

1 Riverview Drive

SOMERSET, NJ



172,200 SF
**AVAILABLE
FOR SALE**



Rendering of future
building that can be built

PROPERTY SPECIFICATIONS

172,200 SF
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AVAILABLE SPACE	172,200 SF industrial facility
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ACREAGE	11.2 acres
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BUILDING DIMENSIONS	280' X 615'
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OFFICE	To suit
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CEILING HEIGHT	36' clear
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COLUMN SPACING	To suit
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LOADING DOCKS	+/- 30 exterior docks
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DELIVERY	2024
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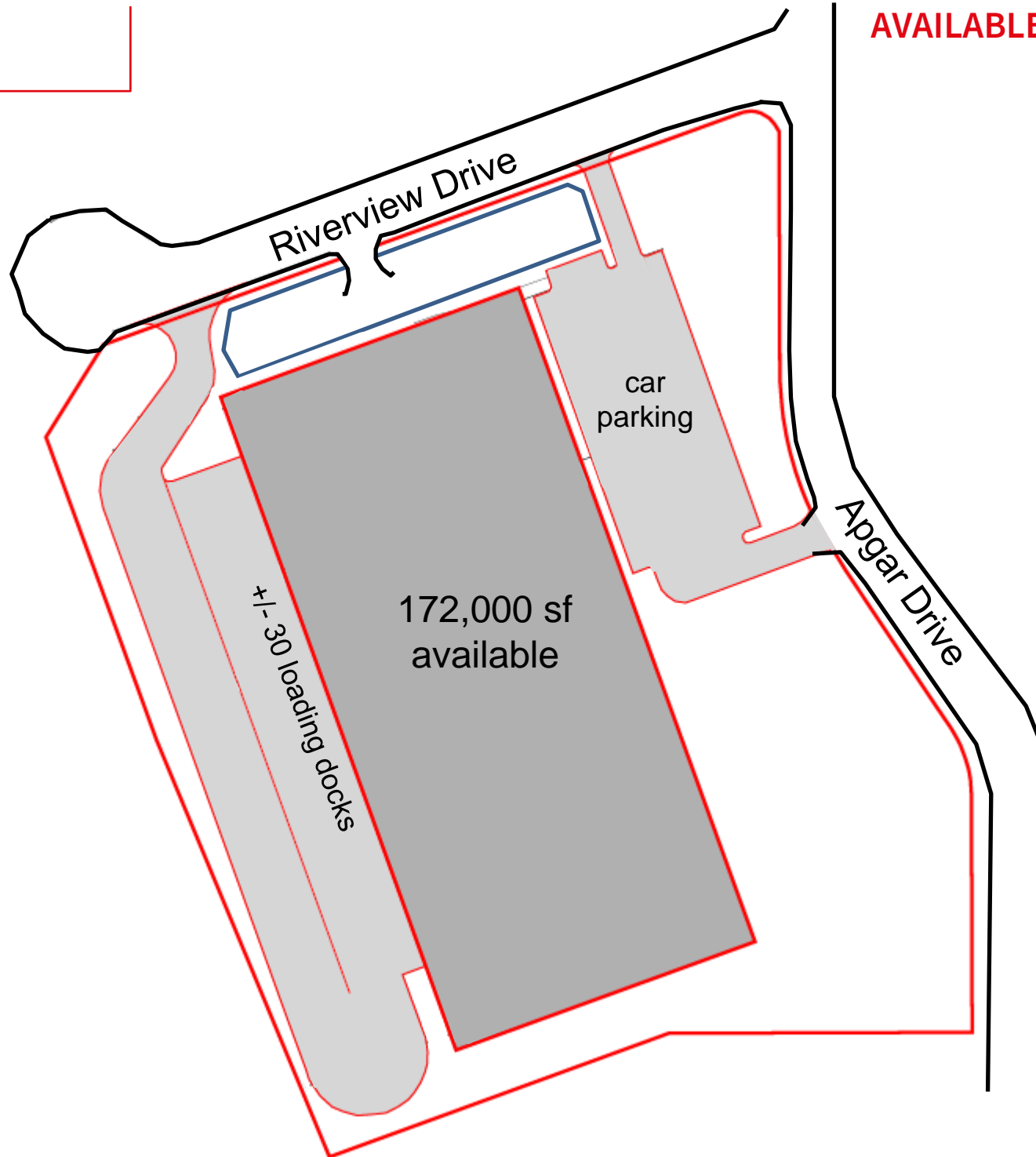
CAR PARKING	+/-105 spaces
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SPRINKLERS	ESFR wet system
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ELECTRICAL	To suit
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CONCEPT SITE
PLAN

