

Mt. Bethel Business Park Building 2 For Lease

WARREN TWP., SOMERSET COUNTY NJ

www.SilbertRealEstate.com

LOCATION

150 Mt. Bethel Road/ CR 651
Warren, NJ 07059

AVAILABLE

2nd floor ±14,457 SF (divisible to ±7,000 SF)

RENTAL RATE

\$13.50 psf NNN

Landlord will provide generous build out allowance pending use and creditworthiness.

RE TAXES & CAM

\$2.50 SF projected 2019

PARKING

200 onsite car parking

DEMOGRAPHICS 2019 PROJECTION

2 Mile Radius

| | |
|--------------------|-----------|
| Population | 9,397 |
| Median HH Income | \$147,591 |
| Average HH Income | \$211,952 |
| Median Age | 46.3 |
| Total Households | 3,302 |
| Daytime Population | 9,823 |

3 Mile Radius

| | |
|--------------------|-----------|
| Population | 28,180 |
| Median HH Income | \$143,171 |
| Average HH Income | \$208,982 |
| Median Age | 45.9 |
| Total Households | 10,464 |
| Daytime Population | 28,645 |

5 Mile Radius

| | |
|--------------------|-----------|
| Population | 148,858 |
| Median HH Income | \$112,018 |
| Average HH Income | \$148,520 |
| Median Age | 40.3 |
| Total Households | 50,671 |
| Daytime Population | 94,999 |

PROPERTY DESCRIPTION

Two building, mixed use business park originally constructed in 1985, renovated in 2012 and comprising approximately 122,000 SF of flex/office space situated on 15.7 acres. The available second floor premises are sprinklered, contain an elevator and two large restrooms.

Zoning GI General Industrial

Permitted uses: general offices for executive, administrative, data processing, research, training, conference facilities, indoor recreation, education, healthcare and wellness.

OCCUPANCY

Immediate

COMMENTS

- Current business tenants comprise of global manufacturing and distribution companies as well as children's recreation;
- 2.7m SF of corporate tenants within 5 miles;
- Situated less than 1.25 miles south of Exit 36 I-78 just 3 miles north of State Highway 22 and 4 miles east of I-287;
- Close proximity to downtown Warren including, restaurants, banks & shopping.

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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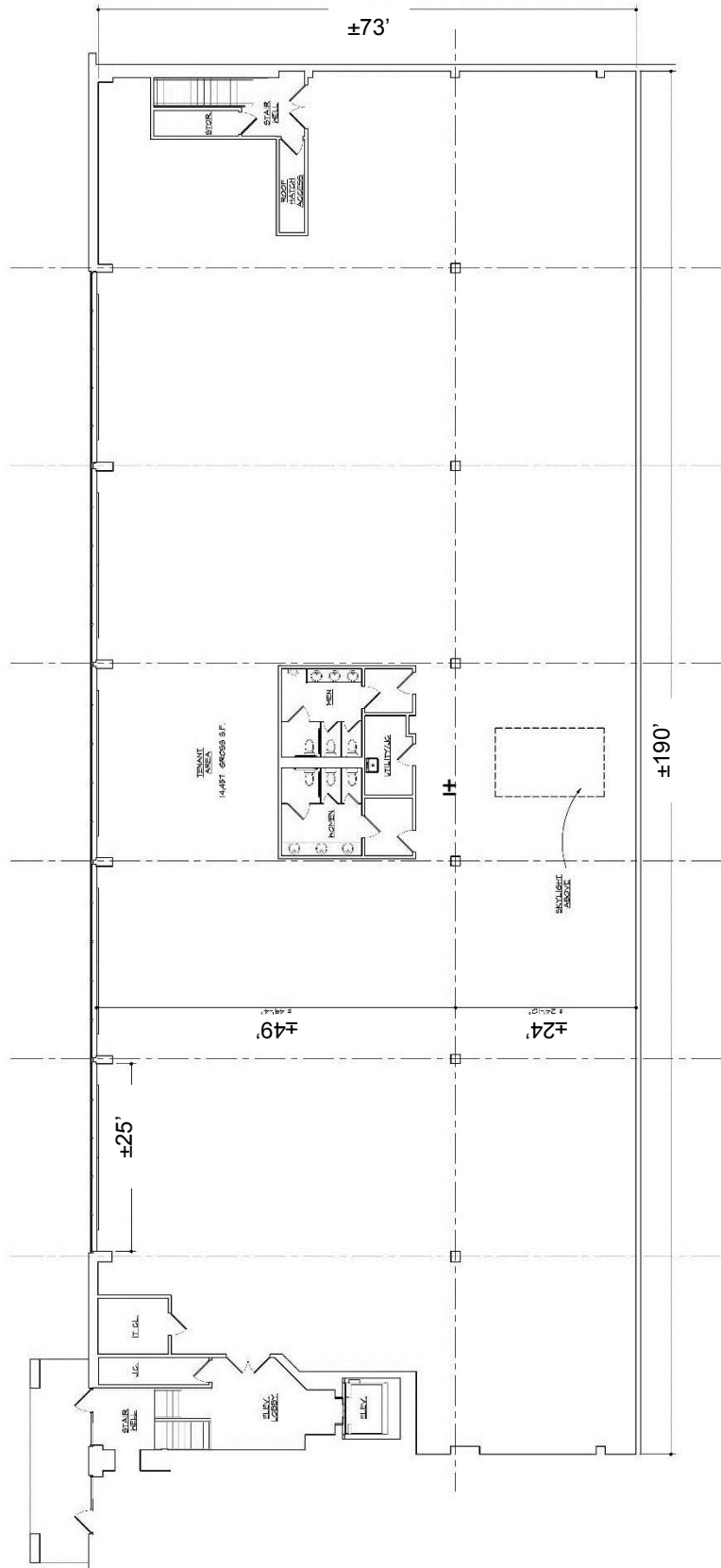
Website: www.silbertrealestate.com • Email: info@silbertrealestate.com

