



INDUSTRIAL PROPERTY

FOR LEASE

# ±55,900 SF INDUSTRIAL FACILITY | NEW CONSTRUCTION

45 Jiffy Road, Somerset (Franklin Township), NJ 08873

*For More Information, Contact the Exclusive Brokers*

**JASON M. CRIMMINS, CCIM, SIOR** | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

**ALESSANDRO (ALEX) CONTE, CCIM, SIOR** | *Executive Vice President* | [aconte@blauberg.com](mailto:aconte@blauberg.com) | 973.379.6644 x131

**PETER J. MURANO, JR., SIOR** | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

**MICHAEL F. SCHIPPER, SIOR** | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146



**THE BLAU & BERG COMPANY**

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

# ±55,900 SF INDUSTRIAL FACILITY | NEW CONSTRUCTION

45 Jiffy Road, Somerset (Franklin Township), NJ 08873



## PROPERTY DESCRIPTION

±55,900 SF Industrial Facility | New Construction

## LOCATION DESCRIPTION

28 Miles to Newark International Airport & Port Areas

7 Miles to NJ Turnpike

32 Miles to New York City

## OFFERING SUMMARY

Lease Rate:	\$8.75 - 10.25 SF/yr (NNN)
Available SF:	24,675 - 55,900 SF
Lot Size:	4 Acres
Building Size:	55,900 SF

## PROPERTY HIGHLIGHTS

- Proposed Bldg: ±55,900 SF on 4 AC
- Divisible By: ±31,225 SF | ±24,675 SF
- Building Depth: Varies ±140' to 200'
- Building Width: 350'
- Sprinkler: ESFR
- Column Spacing: ±57'5" x 50'
- Lighting: LED
- Power: ±2,000 Amps
- Ceiling Height: ±36' Clear
- Loading: 8 Docks and 2 Drive-Ins
- Parking: 39 Car Spaces
- Zoning: Industrial (M-2)

*For More Information, Contact the Exclusive Brokers*

**JASON M. CRIMMINS, CCIM, SIOR** | *President* | [jmcrimmis@blauberg.com](mailto:jmcrimmis@blauberg.com) | 973.379.6644 x122

**ALESSANDRO (ALEX) CONTE, CCIM, SIOR** | *Executive Vice President* | [aconte@blauberg.com](mailto:aconte@blauberg.com) | 973.379.6644 x131

**PETER J. MURANO, JR., SIOR** | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

**MICHAEL F. SCHIPPER, SIOR** | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



INDUSTRIAL PROPERTY

FOR LEASE

# ±55,900 SF INDUSTRIAL FACILITY | NEW CONSTRUCTION

45 Jiffy Road, Somerset (Franklin Township), NJ 08873



*For More Information, Contact the Exclusive Brokers*

**JASON M. CRIMMINS, CCIM, SIOR** | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

**ALESSANDRO (ALEX) CONTE, CCIM, SIOR** | *Executive Vice President* | [aconte@blauberg.com](mailto:aconte@blauberg.com) | 973.379.6644 x131

