



Full Building Available

50 Atrium Drive
Somerset, New Jersey

83,233 SF



Building Specifications:

Total available space:	83,233 SF
Site:	12.01 Acres
Column Spacing:	30' x 40'
Ceiling Heights:	20'3" clear – Open Area 9'6" finished – Office Area
Loading Dock:	4 bays with 8'x8' overhead doors and levelers 1 drive-in entrance with 14'x16' overhead door
Parking:	500 spaces
Taxes:	\$186,804



Location:

- Adjacent to Doubletree by Hilton Hotel
- Convenient access to I-287, I-78, Route 22, NJ Turnpike and the Garden State Parkway

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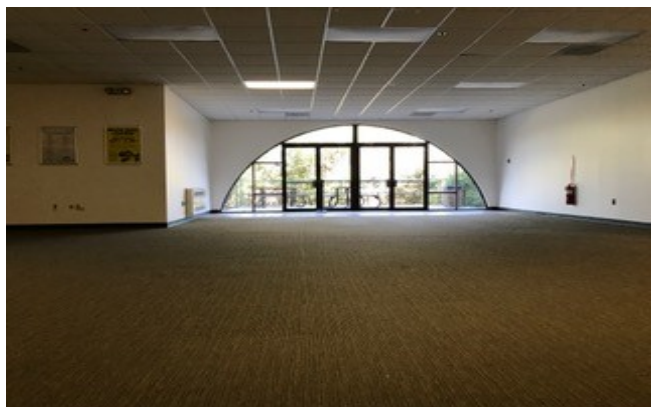
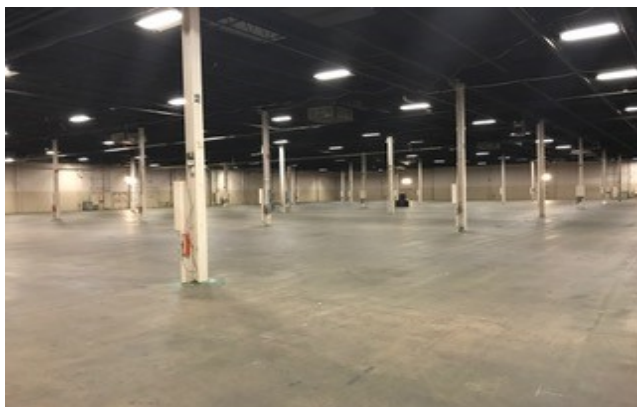
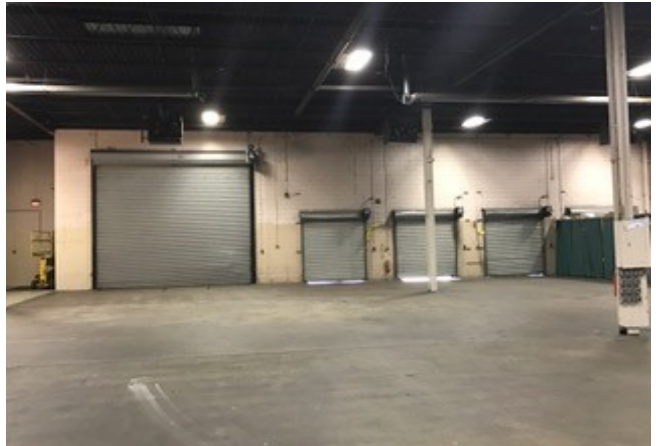
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Property photos



