

FOR SUBLEASE
113,827 SF



47 VERONICA AVENUE
BUILDING II

SOMERSET, NJ



47 VERONICA AVENUE, SOMERSET, NJ

PROPERTY HIGHLIGHTS

Total Size: 113,827 SF

Total Available: 113,827 SF — Building II

Office Area: 2,450 SF

Ceiling Height: 36' Clear

Loading Doors: 17 Docks
1 Drive-in Door

Column Spacing: 54' x 50'

Power: 1,600 Amps

Sprinkler: ESFR System

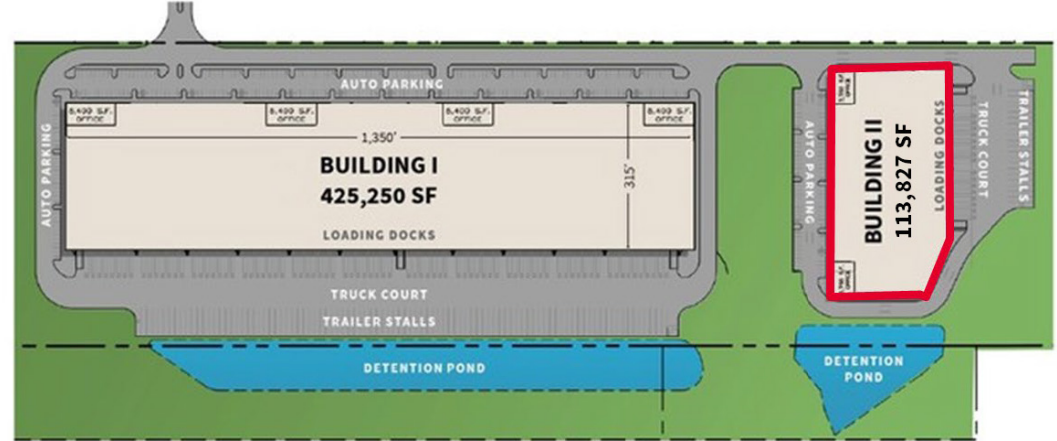
Taxes & CAM: \$3.90/SF

Asking Lease Rate: Call for Pricing

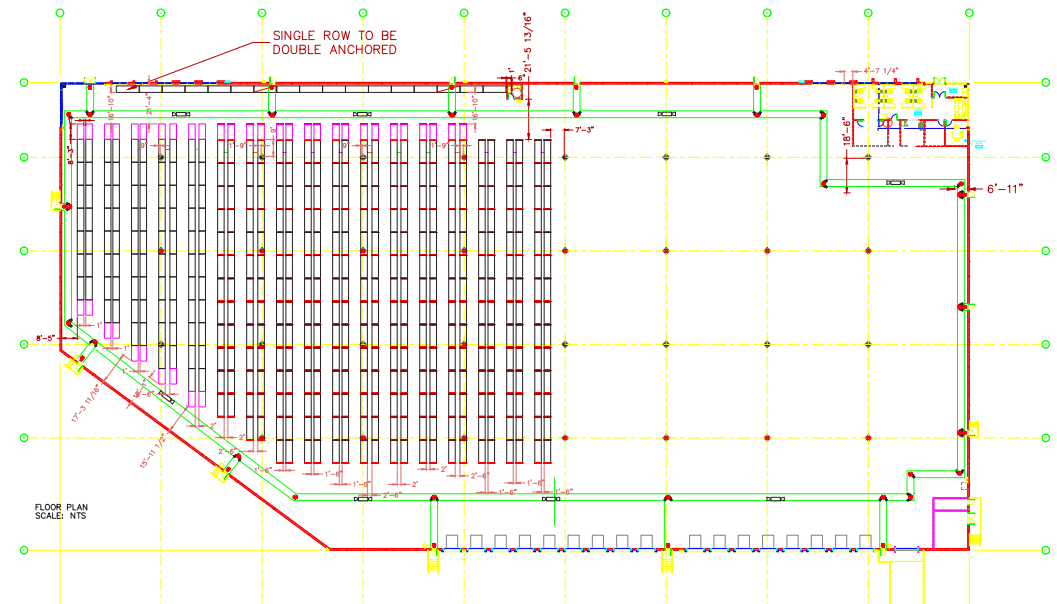
Comments:

- Sublease through April 2033
- T-5 Motion Sensor Lighting
- 80 Car Parking
- 6,750 Pallet Positions