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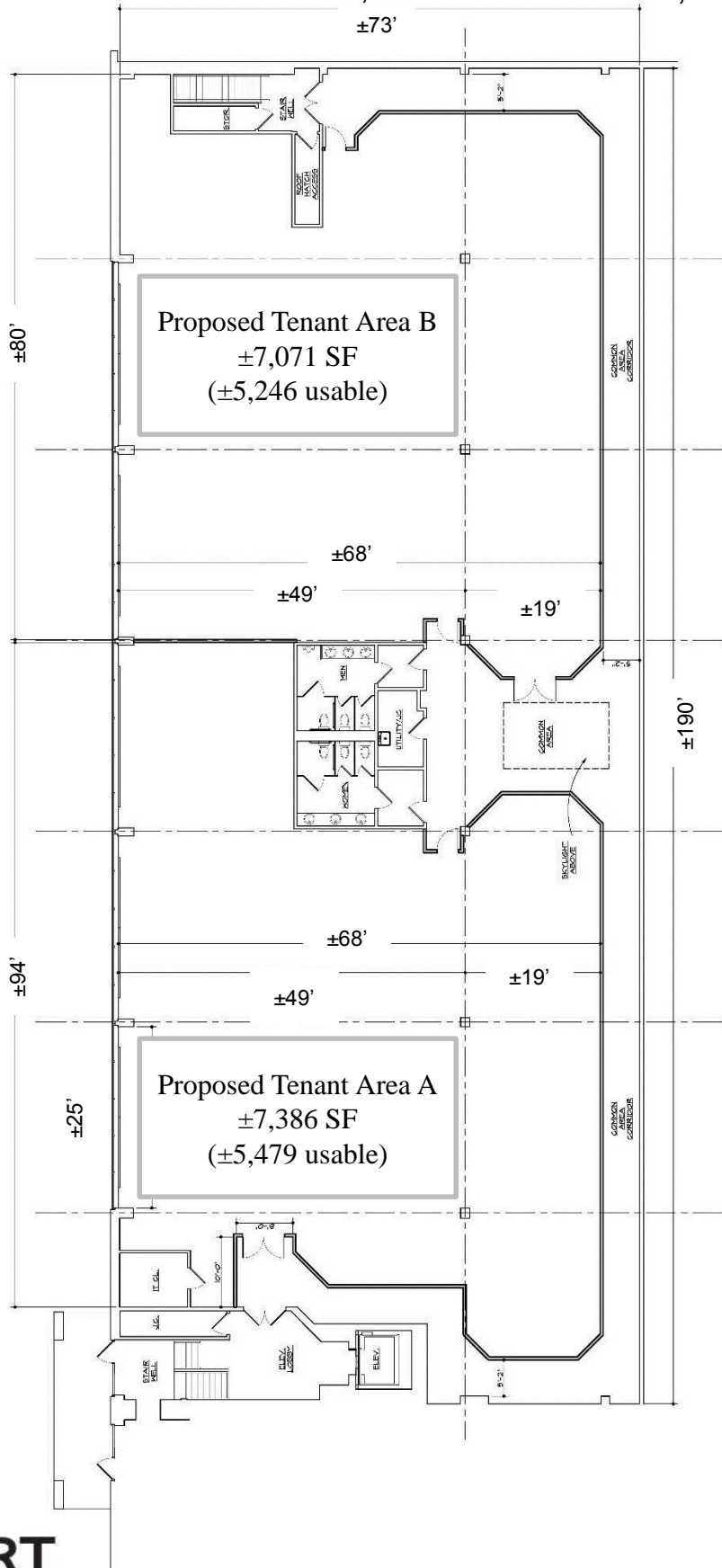
REALTY & MANAGEMENT COMPANY, INC.

