

THE PREMIERE SOLUTION FOR
OPERATIONAL FLEXIBILITY



NOW AVAILABLE

SOMERSET COMMERCE CENTER

1 Riverview Drive, Somerset, NJ

Owned & Managed by



IVY REALTY
www.ivy-realty.com

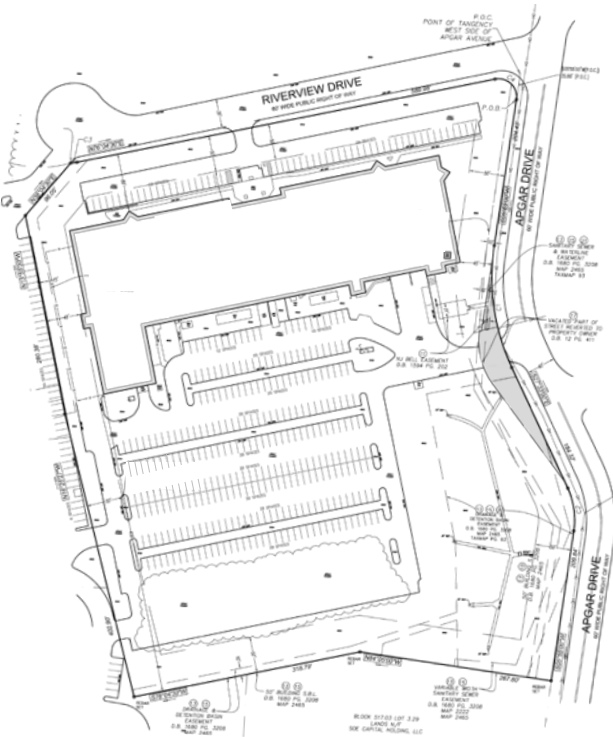


114,368 SF FLEX SPACE AVAILABLE

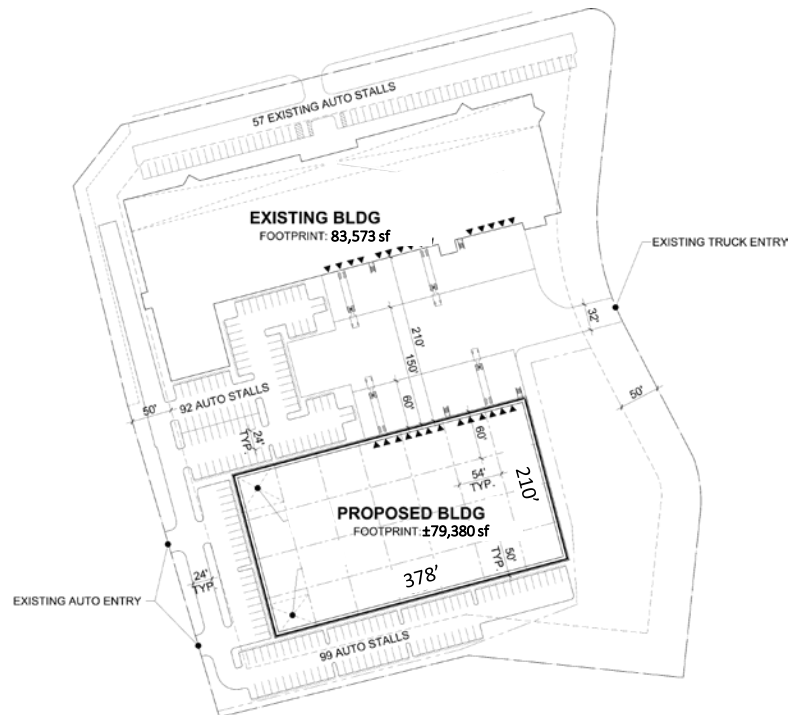
Suitable for: Office, R&D, manufacturing, packaging, assembly, and warehousing

Highlights Include:

- Dramatic atrium and feature staircase for Headquarters use
- Second Floor for office or flex/manufacturing use. The floor can also be reduced/removed.
- Parking intensive 5 / 1,000 SF ratio
- Abundant windows
- Proposed 80,000 sf warehouse



