

# BRIDGE POINT SOMERSET

JLL BRIDGE

101 Randolph Road & 481 Weston Canal Road | Somerset, NJ



## LEASING OPPORTUNITIES

### TWO BUILDINGS | 308,550 SF EACH

#### HIGHLIGHTS

- New construction; Institutional Class A buildings in a corporate park setting
- Convenient access to Exit 10 of NJ Turnpike/I-95 ( via I-287 (1.3 miles).
- Strong labor supply; 17,643 warehouse and transportation workers in a 10-mile radius.
- Total population of 657,136 people in a 10-mile radius with an annual average household income of \$129,039.
- Proximate to an abundance of local amenities
- Corporate neighbors: Johnson & Johnson, AT&T and Nissan Motor Corporation

TOTAL SPACE AVAILABLE  
**617,100 SF**

TOTAL LAND AVAILABLE  
**59.15 Acres**

DELIVERY DATE  
**Q3 2020**

#### JOEL LUBIN

Executive Managing Director  
joel.lubin@am.jll.com  
+1 732 491 2180

#### BRIAN GOLDEN

Senior Managing Director  
brian.golden@am.jll.com  
+1 732 590 4169

#### GARY POLITI

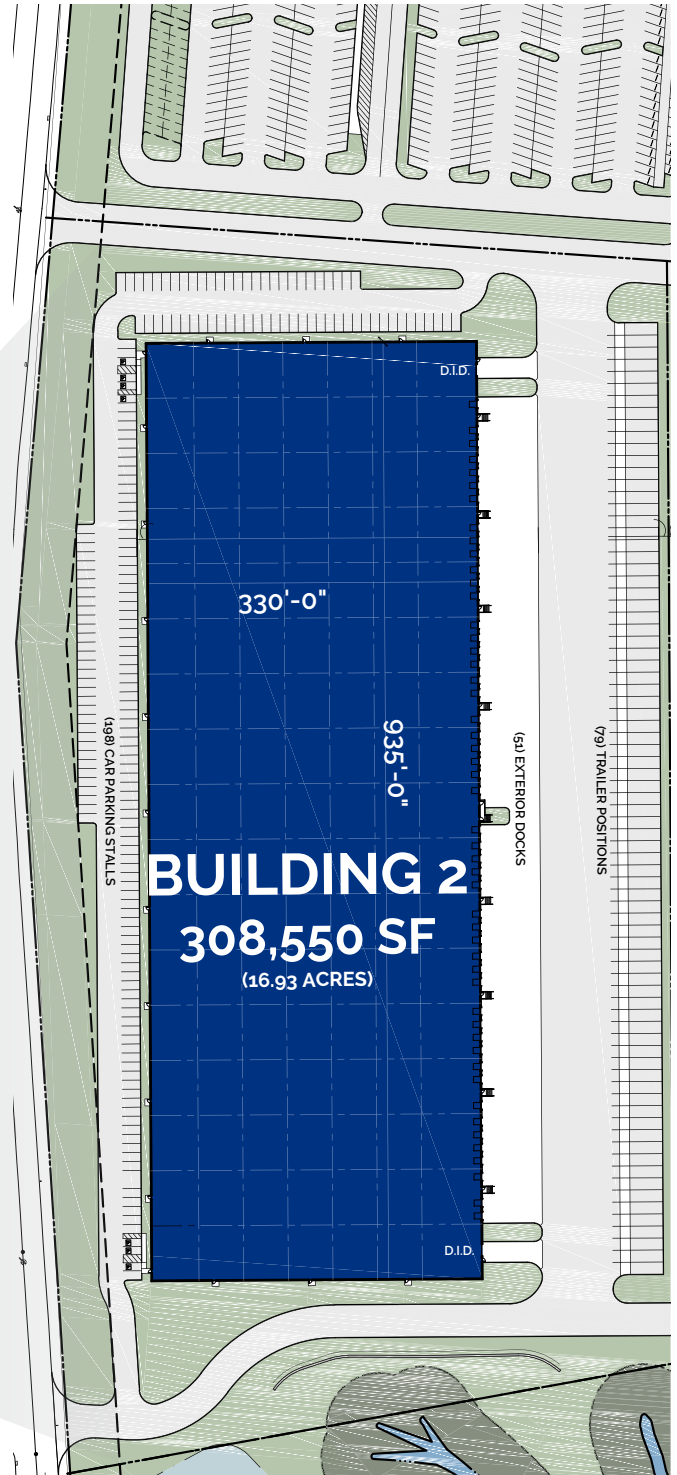
Senior Vice President  
gary.politi@am.jll.com  
+1 732 491 2178



