

# 401 COTTONTAIL LANE

SOMERSET, NJ

**± 99,714 TOTAL SF AVAILABLE FOR LEASE**  
**CONSTRUCTION COMPLETE**



# PROPERTY SPECIFICATIONS

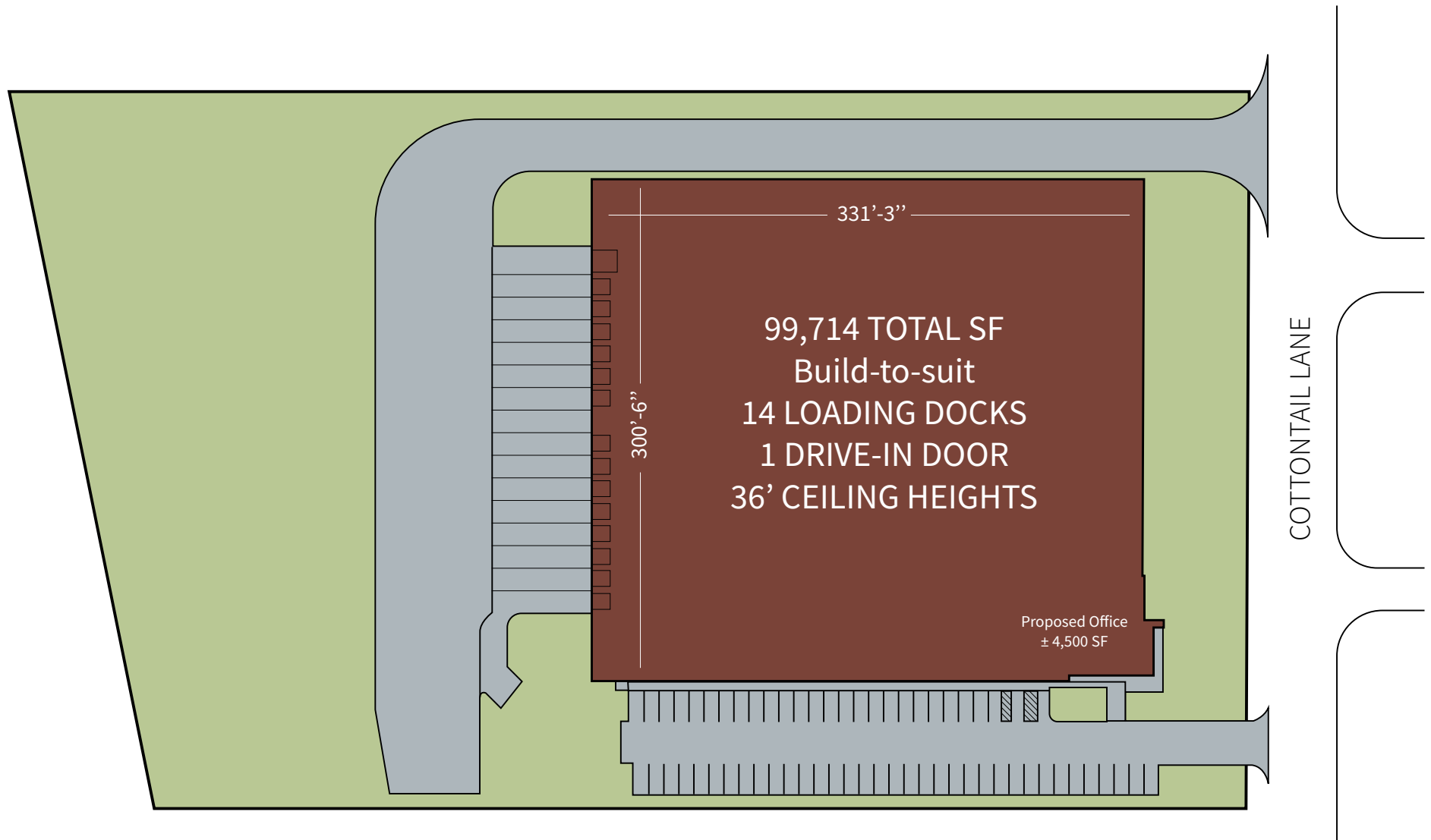
**± 99,714 TOTAL SF AVAILABLE FOR LEASE**  
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<b>BUILDING SIZE</b>	± 99,714 SF
<b>LAND AREA</b>	7.48 acres
<b>BUILDING DIMENSIONS</b>	331'-3" x 300'-6"
<b>OFFICE SPACE</b>	Build-to-suit
<b>CEILING HEIGHT</b>	36' clear
<b>LOADING DOCKS</b>	14 doors
<b>DRIVE-INS</b>	(1) 10' x 16' grade level drive-in door
<b>CAR PARKING</b>	62 spaces
<b>SPRINKLERS</b>	ESFR
<b>ELECTRICAL</b>	800 amps electric service or to suit