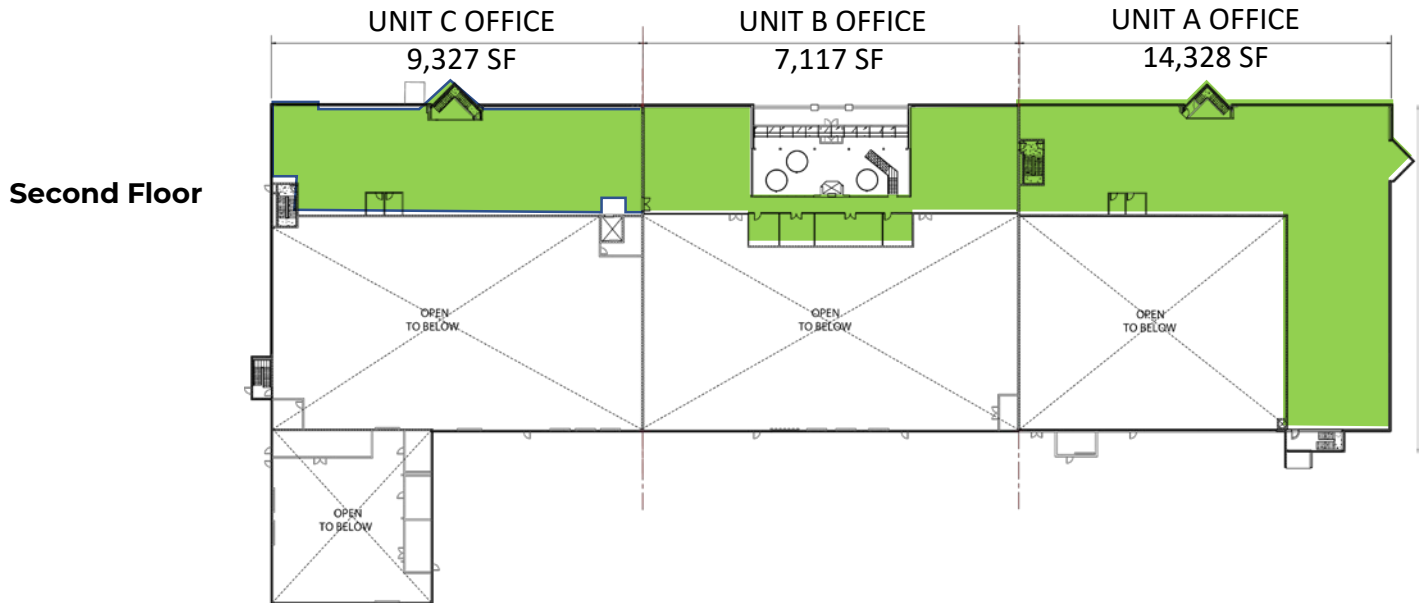