BUILDING 2 | 101 RANDOLPH ROAD, SOMERSET, NJ

## 308,550 SF

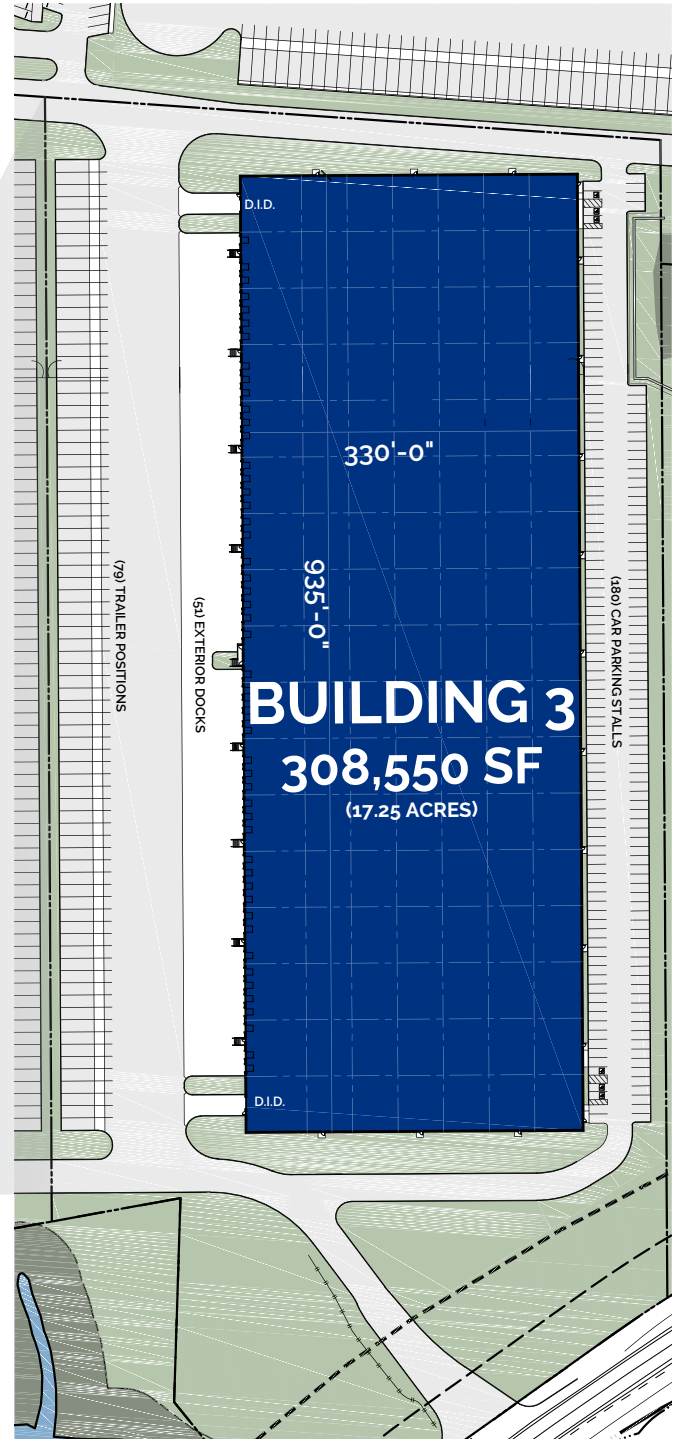
Lot Size:	25.23 acres
Car Parking:	198 spaces
Clear Height:	36'-0" clear
Floor Slab:	8" thick unreinforced concrete
Trailer Parking:	78 stalls
Loading Docks:	50 docks
Drive-in Doors:	2 doors (14'x16' electronically operated)
Truck Court:	Overall depth of 180'-0" with 60'-0" deep concrete apron
Electric:	1,600 AMP. electrical service



BUILDING 3 | 481 WESTON CANAL ROAD, SOMERSET, NJ

## 308,550 SF

- Lot Size: 32.92 acres
- Car Parking: 180 spaces
- Clear Height: 36'-0" clear
- Floor Slab: 8" thick unreinforced concrete
- Trailer Parking: 78 stalls
- Loading Docks: 50 docks
- Drive-in Doors: 2 doors (14'x16' electronically operated)
- Truck Court: Overall depth of 180'-0" with 60'-0" deep concrete apron
- Electric: 1,600 AMP. electrical service