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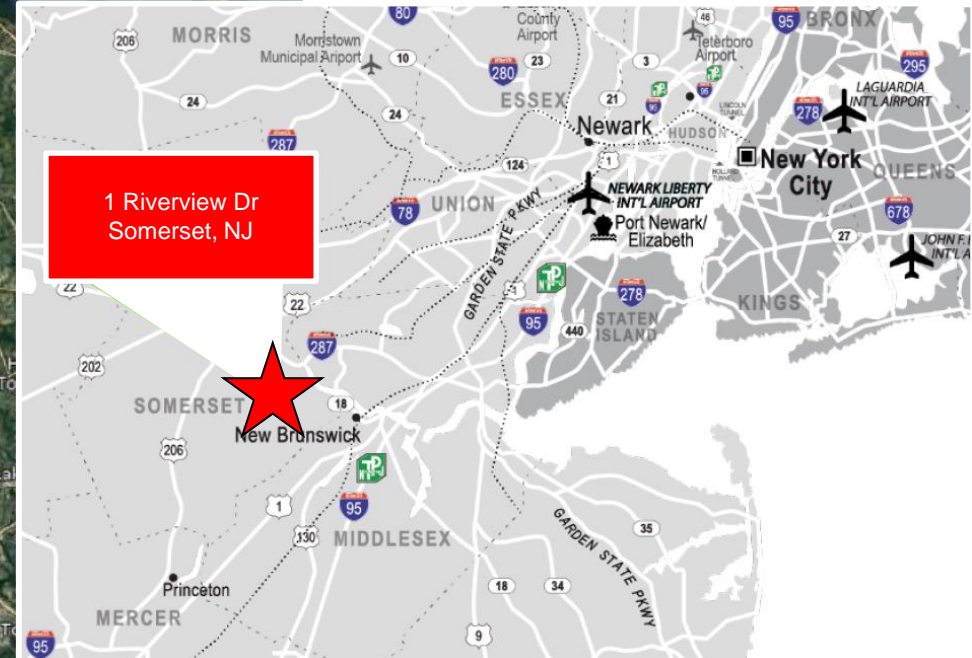
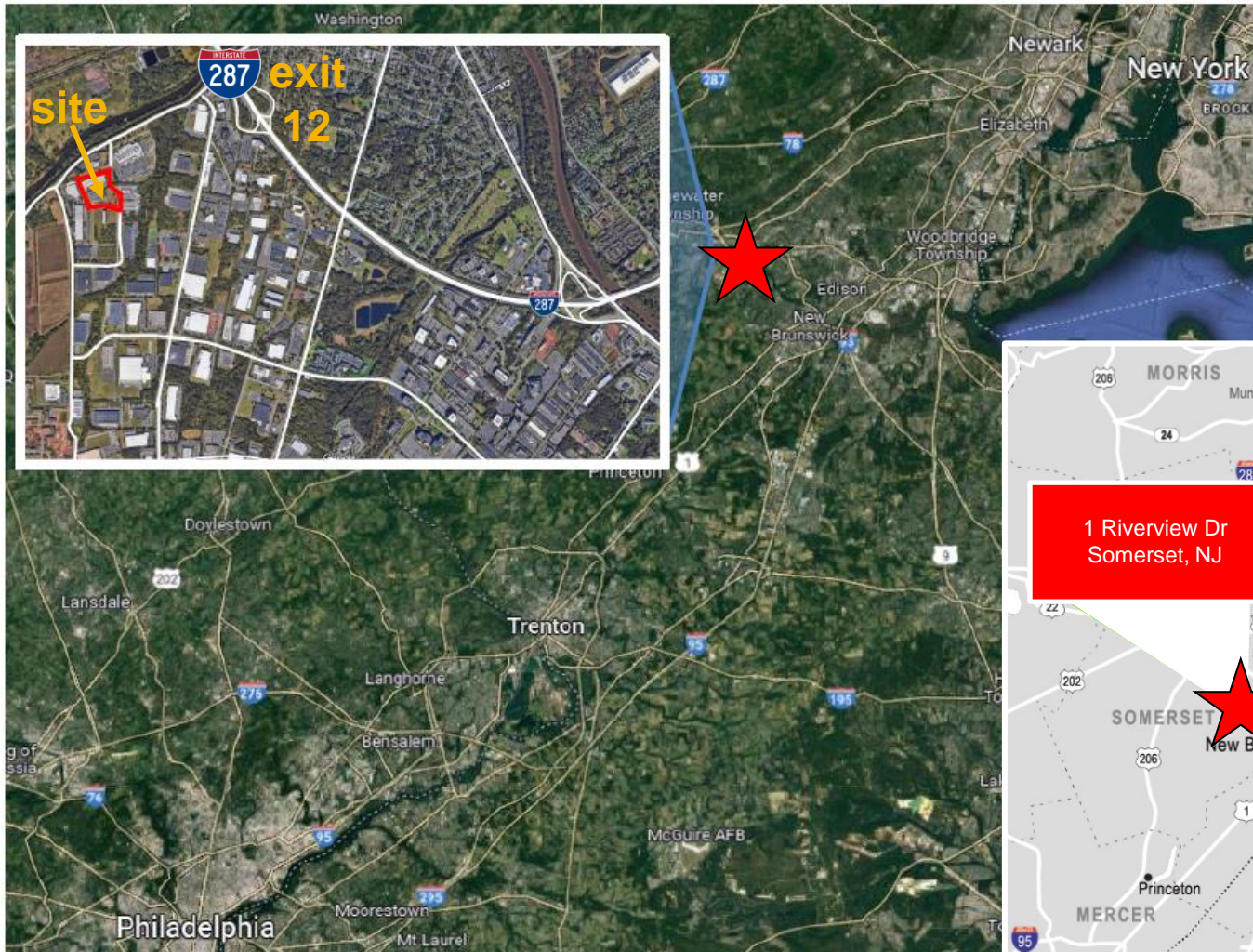


LOCATION OVERVIEW

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Project Location

The Project is strategically located, 0.5 mile from exit 12 on I 287 a partial beltway interstate around New York City, offering convenient access to the NJ Turnpike and Routes 1&9 (13 miles, 20 minutes), US 22 (4 miles) and I 78 (10 miles), as well as the surrounding major metros within the tri state region



EXCLUSIVE **AGENT**



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