

BUILD TO SUIT
FOR LEASE OR SALE

230 DAVIDSON AVENUE

Somerset / New Jersey

EXIT
10

287

287

± 4.84 ACRE SITE

CBRE

THE OPPORTUNITY

OVERVIEW	
ADDRESS	230 Davidson Avenue, Somerset, NJ
LOT ACREAGE	±4.84 acres
LOT SF	±210,830 SF
BLOCK/LOT	468/20.01
CURRENT USE	Office/Flex
PROPOSED USE	Warehouse and Distribution
ZONING	B-I Business and Industry

EXISTING BUILDING	
SQUARE FEET	±18,500 SF
SPRINKLERED	Yes
GENERATOR	Good condition with a back up generator
POWER	800 amps 3 phase; 400 amps 3 phase
HVAC	New HVAC system
LOADING	4 tailboard doors

DEVELOPER / USER

- Rare opportunity to acquire land
- As-of-right development site
- Booming industrial corridor
- Township supportive of growth
- Flourishing demand
- Limited inventory
- Tremendous long-term upside
- Robust labor supply
- Corporate neighbors include:
 - World's Largest E-Commerce Company
 - Johnson & Johnson
 - AT&T
 - Nissan Motor Corporation

CURRENT AERIAL VIEW

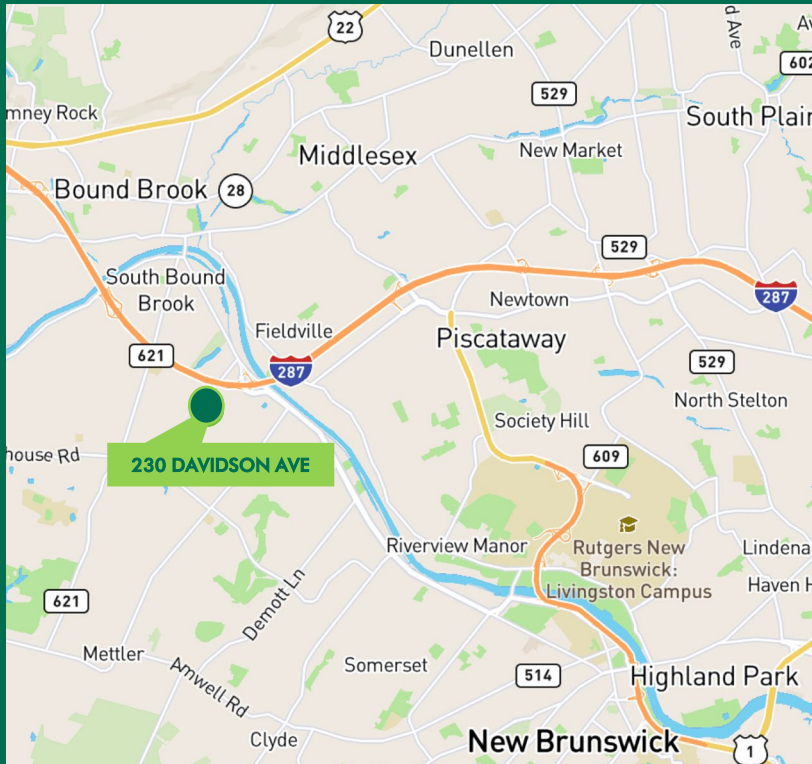


PROPOSED SITE PLAN

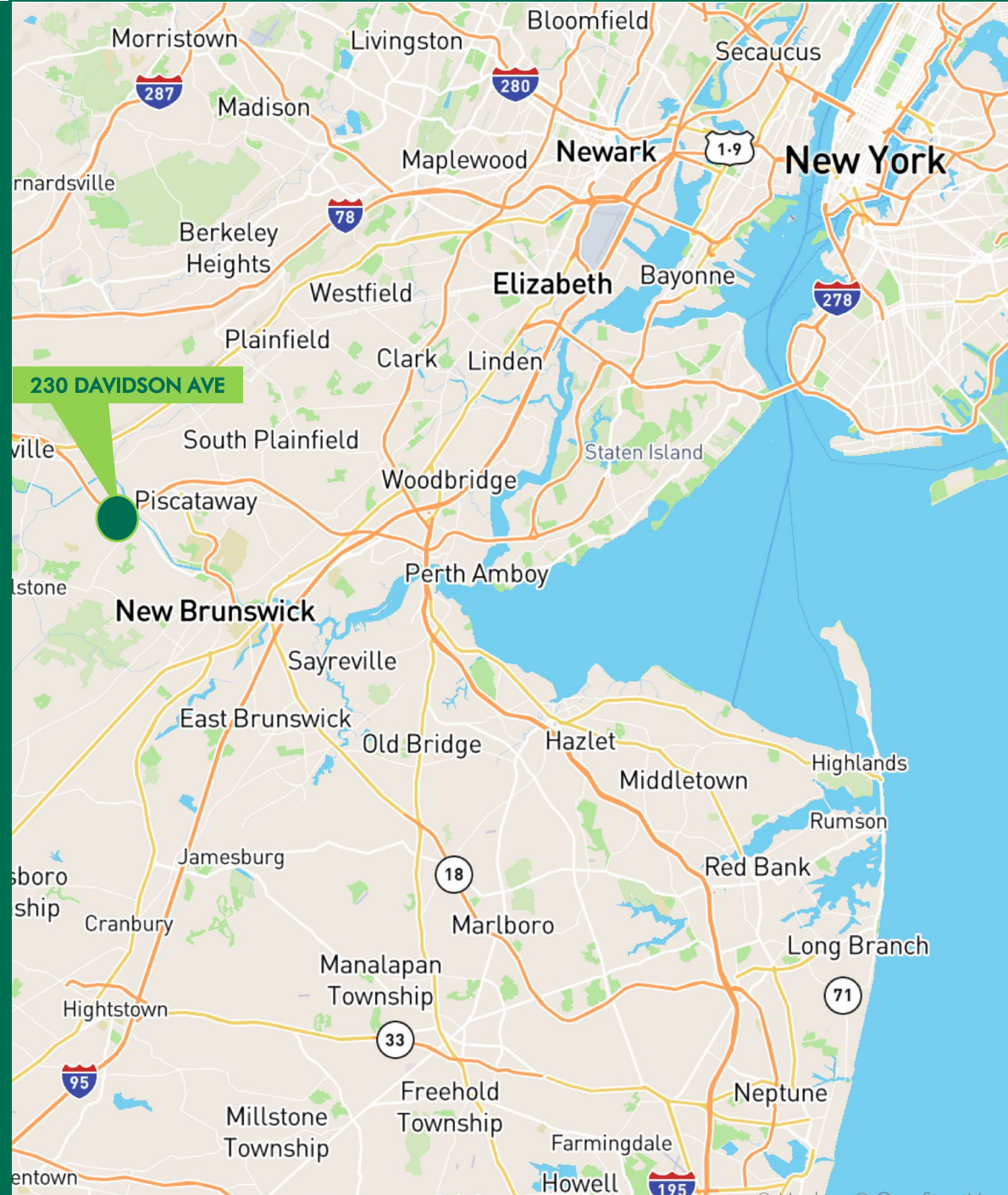


ACCESS

- EXIT 10 I-287** **0.65 mile**
- EXIT 10 NJ TURNPIKE** **8.80 miles**
- EXIT 12 I-78** **13.2 miles**
- GARDEN STATE PARKWAY** **15.3 miles**
- OUTERBRIDGE CROSSING** **18.0 miles**
- GOETHALS BRIDGE** **26.0 miles**
- NEWARK INT'L AIRPORT** **29.0 miles**



LOCATION



**REAR SITE VIEW WITH PRIME ACREAGE FOR
ADDITIONAL DEVELOPMENT**



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