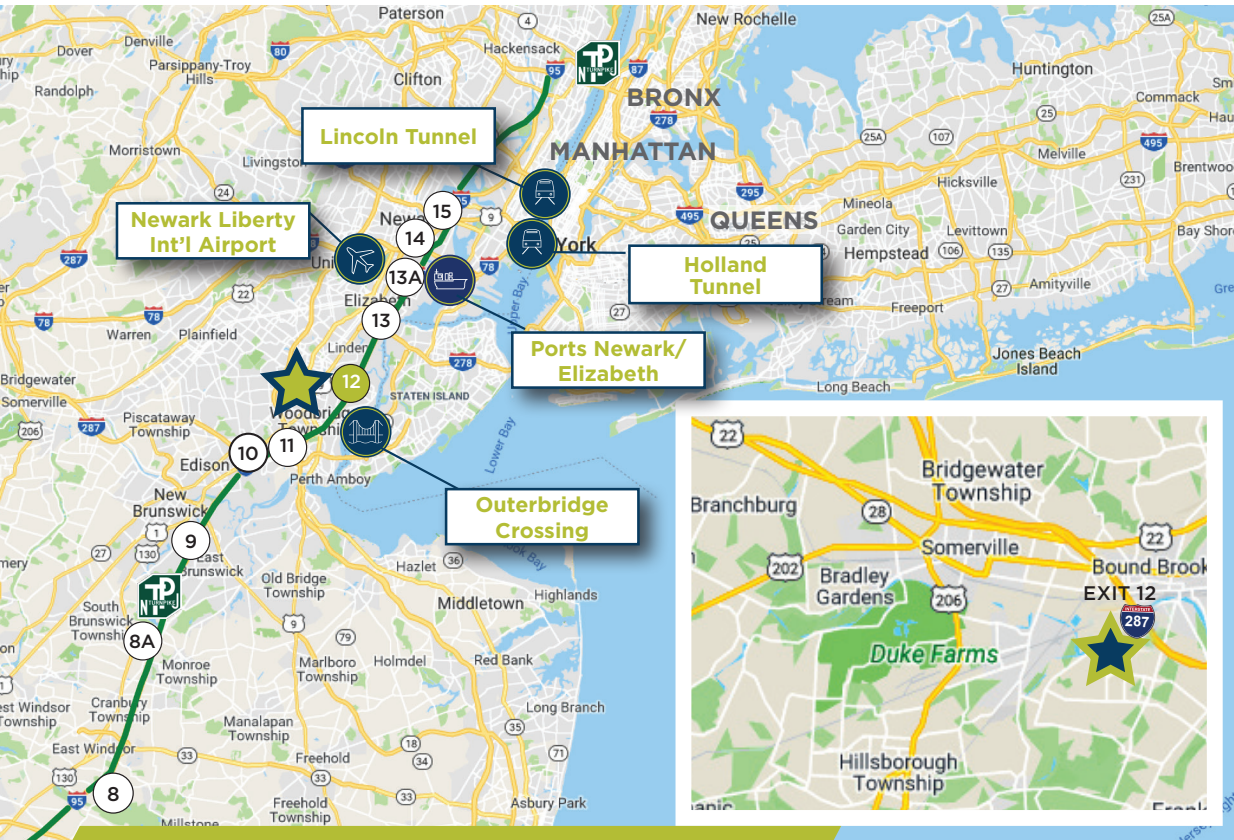


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SOMERSET, NJ 08873

LOCATION

○ NJ Turnpike Exits



FOR SALE OR LEASE



**ROUTE 287,
EXIT 12
5 MILES**



**NEW JERSEY
TURNPIKE, EXIT 10
15 MILES**



**ROUTE 78 ALTERNATE
TOLL-FREE ACCESS
17.8 MILES**



**PORTS NEWARK/
ELIZABETH
35 MILES**



**HOLLAND
TUNNEL
41 MILES**



**LINCOLN
TUNNEL
45 MILES**



**OUTERBRIDGE
CROSSING
20 MILES**



**STATEN
ISLAND
26 MILES**



**NEWARK LIBERTY
INT'L AIRPORT
32 MILES**



**MANHATTAN
47 MILES**



**GEORGE
WASHINGTON BRIDGE
51 MILES**

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