



FOR SALE OR LEASE  $\pm$  100,121 SF | DIVISIBLE

**600 APGAR DRIVE**  
**SOMERSET, NJ 08873**

**CALL FOR PRICING**



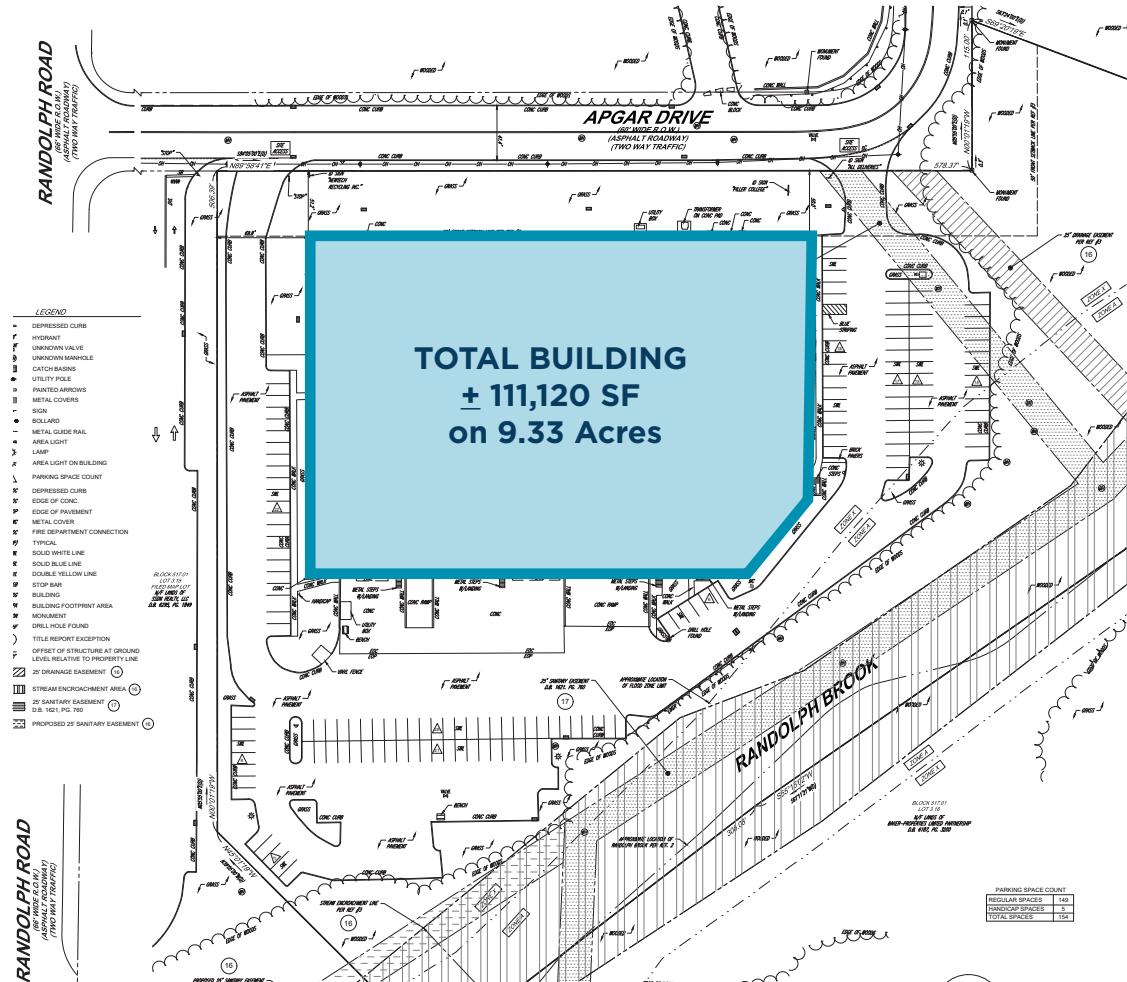
# 600 APGAR DRIVE

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



### JOIN CORPORATE NEIGHBORS

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

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## FLOOR PLAN | ± 100,121 SF (DIVISIBLE)

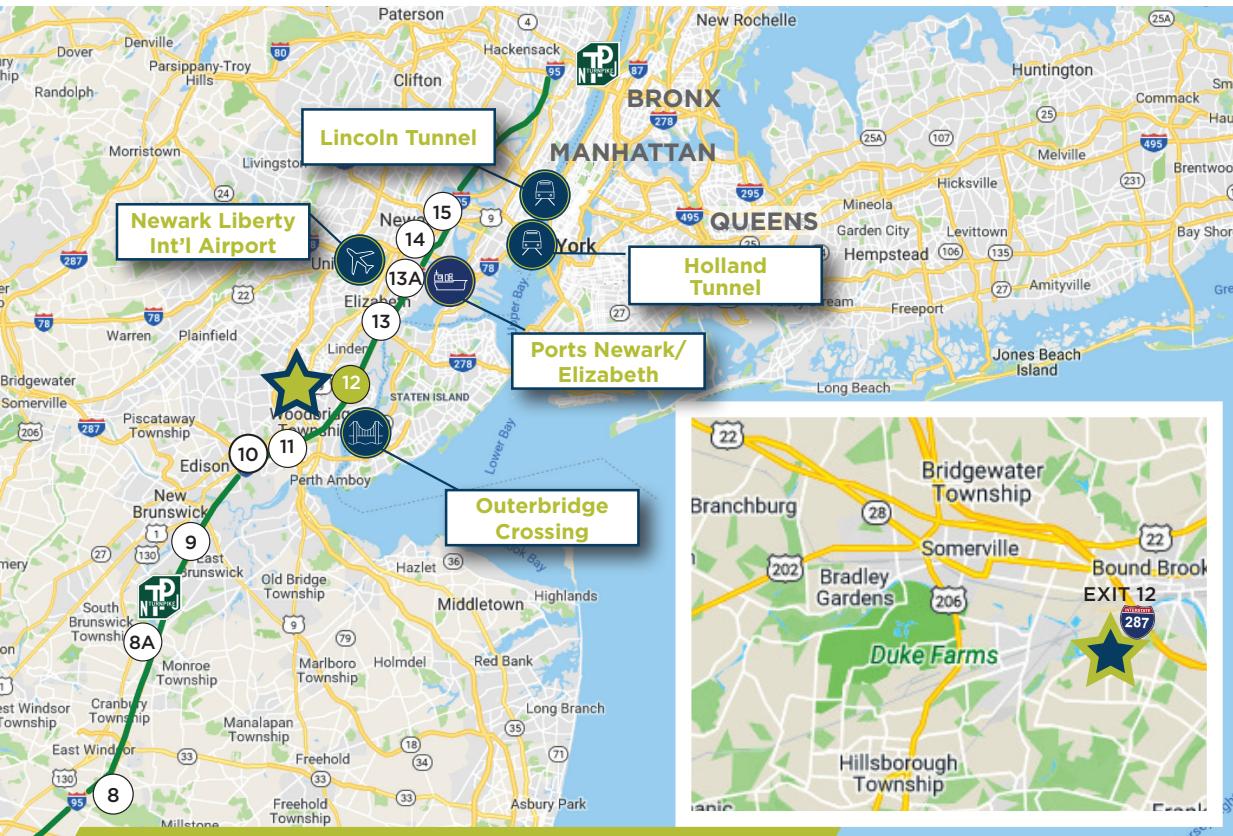


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### LOCATION



○ NJ Turnpike Exits

### FOR MORE INFORMATION, CONTACT:

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