

1 WILEY DRIVE

SOMERSET, NJ

355,790 SF AVAILABLE FOR LEASE
NEW CONSTRUCTION | DELIVERY Q4 2022



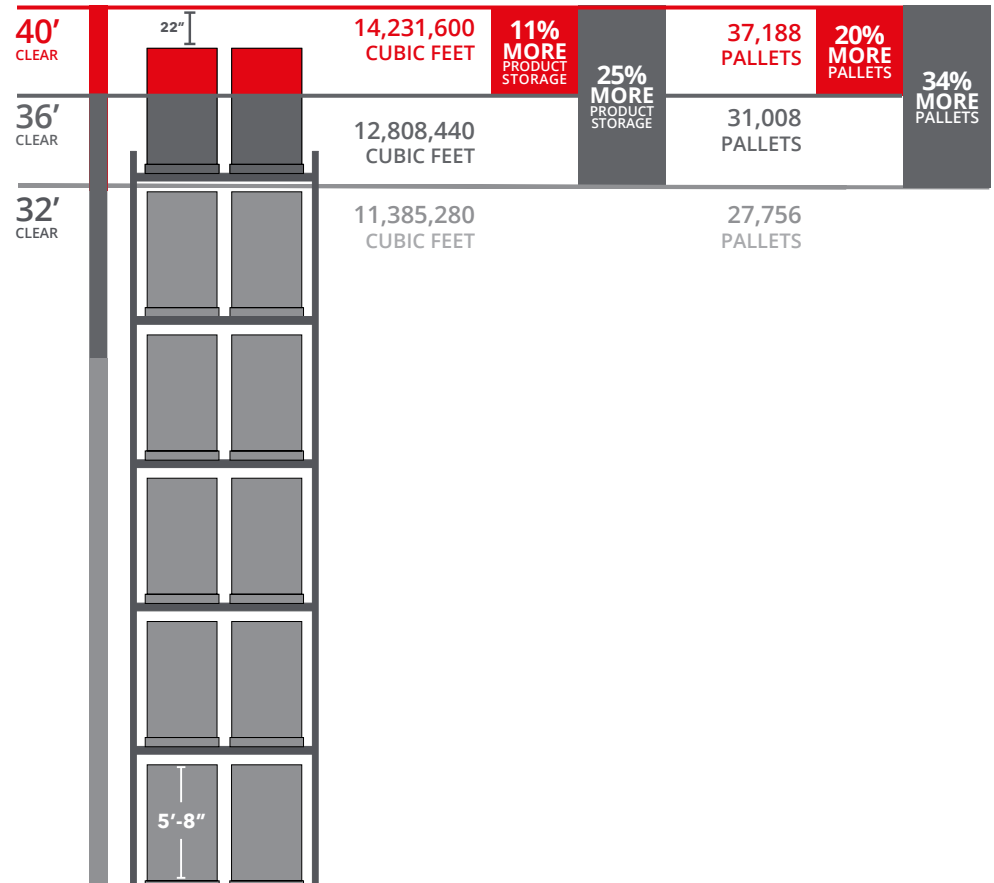
PROPERTY SPECIFICATIONS



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BUILDING SIZE:	355,790 SF
SITE AREA:	26.49 Acres
LOADING:	60 dock doors (20 additional knockouts)
DRIVE-IN DOORS:	4 drive-ins
CEILING HEIGHT:	40' clear
COLUMN SPACING:	54' x 50' (60' speed bays)
TRAILER PARKING:	+/-51 stalls
CAR PARKING:	+/-224 spaces
SPRINKLER SYSTEM:	ESFR with K-22 heads
FLOOR:	7" reinforced slab
WALLS:	Load bearing concrete tilt wall with rigid board insulation
ROOFING SYSTEM:	Single ply 60-mil fully adhered TPO roofing system, 100 mph criteria, 20-yr NDL manufacturer warranty
HEATING SYSTEM:	Positive-pressure 80/20 units and (6) 24' dia. HVLS fans
ELECTRICAL:	3,000 amp building service, 300-amp fire pump service Warehouse LED lighting – 25 fc average @ 60" AFF – (Speed Bays Only) Ext. LED building and pole mounted lighting – as per civil site plan
PLUMBING:	Waste and domestic water piping as set forth within this Scope
SOLAR:	Rooftop solar system

