



LEE & ASSOCIATES

Fully Approved & Entitled
INDUSTRIAL DEVELOPMENT SITE

FOR SALE

51,150 SF

91 Cottontail Lane, Somerset, NJ 08873



"RARE OPPORTUNITY"

- 49' Building Height
- 44' Clear Height
- Hold Approx. 8000 Pallet Positions
- Direct Access to I-287



RENDERED IMAGE

PROPERTY OVERVIEW

LOT SIZE:	5.00 Acres
BUILDING SF:	51,150 SF
OFFICE SF:	To Suit
FLOOR SLAB:	8" Thick, 4,500 PSI Concrete
BUILDING HEIGHT:	49'
CLEAR HEIGHT:	44'
COLUMN SPACING:	52' 0" - 53' 6" x 48'
SPEED BAY:	60'
DOCK DOORS:	9
DRIVE-IN DOORS:	2
LOADING RATIO:	4,650 RSF / Door
BUILDING DIMENSIONS:	Depth: 252' x Width: 211'
TRUCK COURT DEPTH:	130'
TRUCK COURT APRON:	60'
CAR PARKING:	24
ZONING:	B-I

FOR MORE
INFORMATION,
PLEASE CONTACT
EXCLUSIVE BROKERS:

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COMMERCIAL REAL ESTATE SERVICES



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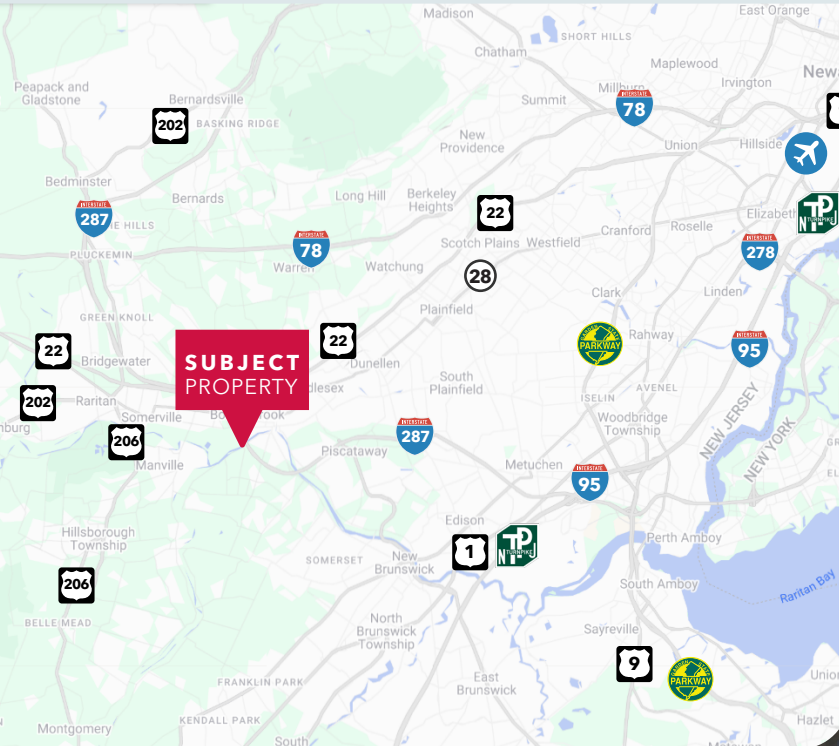
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MAP, LOCATION & SITE PLAN



-  **I-287:** Direct Access
-  **US-22:** 2.8 Miles
-  **US-202:** 5.6 Miles
-  **US-1:** 9.2 Miles
-  **I-78:** 9.4 Miles
-  **I-95 | NJ Turnpike:** 10.1 Miles
-  **Port of NY-NJ:** 27.6 Miles
-  **EWR:** 28.6 Miles
-  **Lincoln Tunnel:** 33.6 Miles
-  **G.W. Bridge:** 47.9 Miles