150 MT. BETHEL ROAD, WARREN, NJ – PRELIMINARY SECOND FLOOR SINGLE TENANT LAYOUT – ±14,457 SF



PRELIMINARY
SECOND FLOOR PLAN
14,457 GROSS SF.
SCALE: 1/8" = 1'-0"

150 MT. BETHEL ROAD, WARREN, NJ – PRELIMINARY SECOND FLOOR
 2 TENANT LAYOUT 14,457 DIVISIBLE TO 7,071 SF

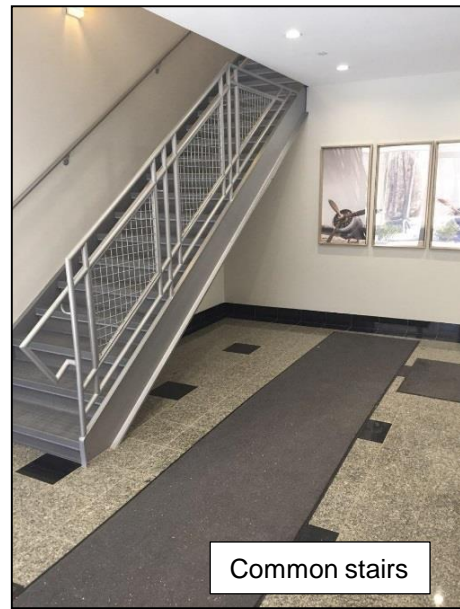
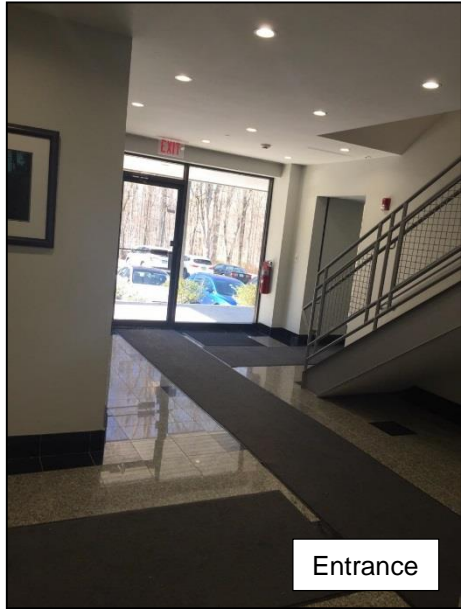


PRELIMINARY
 SECOND FLOOR PLAN
 DATE: 08/20/10
 SCALE: 1/8"=1'-0"