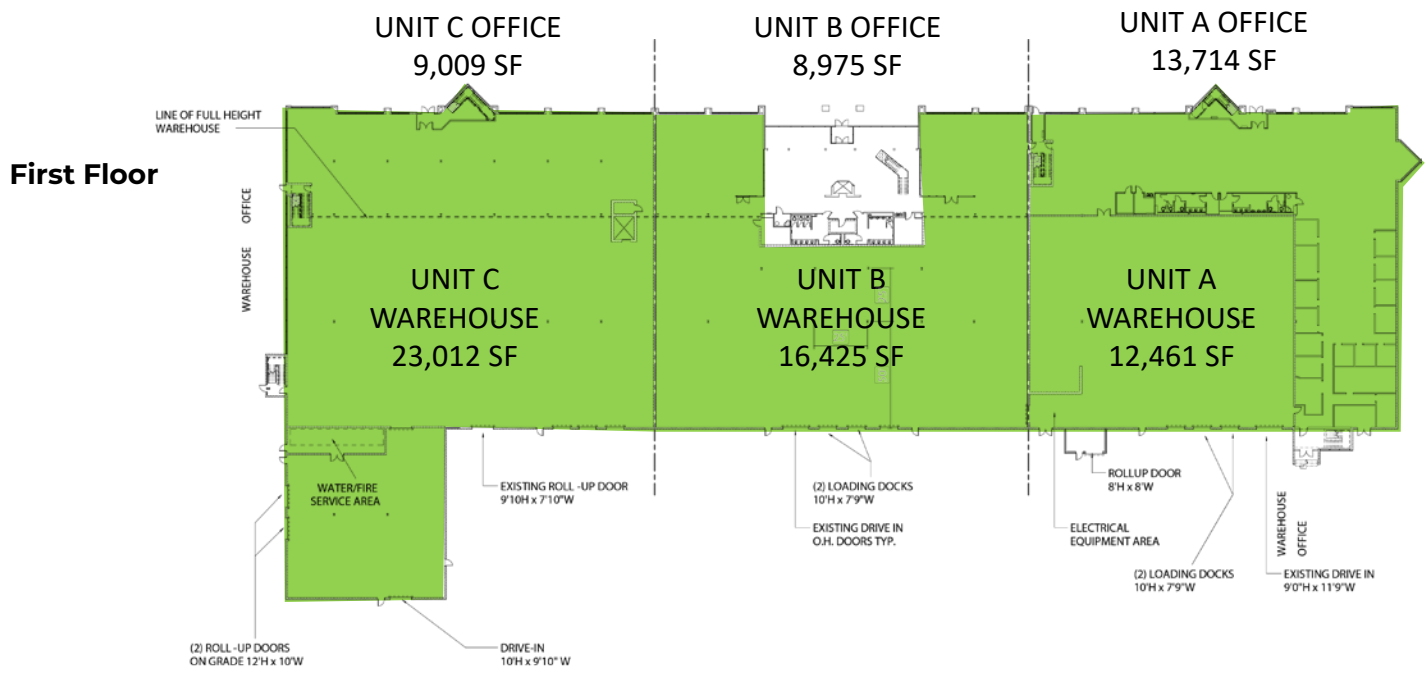
Current site plan



