

1 WILEY DRIVE

Somerset, NJ

FOR LEASE

±355,790 SF

AVAILABLE IMMEDIATELY



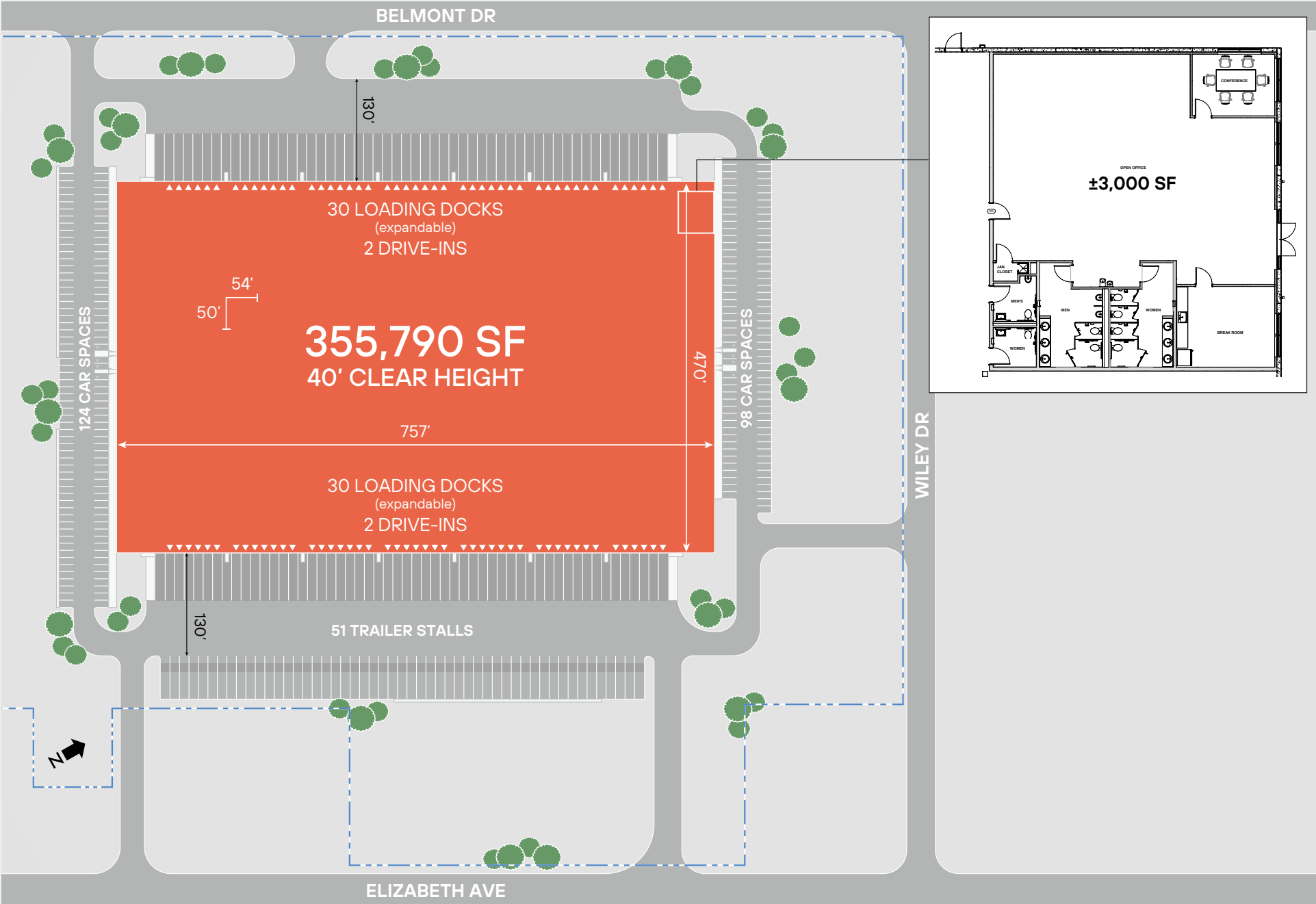
CLASS A DEVELOPMENT
Less than 2 miles to I-287
(Exit 10)

Leasing by:



SITE PLAN

±355,790 SF
1 Wiley Drive, Somerset, NJ



SPECIFICATIONS

±355,790 SF

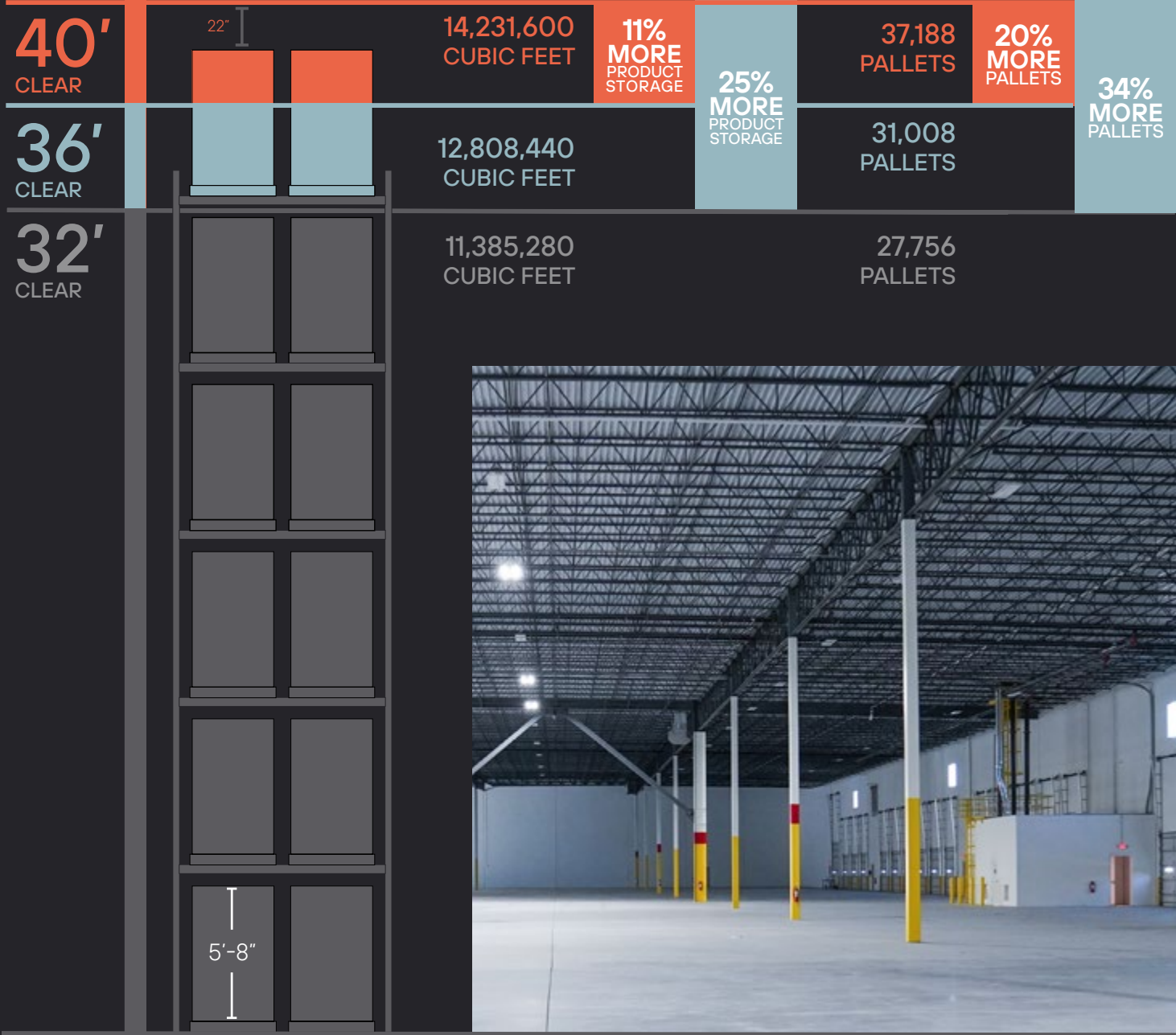
1 Wiley Drive, Somerset, NJ

AVAILABLE SF:	±355,790 SF
BUILDING DIMENSIONS:	470' X 757'
OFFICE:	±3,000 SF
CLEAR HEIGHT:	40'
COLUMN SPACING:	54' x 50'
SPEED BAY	60'
LOADING FORMAT:	Cross dock
LOADING DOCKS:	60 dock doors (20 additional knockouts)
DRIVE-IN DOORS:	4 drive-ins
TRUCK COURT DEPTH:	130'
TRAILER STALLS:	±51
CAR SPACES:	±224
SPRINKLER SYSTEM:	ESFR with K-22 heads
FLOOR:	7" reinforced slab
WALLS:	Load bearing concrete tilt wall with rigid board insulation
ROOFING SYSTEM:	Single ply 60-mil fully adhered TPO roofing system, 100 mph criteria, 20-yr NDL manufacturer warranty

HEATING SYSTEM:	Positive-pressure 80/20 units and (6) 24' dia. HVLS fans
ELECTRICAL:	3,000 amp building service, 300-amp fire pump service Warehouse LED lighting – 25 fc average @ 60" AFF – (Speed Bays Only) Ext. LED building and pole mounted lighting – as per civil site plan
PLUMBING:	Waste and domestic water piping as set forth within this Scope
EV CHARGING:	2 EV charging stations



STORAGE CAPACITY



LOCAL ACCESS

1.2 Mi
to I-287





KEY DISTANCES

1.2 Mi
to I-287

12.4 Mi
to I-95/NJ Turnpike

28.6 Mi
to Newark Airport

30.7 Mi
to Port Newark/Elizabeth

40.8 Mi
to New York City

62.7 Mi
to Philadelphia

LABOR & POPULATION

Within 30-Mile Radius

TOTAL LABOR
FORCE:

3.1M

62% of states total labor force

TRANSP./WAREHOUSE
EMPLOYEES:

199K

68% of the state's transportation/
warehouse workforce

TOTAL
POPULATION:

6.0M

63% of the state's population

MEDIAN HOURLY
WAREHOUSE RELATED WAGE:

\$18.73

includes benefits
compared to \$13.41 (NJ) and
\$14.05 (US Average)

MEDIAN
HOUSEHOLD INCOME:

\$95K/yr

compared to \$93,214 NJ as a state





For leasing
information, contact:

GARY POLITI
+1 908 391 9059
gary.politi@jll.com

DAVID KNEE
+1 201 304 3424
david.knee@jll.com

MICHAEL VIERA
+1 848 327 0082
michael.viera@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice.

Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2024 Jones Lang LaSalle IP, Inc. All rights