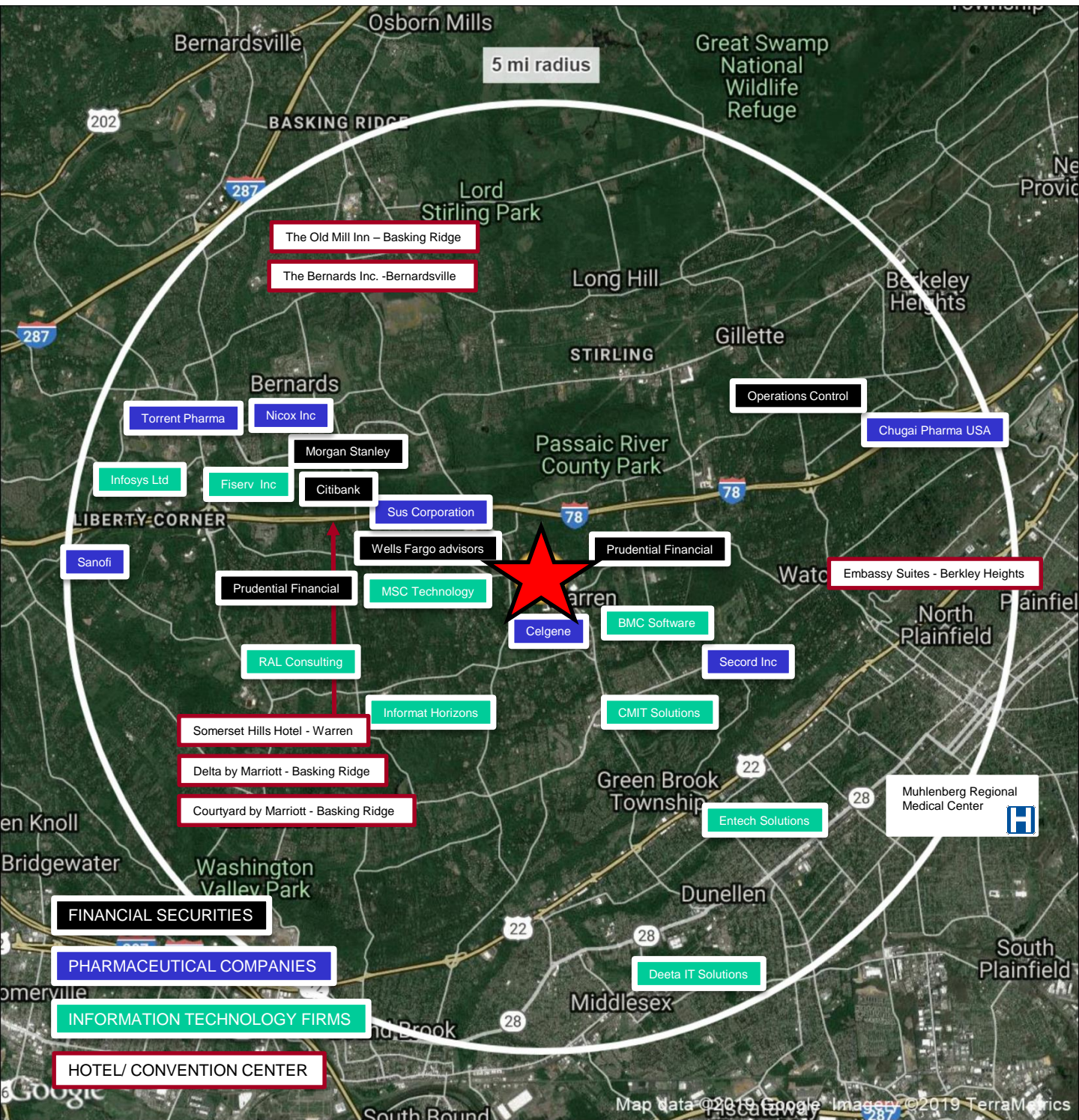
150 MT. BETHEL ROAD, WARREN, NJ – BLDG 2



150 MT. BETHEL ROAD, WARREN, NJ – BLDG 2



150 MT. BETHEL ROAD, WARREN, NJ – AREA CORPORATIONS



150 MT. BETHEL ROAD, WARREN, NJ