Proposed site plan

Building Specs

- **Owner**
Ivy Realty
- **Year Built**
1985
- **Total size**
114,368 sf
- **Available**
Unit A 40,503 sf
Unit B 32,517 sf
Unit C 41,348 sf
All units are divisible
- **Land Area**
11.14 acres
- **Stories**
Two (2)
- **Exterior Materials**
Decorative masonry, glass and architectural metal panels
- **Type of Construction**
Steel with curtain wall
- **Loading Doors**
Four (4) loading docks with levelers Four (4) drive-ins
- **Ceiling Height**
22' warehouse
- **Sprinkler**
Fully sprinklered wet system
- **Roof**
Standing seam metal roof
- **Electric**
6,000 Amp service

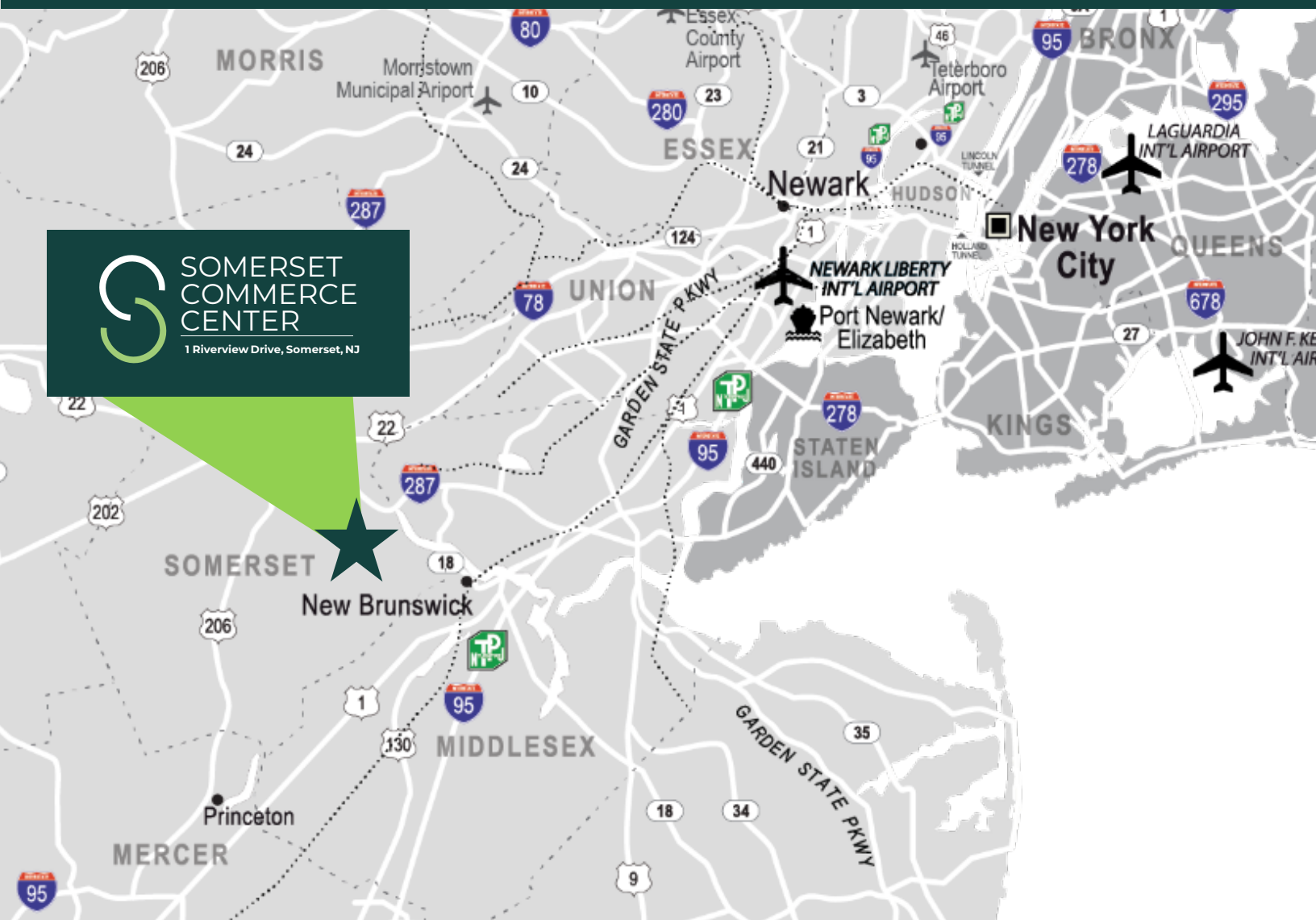


| | 1 st Floor Office | 1 st Floor Warehouse | 1 st Floor Footprint | 2 nd Floor Office | Total |
|-----------------------|------------------------------|---------------------------------|---------------------------------|------------------------------|-------------------|
| A | 13,714 sf | 12,461 sf | 26,175 sf | 14,328 sf | 40,503 sf |
| B | 8,975 sf | 16,425 sf | 25,400 sf | 7,117 sf | 32,517 sf |
| C | 9,009 sf | 23,012 sf | 32,021 sf | 9,327 sf | 41,348 sf |
| Building Total | | | | | 114,368 sf |

Planned Renovations

- New roof
- New HVAC rooftop units
- Resurface rear parking lot and loading area
- New landscaping
- New loading docks, door, seals & levelers
- Renovated restrooms

Second Floor Reduction/Removal To Suit



For more information please contact:

Jim Medenbach

Managing Director

+1 973 829 4710

jim.medenbach@am.jll.com

Brian Golden

Managing Director

+1 732 590 4169

brian.golden@am.jll.com

Bob Ryan

Senior Vice President

+1 973 829 4717

bobs.ryan@am.jll.com

Ryan Buerkle

Associate

+1 908 304 4348

ryan.buerkle@am.jll.com