SITE  
PLAN

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# STRONG LABOR SUPPLY

## 10 miles

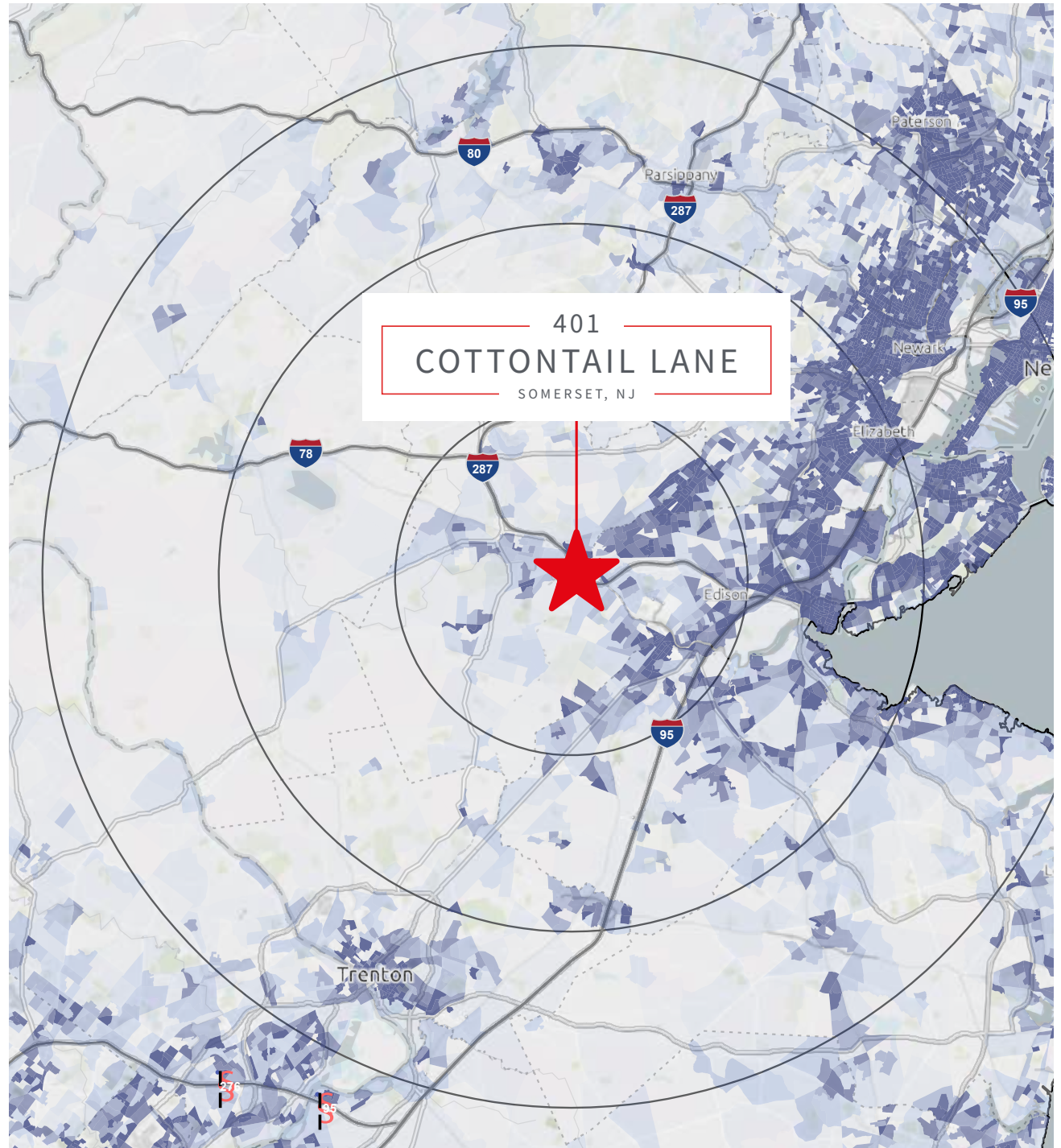
- Total population: 710,785
- Transportation/warehouse workers: 9,492
- Total labor force: 370,627
- Median household income: \$106,690
- Median warehouse related hourly wage: \$17.18
- (US average is \$15.93)