SITE PLAN



RACKING PLAN



I-287

4.9 MI

EXIT 9

6.2 MI

ROUTE 28

8.1 MI

ROUTE 18

10.7 MI

EWR AIRPORT

29.2 MI

PORT NEWARK

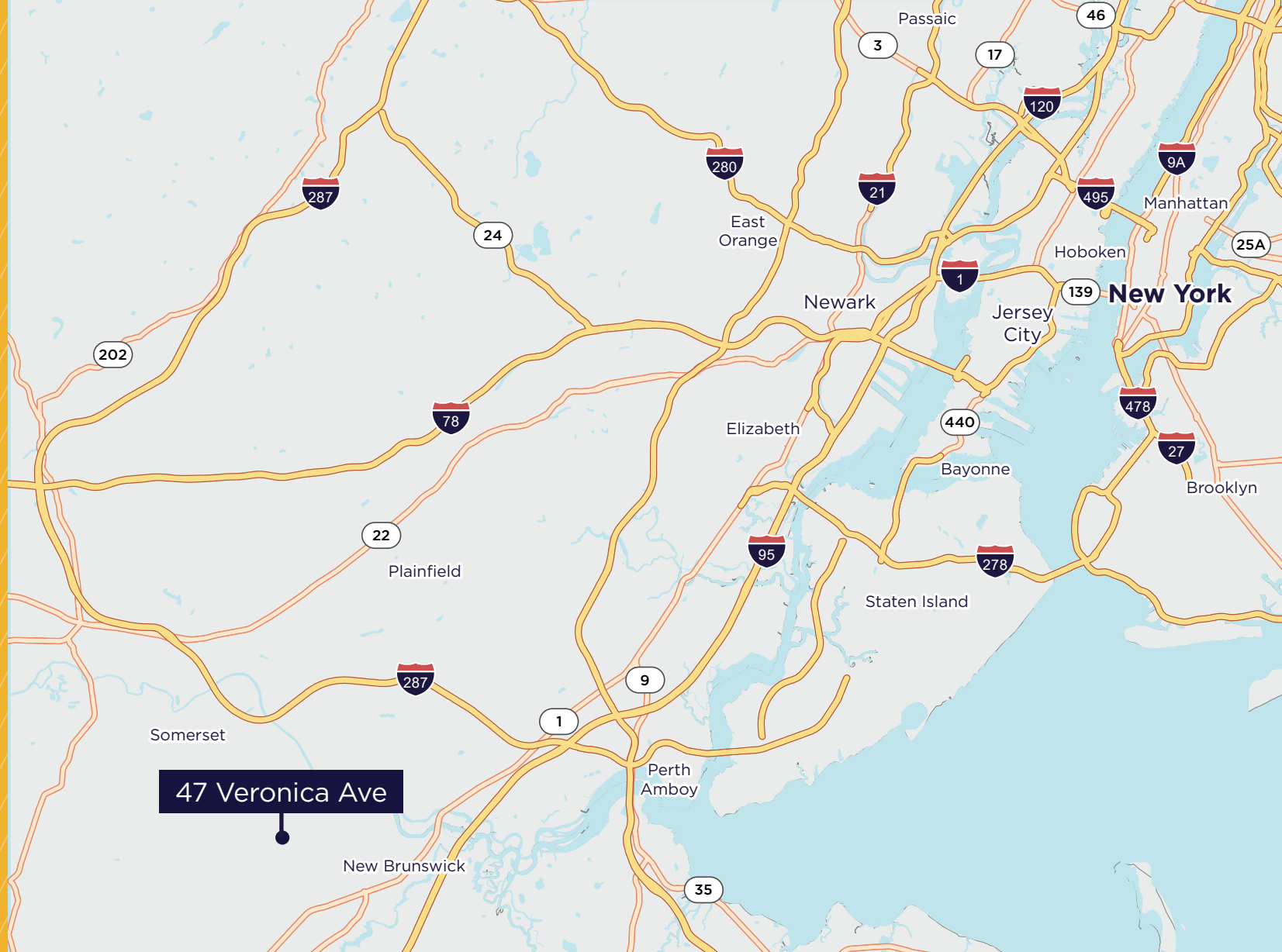
31.6 MI

BROOKLYN

36.6 MI

MANHATTAN

39.4 MI



CONTACT INFORMATION

CHARLES FERN

+1 732 243 3101

chuck.fern@cushwake.com

JASON BARTON, SIOR

+1 732 243 3104

jason.barton@cushwake.com

99 Wood Avenue South, 8th Floor | Iselin, NJ 08830 | +1 732 623 4700

One Meadowlands Plaza, 7th Floor | East Rutherford, NJ 07073 | +1 201 935 4000

cushmanwakefield.com



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