**PETER J. MURANO, JR., SIOR** | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

**MICHAEL F. SCHIPPER, SIOR** | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

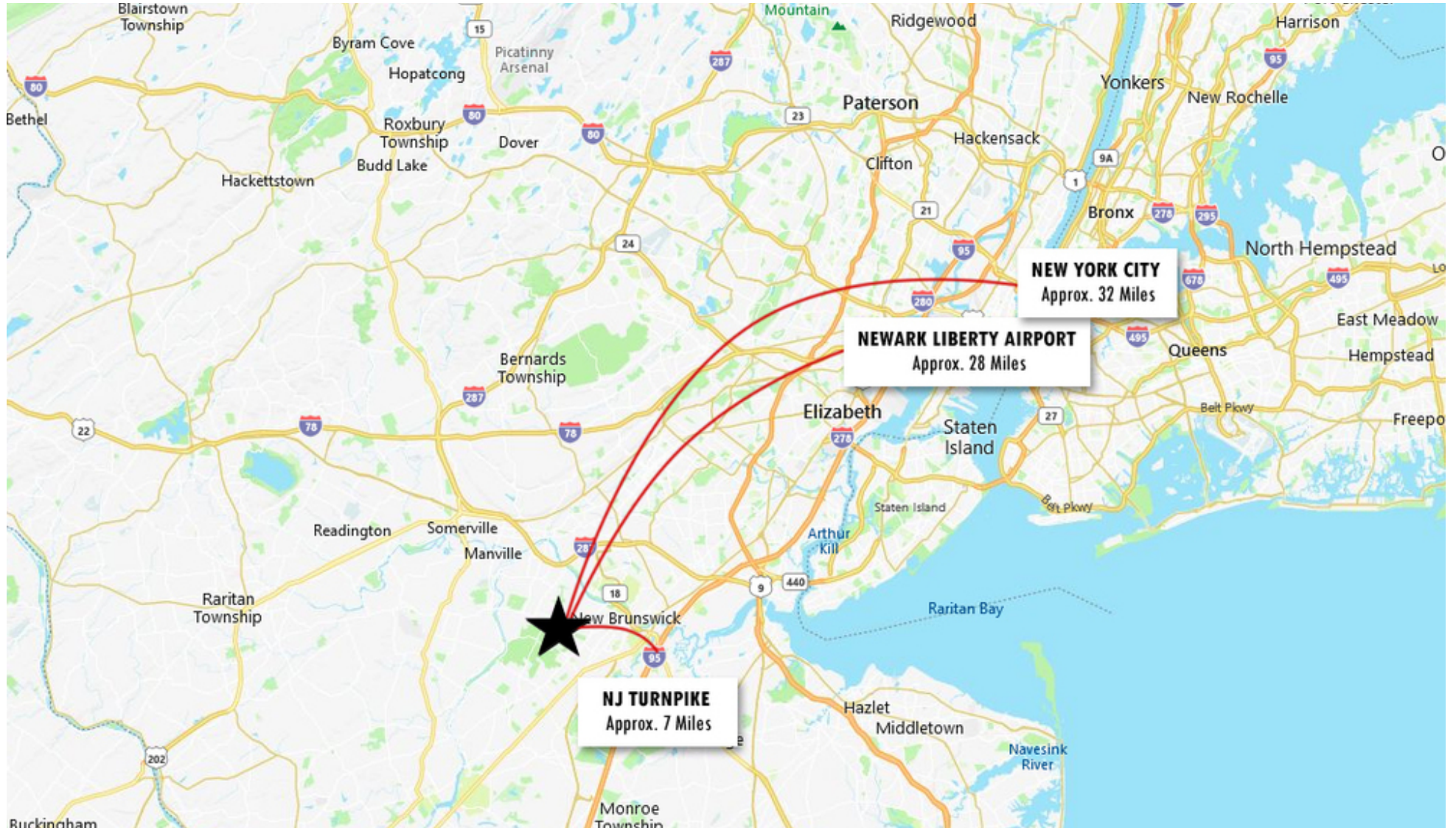


The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



# ±55,900 SF INDUSTRIAL FACILITY | NEW CONSTRUCTION

45 Jiffy Road, Somerset (Franklin Township), NJ 08873



For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±55,900 SF INDUSTRIAL FACILITY | NEW CONSTRUCTION

45 Jiffy Road, Somerset (Franklin Township), NJ 08873

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	6,878	75,158	231,090
2019 Estimate	6,714	73,966	226,605
2010 Census	5,997	69,402	208,318
Growth 2019-2024	2.44%	1.61%	1.98%
Growth 2010-2019	11.96%	6.58%	8.78%
2019 Population Hispanic Origin	690	19,364	56,458
<b>2019 Population by Race:</b>			
White	3,240	36,254	124,697
Black	2,137	21,430	45,255
Am. Indian & Alaskan	26	653	1,995
Asian	1,157	13,752	49,034
Hawaiian & Pacific Island	2	72	276
Other	151	1,805	5,347
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>16</b>	<b>23</b>
<b>Households:</b>			
2024 Projection	2,602	26,152	76,540
2019 Estimate	2,528	25,752	74,882
2010 Census	2,196	24,291	67,960
Growth 2019 - 2024	2.93%	1.55%	2.21%
Growth 2010 - 2019	15.12%	6.01%	10.19%
Owner Occupied	1,931	16,521	43,173
Renter Occupied	597	9,232	31,710
<b>2019 Avg Household Income</b>	<b>\$131,497</b>	<b>\$105,130</b>	<b>\$105,225</b>
<b>2019 Med Household Income</b>	<b>\$116,368</b>	<b>\$85,255</b>	<b>\$81,972</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	305	3,844	11,942
\$25,000 - \$50,000	228	4,133	12,136
\$50,000 - \$75,000	209	3,472	10,752
\$75,000 - \$100,000	293	3,480	9,362
\$100,000 - \$125,000	349	2,950	8,283
\$125,000 - \$150,000	342	2,215	5,977
\$150,000 - \$200,000	398	3,057	7,883
\$200,000+	403	2,602	8,547

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122  
 ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131  
 PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114  
 MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike  
 Suite 201  
 Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.





# ±55,900 SF INDUSTRIAL FACILITY | NEW CONSTRUCTION

45 Jiffy Road, Somerset (Franklin Township), NJ 08873



**JASON M. CRIMMINS, CCIM, SIOR**

President

973.568.6611

[jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)



**PETER J. MURANO, JR., SIOR**

Senior Executive Director

973.214.9375

[pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)



**ALESSANDRO (ALEX) CONTE, CCIM, SIOR**

Executive Vice President

973.432.1648

[aconte@blauberg.com](mailto:aconte@blauberg.com)



**MICHAEL F. SCHIPPER, SIOR**

Senior Executive Director

973.936.4173

[mschipper@blauberg.com](mailto:mschipper@blauberg.com)



*For More Information, Contact the Exclusive Brokers*

**JASON M. CRIMMINS, CCIM, SIOR** | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

**ALESSANDRO (ALEX) CONTE, CCIM, SIOR** | *Executive Vice President* | [aconte@blauberg.com](mailto:aconte@blauberg.com) | 973.379.6644 x131

**PETER J. MURANO, JR., SIOR** | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

**MICHAEL F. SCHIPPER, SIOR** | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.