## 20 miles

- Total population: 2,306,793
- Transportation/warehouse workers: 28,553
- Total labor force: 1,191,878
- Median household income: \$109,075
- Median warehouse related hourly wage: \$17.12
- (US average is \$15.93)

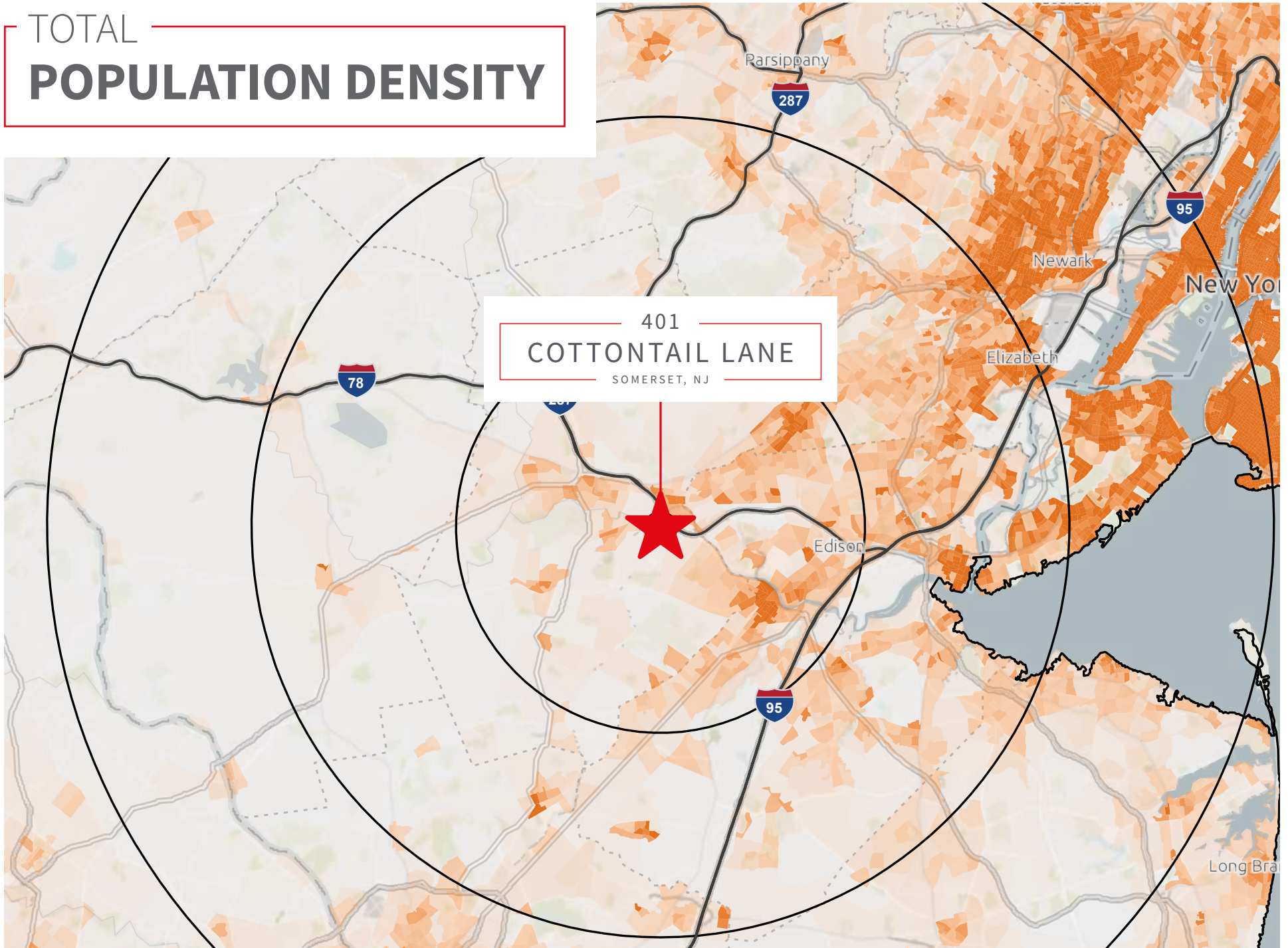
## 30 miles

- Total population: 5,816,985
- Transportation/warehouse workers: 80,164
- Total labor force: 2,893,050
- Median household income: \$95,978
- Median warehouse related hourly wage: \$17.42
- (US average is \$15.93)