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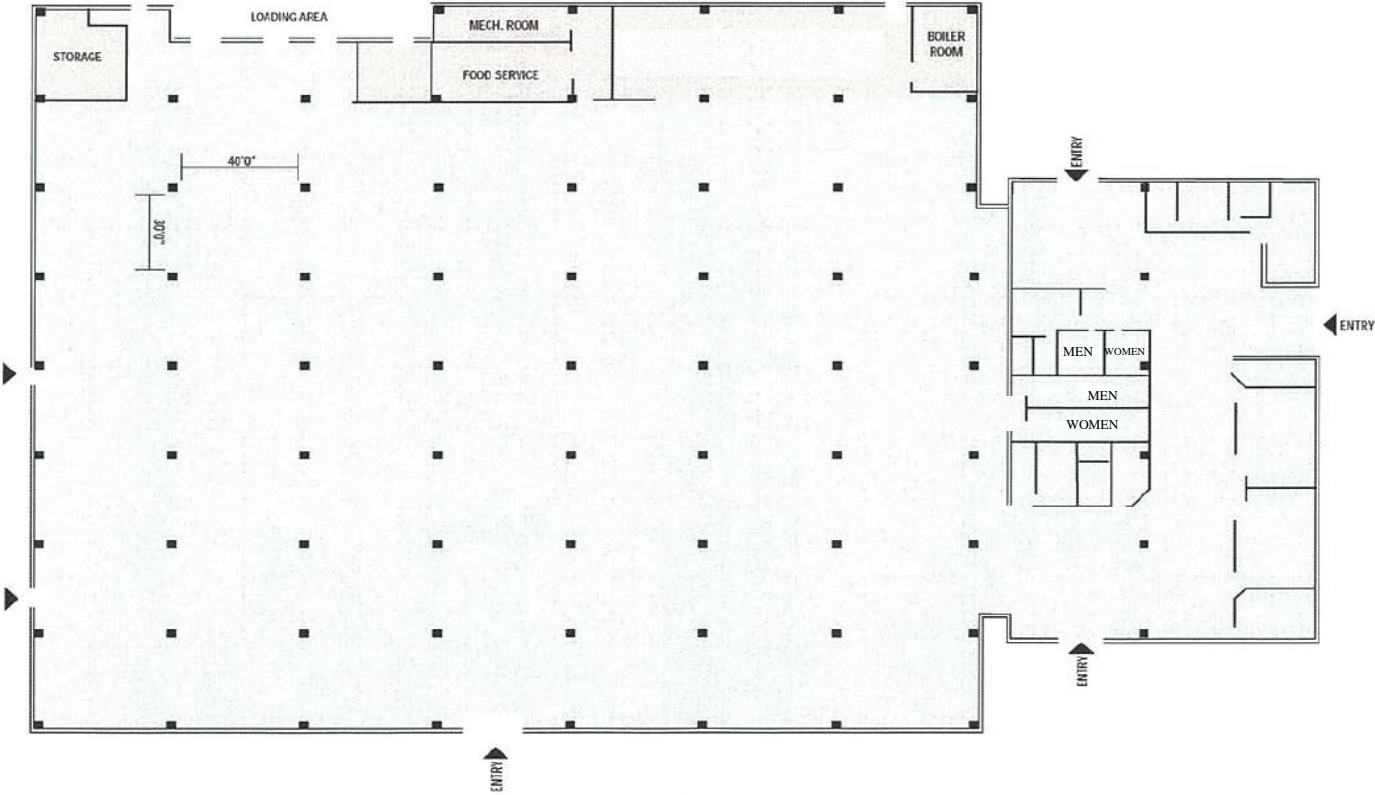
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Floor Plan



