

± 65,000 SF
INDUSTRIAL BUILDING
FOR LEASE

AVAILABLE IMMEDIATELY



645

**HOWARD
AVENUE**

Somerset, New Jersey

- 5.2 Land Acres
- 4 Tailgate Loading Docks
- 2 Drive-In Doors
- Abundant Local Workforce
- ±6,000 SF of Office Space
- Located at Exit 12 on Interstate 287

CBRE

PROPERTY DETAILS

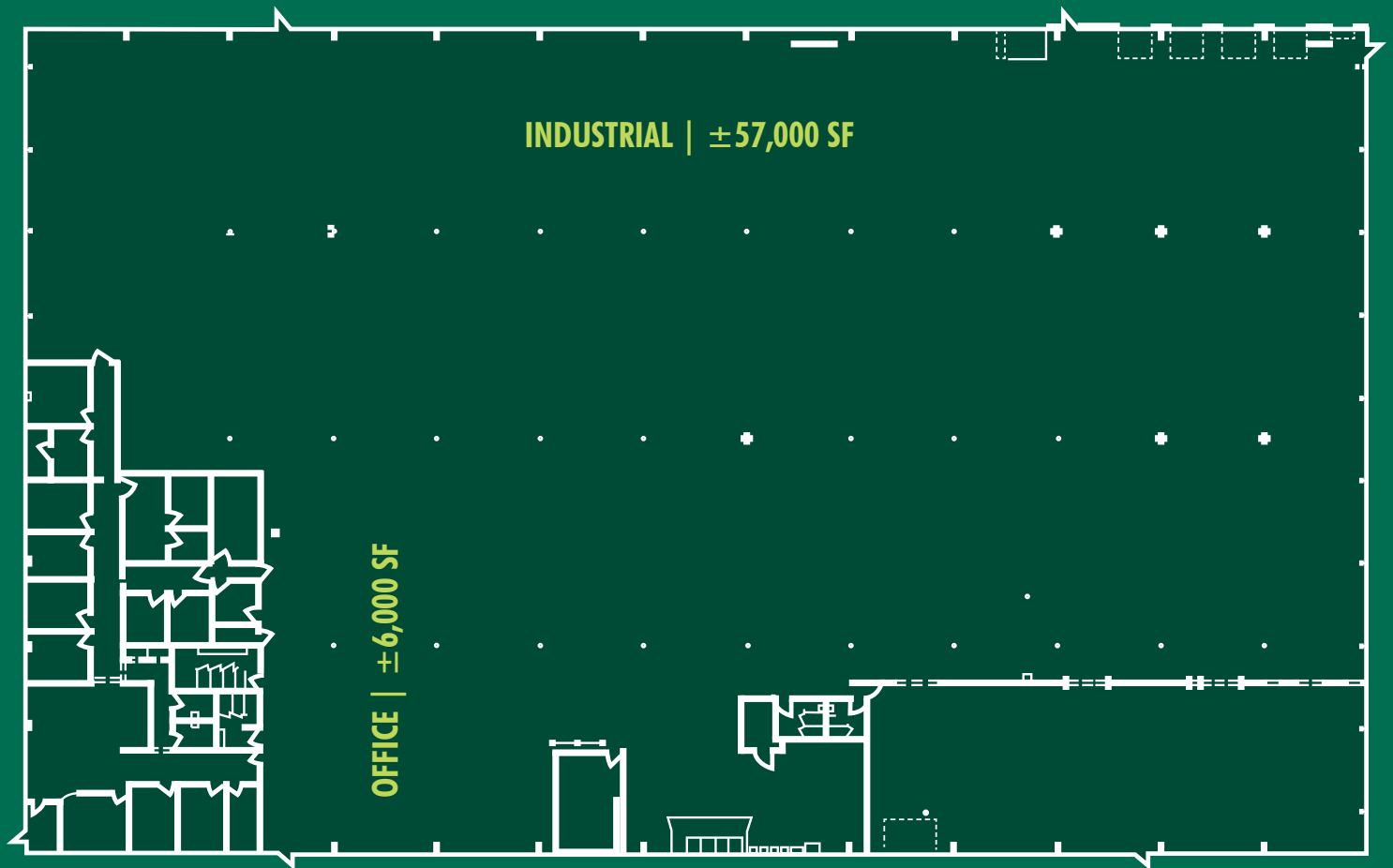
Square Feet	±65,000	Office Space SF	±6,000
Year Built	1981	Clear Height	17'
Construction Type	Metal Masonry	Truck Court Depth	115'
% Leased	Vacant	Parking	57
Land Area (Acres)	5.2	Roof System	Membrane
Site Coverage	28.7%	Sprinkler System	Wet
% Office	12.5%	New Roof	2019
Tailgate Loading Docks	4	Est. Taxes	\$1.30 PSF
Drive-In	2	CAM	\$1.26 PSF
UPS Dock Height	1	Total	\$2.56 PSF

