

FOR SUBLEASE

MODERN 2-BUILDING INDUSTRIAL CAMPUS



45 VERONICA
425,250 SF (DIVISIBLE)



47 VERONICA
118,000 SF

45 & 47 VERONICA AVENUE

SOMERSET, NJ

ONE LOCATION. FLEXIBLE LEASING OPTIONS. LEASE TOGETHER OR SEPARATELY.

543,250 TOTAL SF

45 VERONICA AVENUE, SOMERSET, NJ

PROPERTY HIGHLIGHTS

Total Size: 425,250 SF (Divisible)

Total Available: 425,250 SF — Building I

Office Area: To Suit

Ceiling Height: 36' Clear

Loading Doors: 81 Docks, 3 Drive-in Door

Column Spacing: 54' x 50'

Power: 1,600 Amps

Sprinkler: ESFR System

Taxes & CAM: \$4.45/SF

Asking Lease Rate: Call for Pricing

Comments:

- Sublease through April 2033
- T-5 Motion Sensor Lighting
- 97 Trailer and 282 Car Parking
- Racking and Forklifts Available
- 38,490 Pallet Positions



SITE PLAN



RACKING PLAN



47 VERONICA AVENUE, SOMERSET, NJ

PROPERTY HIGHLIGHTS

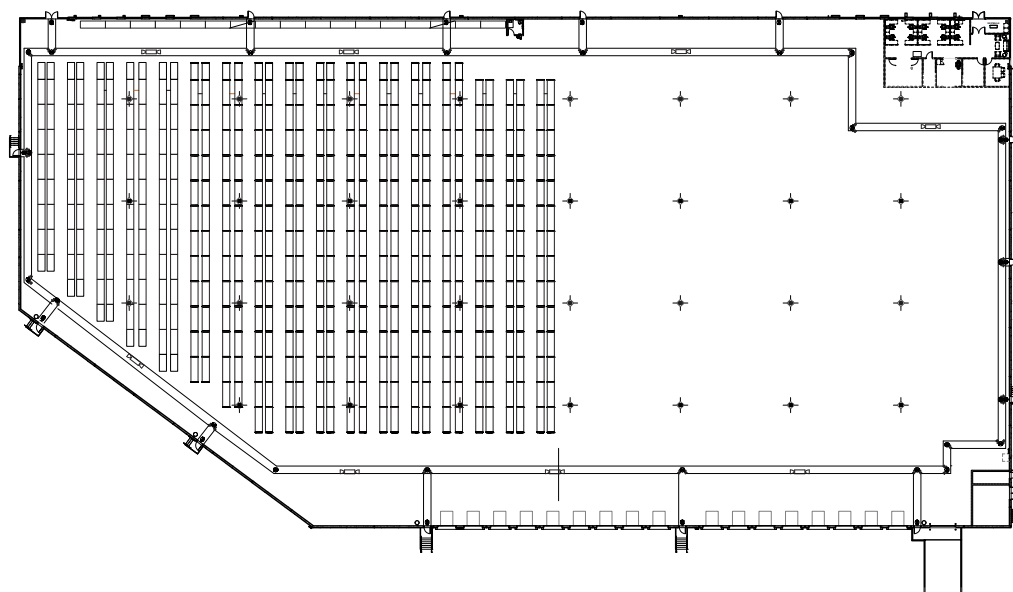
Total Size:	113,827 SF
Total Available:	113,827 SF — Building II
Office Area:	2,450 SF
Ceiling Height:	36' Clear
Loading Doors:	17 Docks, 1 Drive-in Door
Column Spacing:	54' × 50'
Power:	1,600 Amps
Sprinkler:	ESFR System
Taxes & CAM:	\$4.25/SF
Asking Lease Rate:	Call for Pricing
Comments:	• Sublease through April 2033 • T-5 Motion Sensor Lighting • 80 Car Parking • Racking and Forklifts Available • 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