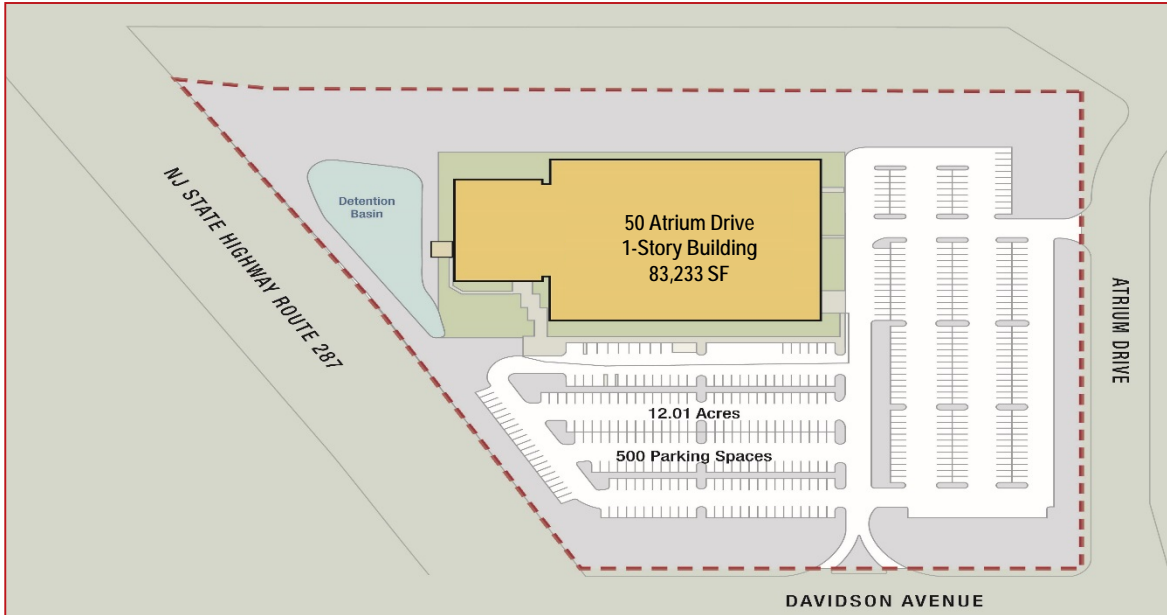
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Site Plan



Aerial



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Physical/Construction Features

Year Built: 1967

Square Feet: 83,223 SF

Framing: Structural frame consists of wide-flange, structural steel columns and beams, and 22" deep open-web roof trusses. The roof joists span 40" and are spaced at approximately six feet on center. The roof consists of a galvanized, ribbed roof deck. There is one building expansion joint located at mid-width. The exterior walls are non-load bearing tilt-up panels, which are tied to the perimeter steel columns with clip angles. The exterior walls at the loading dock area are concrete masonry units with steel lintels. The office area is constructed of load-bearing brick on concrete masonry unit walls with steel roof joists supporting a corrugated metal deck.

Foundation: Footings for the columns are presumably conventional, reinforced concrete spread footings. Footings for the exterior walls are presumably continuous, reinforced concrete wall footing or isolated spread footings at each end of the tilt wall panels.

Floors: Concrete slab-on-grade of unknown thickness.

Column Spacing: 30' x 40'

Exterior Walls: Exterior wall of the office area is constructed of clay brick masonry with an unknown back-up. The exterior wall construction in the open area consists of tilt-up concrete panels on all elevations. The smooth faced panels are painted with a one-color paint scheme. The panels are non-load bearing.

Roof Cover: Comprised of a layer of approximately 1.5" thick polyisocyanurate roof insulation over the intermediate-ribbed structural steel deck followed by a Sarnafil, reinforced .048" thick, PVC membrane sheet installed in a mechanically attached configuration with plates and screws at the seams. The roof has three main roof areas on two elevations. The PVC roof assembly was installed as part of a re-roof application in 1999.

Ceiling Heights:
Open Area: 20'3" clear
Office: 9'6" finished

Interior Layout: Office finish typically comprised of 2'x4' suspended acoustical-tile ceiling systems with 2'x4' fluorescent fixtures painted gypsum wallboard on the partitions, commercial-quality carpet tiles and rubber, radiant type floor tile along the western edge of the lobby.

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Physical/Construction Features Continued

- Restrooms:** Typical ceramic tile wall surfaces and ceramic tile flooring, with acoustical-tile ceilings. Resin vanities with integral lavatories using infrared sensor chrome faucets, with additional accessories like paper towel dispensers and waste bins. Urinals are wall-mounted and have similar automatic flush valves. Toilets are wall mounted with floor-mounted partitions constructed with plastic laminate.
- Loading:** Four truck bays with 8'x8' overhead doors and levelers; One drive-in entrance with 14'x16' overhead door.
- Parking:** Surface parking is located along the south and west elevations. Spaces are generally arranged at right angles to double-loaded driving aisles and typically measure approximately 9'x18' and 12'x20' for accessible parking. A total of 500 parking stalls (6.01/1,000 SF) of which 11 are designated as handicap accessible.