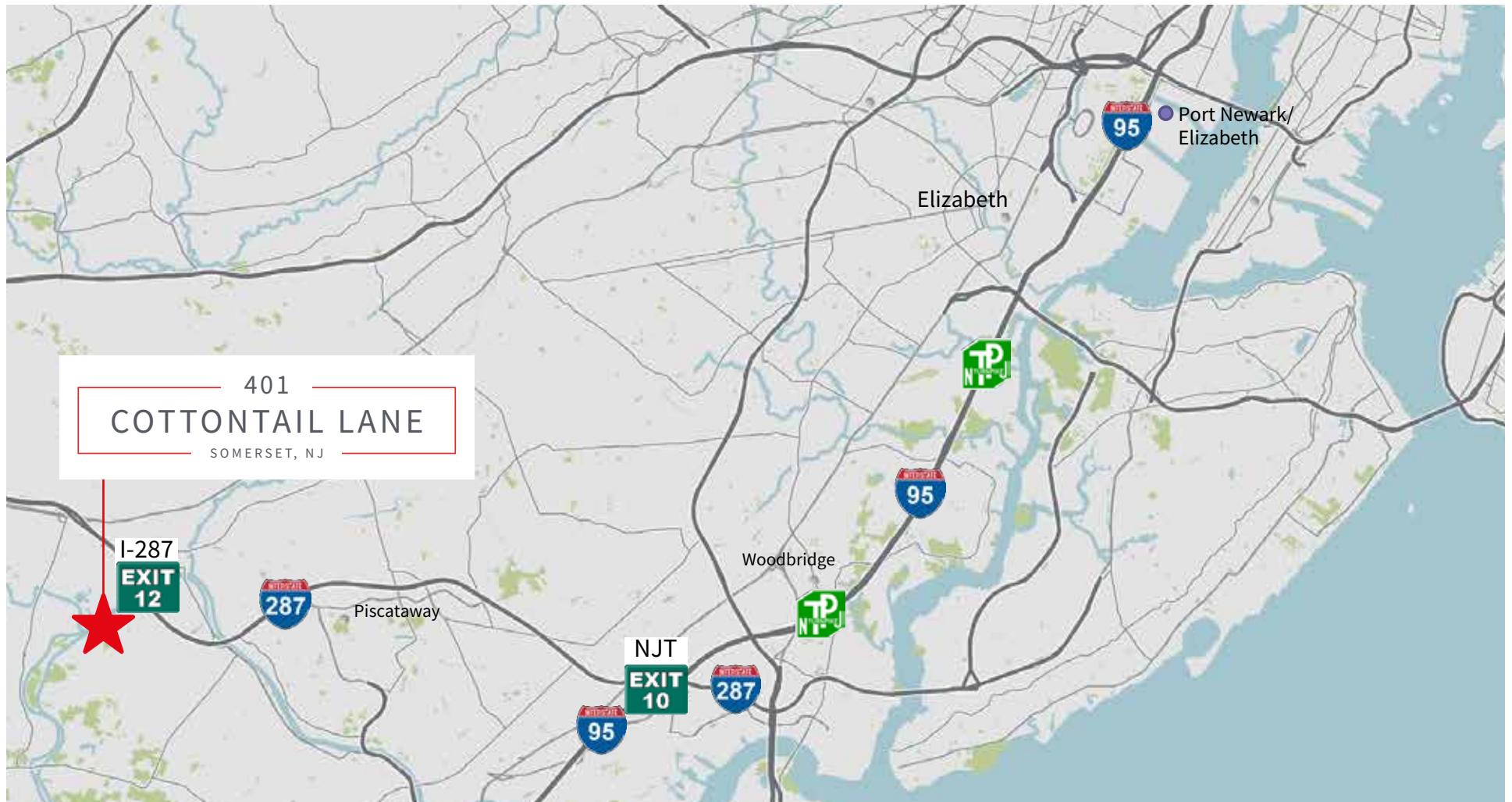


# TOTAL POPULATION DENSITY



# SUPERIOR LOCAL CONNECTVITY

Located in Somerset, 401 Cottontail Lane, provides easy access to Interstates 95 and 287. This location has major highway network with its close proximity to the full interchange at Weston Canal Road (Exit 12) and being just under 10 miles from NJ Turnpike (Exit 10).