PROPERTY PHOTOS

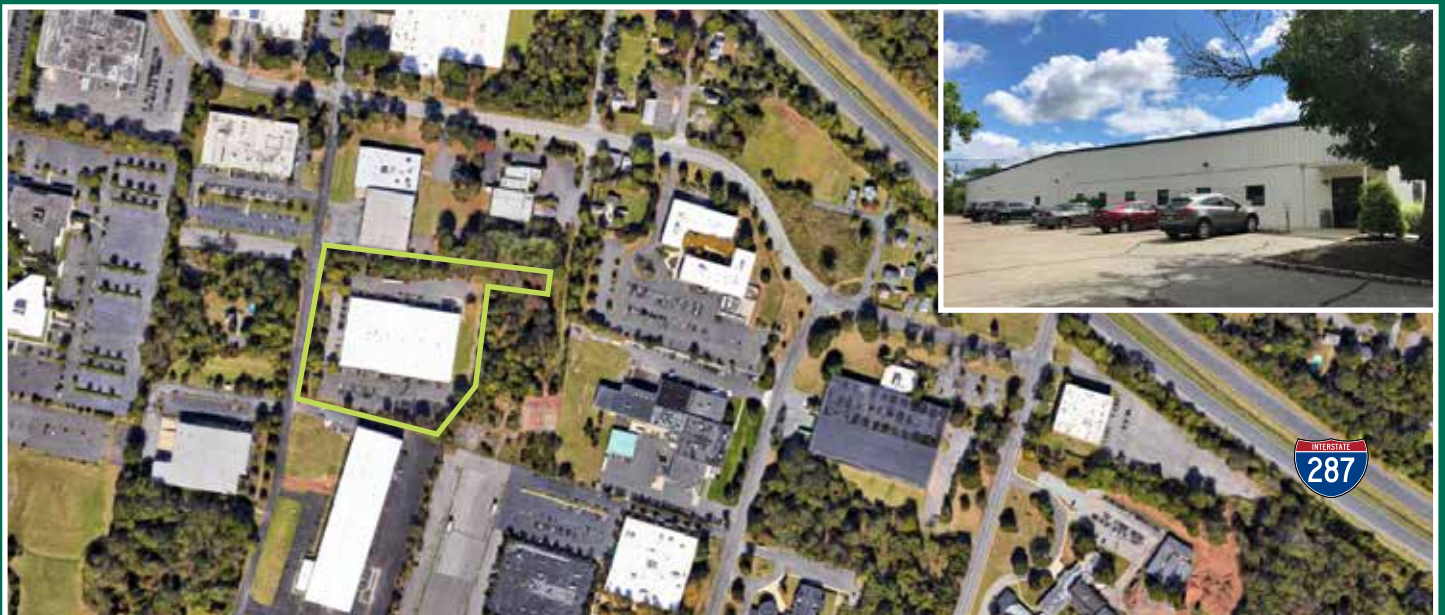


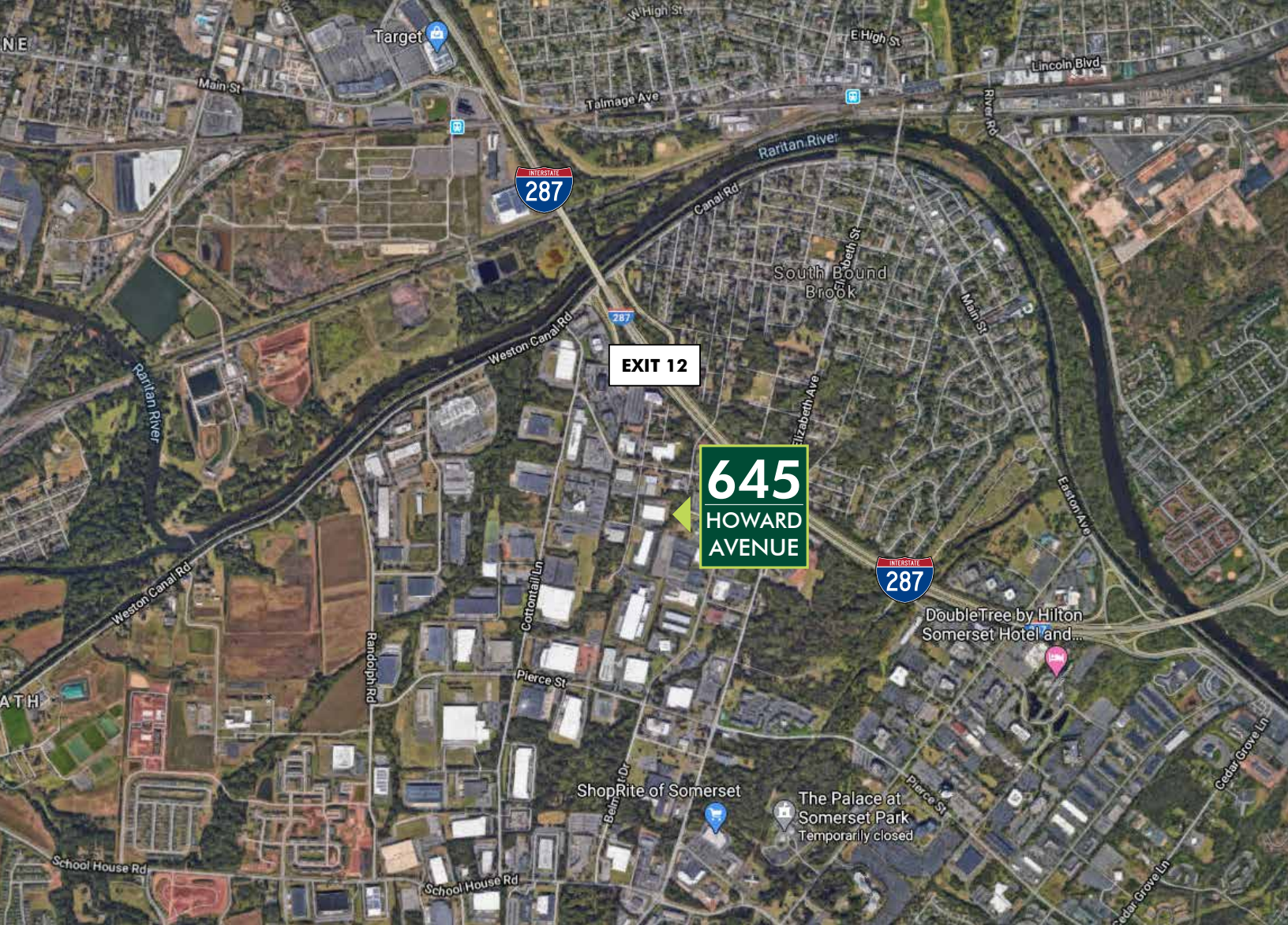
645
HOWARD
AVENUE

FLOOR PLAN



AERIAL





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