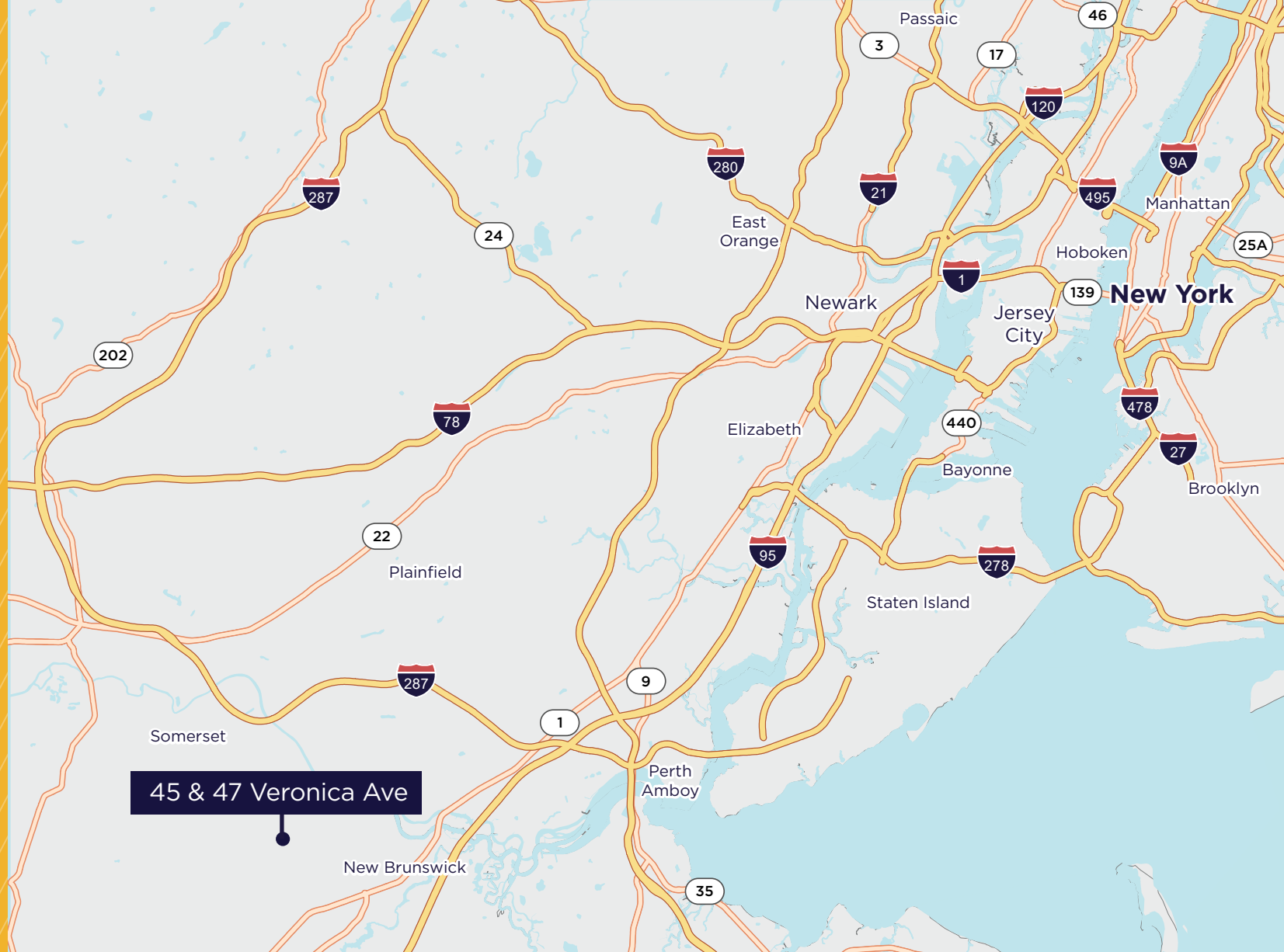
31.6 MI

BROOKLYN

36.6 MI

MANHATTAN

39.4 MI



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