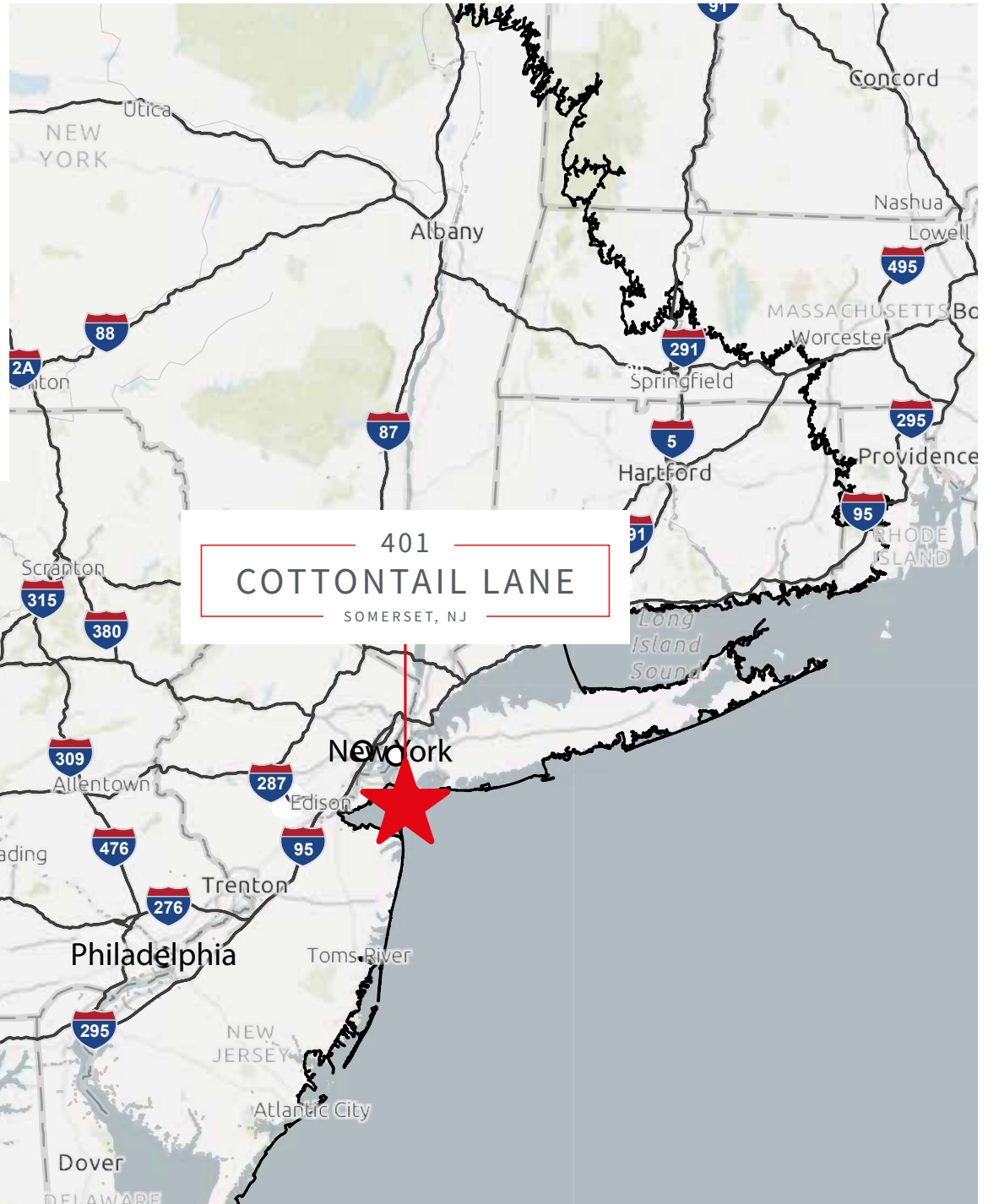




## VAST CONSUMER REACH

**4-hour delivery range to all major population centers in the Northeast, US.**

- **Newark:** 72 Miles
- **New York:** 113 Miles
- **Philadelphia:** 178 Miles
- **Baltimore:** 434 Miles
- **Washington D.C.:** 552 Miles





## EXCLUSIVE LEASING



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## DEVELOPER/OWNER



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