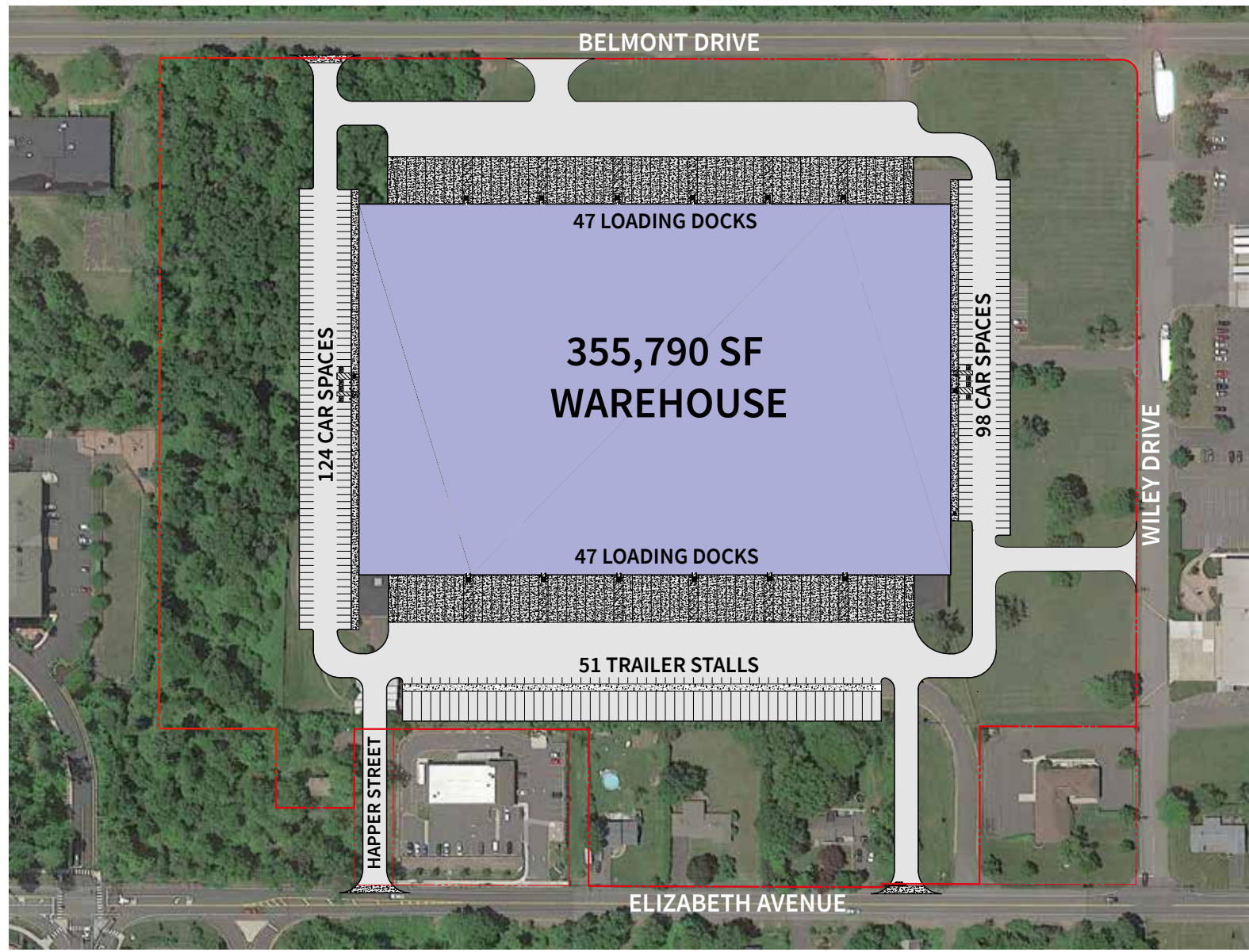
STORAGE CAPACITY



SITE
PLAN



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LOCATION OVERVIEW

KEY DISTANCES

1.2 Miles
to I-287

30.7 Miles
to Port Newark/Elizabeth

12.4 Miles
to I-95/NJ Turnpike

40.8 Miles
to New York City

28.6 Miles
to Newark Airport

62.7 Miles
to Philadelphia

LABOR & POPULATION STATS

Within 30 miles

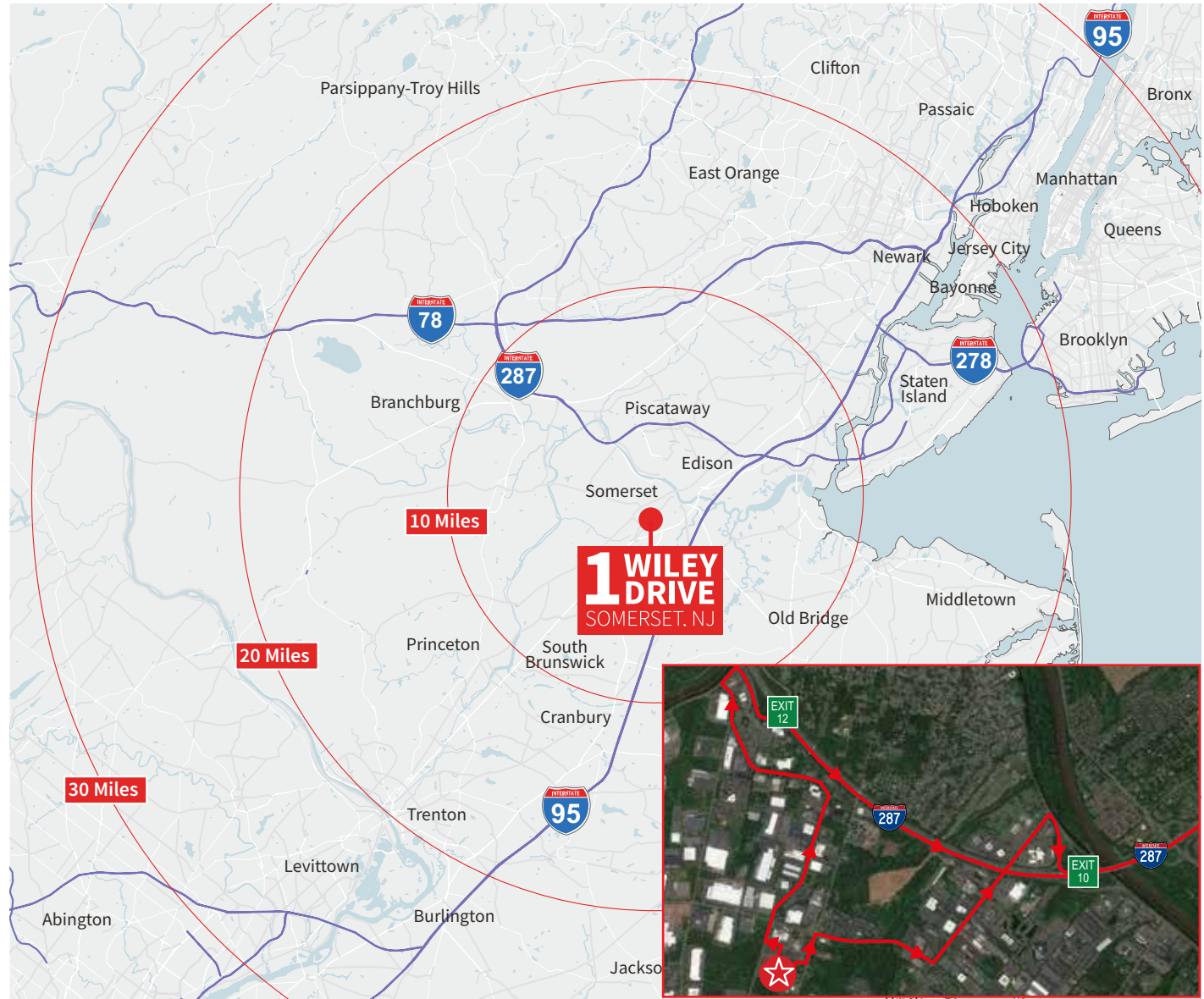
Total labor force: 3,130,273
65% of states total labor force

Transportation/Warehouse Employees: 183,076
72% of the state's transportation/warehouse workforce

Total Population: 6,009,267
66% of the state's population

Median Hourly Warehouse Related Wage (includes benefits):
\$13.45 compared to \$13.41 (NJ)
and \$14.05 (US Average)

Median Household Income:
\$82,289 compared to \$82,332 NJ as a state



EXCLUSIVE LEASING



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