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Building Systems

- Heating:** Perimeter baseboard hot water radiant heating and hot water heating section in the two larger split system DX handling units. Hot water is provided by an American Standard natural gas fired hot water generator rated at 1.3 million BTU capacity. Heating is provided by ceiling-mounted gas-fired, forced draft and gas-fired radiant heaters.
- Cooling:** Base building HVAC systems consists of thirteen Trane rooftop packaged DX air-cooled air-conditioning units (RTUs), and two AAON RTU's, typically with no capacity for conditioned space heating. Equipment capacities average 15 tons per RTU. Meeting rooms and the more formal assembly areas are served by two, split-system DX air handling units with an estimated capacity of 17.5 tons each. The office areas of the facility are served by a Carrier RTU with an estimated capacity of 10 tons.
- Plumbing:** Domestic water is provided via an 8-inch water supply main with reduced meters and check valves located outdoors in the fire and water valve pit. Domestic water supply is 4" diameter copper pipe. A commercial style 80 gallon gas-fired water heater provides domestic hot water for the building toilet use. A 115 gallon electric water heater provides domestic hot water for the kitchen area. Observed cold and hot water distribution piping is copper. Where installed, self-contained water fountains are provided.
- Restrooms:** Two multi-fixture large restrooms in the main area:
Men's: 7 Urinals, 6 Stalls, 6 Sinks
Women's: 8 Stalls, 10 Sinks
- Lobby restrooms: Men's: 1 Urinal, 2 Stalls, 3 Sinks
Women's: 3 Stalls, 3 Sinks
- Electrical:** Two main fused service switches rated at 2,000 amperes each are installed in an outdoor electrical equipment room. The primary service is delivered at 480/277 volt, three phase, 4-wire service to the building. All reduced voltage 208/120 service is provided by dry transformers of various capacity. Primary lighting is 277 volt. The building provides 27 watts per square foot of electrical capacity.

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Building Systems Continued

Fire

Protection: 100% fire sprinklered via an overhead wet system that is also wired into the local fire department. No fire pump is currently required. An 8" fire protection water main supports the sprinkler system which includes 6" diameter risers. Fire-department connections are located along the building exterior wall near the fire riser room and along the rear of the building. The system utilizes flow and tamper switches. And duct/area smoke detectors and manual pull stations monitored by an automatic fire alarm system. The system is hardwired and includes local alert devices. The alarm system monitors smoke and heat detectors, system status, manual pull stations, valve tamper switches and water flow switches. No smoke purge systems are utilized beyond the HVAC system control.

Utilities:

Electricity:	PSEG
Gas:	PSEG
Water:	Franklin Township Water & Sewer
Sewer:	Franklin Township Water & Sewer
Telephone:	Verizon
Fiber:	48 pairs of fiber optics cabling under Davidson Avenue (AT&T)

Alarm/ Security Systems:

Card-operated, 24-hour monitored access system.

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Site Description

Site: 12.01 Acres

Shape: Irregular, abutting against I-287

Topography: The site is generally level and at street grade.

Frontage/

Access: The site has approximately 715 feet of frontage along Atrium Drive, 519 feet along Davidson Avenue and 288 feet along I-287. The Property can be accessed via Atrium Drive or Davidson Avenue.

Signage: Provided by a building mounted, illuminated letter sign that identifies the facility. Illuminated ground mounted signs are located in landscaped areas flanking the main entrance along Davidson Avenue.

Landscaping: Consists of grass areas, trees and planting beds around the front and rear entrances and elevations. There are numerous deciduous trees lining the south property line affording a buffer to the adjacent parcel. Individual trees are planted in small beds throughout the parking areas.

Site Lighting: Includes soffit lighting, building-mounted HID wall packs, and pole-mounted HID fixtures that illuminate the loading areas, drive lanes and walkways.

Flood Zone: According to floor hazard maps published by the Federal Emergency Management Agency (FEMA), Community Map Parcel No. 340434-0005B effective May 15, 1980, the Property is located in designated flood zone C, an area that is determined to be outside the 100 and 500 year floodplains.

Irrigation

System: Site is fully irrigated.

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