## BUILDINGS 2 & 3

<b>Building Type</b>	Single story, rear loading distribution facilities
<b>Building Dimensions</b>	935' long x 330' deep
<b>Bay Sizes</b>	Typical: 44'-6" x 55'-0" Loading Dock: 60'-0" x 55'-0"
<b>ADA Compliance</b>	The building shall meet all current ADA codes.
<b>Loading Positions</b>	Each dock position shall include: <ul style="list-style-type: none"> <li>• 9'-0" x 10'-0" insulated steel vertical lift overhead doors on 2" horizontal track with vision panels and Z-guard track protection</li> <li>• 6' x 8' Mechanical Dock Levelers with 35,000 lb. capacity and 16" lip</li> <li>• Dock Seals</li> <li>• Dock Bumpers</li> </ul>
<b>Pavement</b>	Heavy-duty asphalt pavement at truck courts, light-duty asphalt pavement at car parking areas, concrete loading dock aprons, and concrete trailer parking strips shall be provided.
<b>Floor Slab</b>	8" thick unreinforced concrete floor slab
<b>Exterior Walls</b>	Precast concrete load bearing wall panels with insulation
<b>Roof System</b>	Single ply, non-reinforced fully adhered TPO, pitched interior roof drains at the perimeter of the building piped to underground storm water leaders. Roof insulation shall be fastened to metal deck and meet energy codes. A 20-year NDL warranty shall be provided.(Firestone)
<b>Fire Protection</b>	ESFR wet system
<b>Heating &amp; Ventilation</b>	Warehouse Heating: gas fired heaters with 100% fresh air intake to maintain 55°F [+/- 2°F] inside, 10°F outside, no humidity control. Warehouse Ventilation: code required ventilation shall be provided.

<b>Lighting</b>	LED light fixtures in warehouse shall be provided to provide minimum light levels to meet local requirements in speed bay only. Building mounted light fixtures and site light poles to meet local requirements shall be provided.
<b>Electrical Service</b>	1,600 AMP electric service for each building.
<b>Fire Alarm</b>	A fire alarm system for the building shell shall be provided as required by code.
<b>Sanitary Service</b>	Sanitary sewer service shall be provided to the building, phase service
<b>Water Service</b>	Domestic water service shall be provided at each office area. Fire water service shall be provided.
<b>Storm Water</b>	Interior roof drains along perimeter of the building piped into an underground leader system.



## HIGHLIGHTS

- Located directly off the 4-way interchange at Exit 12 of I-287
- Convenient access to Exit 10 of NJ Turnpike (I-95) via I-287.
- Strong labor supply; 17,643 warehouse and transportation workers in a 10-mile radius.
- Total population of 657,136 people living in a 10-mile radius with an annual average household income of \$129,039.
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## TO I-287

**1.3 miles**

## TO NEWARK INT'L AIRPORT

**29.3 miles**

## TO PORT NEWARK/ELIZABETH

**34.1 miles**

## TO NEW YORK CITY

**41.4 min**

## TO LINCOLN TUNNEL

**41.5 min**

## TO G.W. BRIDGE

**48.5 min**



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Jones Lang LaSalle Brokerage, Inc.

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## 42 MILLION+ SF NATIONWIDE

BRIDGE is a privately-owned firm that focuses on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL REAL ESTATE in the supply constrained U.S. CORE industrial markets of Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco and Seattle.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



### AWARDS

- 2019 • Developer of the Year, NAIOP Chicago
- 2019 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2019 • Community Appearance Award, City of Fort Lauderdale
- 2018 • Developer of the Year, Chicago Commercial Real Estate Awards
- 2018 • Developer of the Year, NAIOP South Florida
- 2018 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2018 • Commercial Real Estate Project of the Year, South Florida Business Journals
- 2018 • Deal of the Year, NAIOP New Jersey
- 2018 • Community Appearance Award, City of Fort Lauderdale
- 2017 • Project of the Year, NAIOP South Florida
- 2017 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2016 • Developer of the Year, NAIOP South Florida
- 2015 • Industrial Redevelopment of the Year, NAIOP Chicago
- 2015 • Developer of the Year, NAIOP Chicago
- 2015 • Developer of the Year, Chicago Commercial Real Estate Awards
- 2014 • Industrial Redevelopment of the Year, NAIOP Chicago
- 2011 • Developer of the Year, Chicago Commercial Real Estate Awards

### HEADQUARTERS

1000 W. Irving Park Rd., Suite 150, Itasca, IL 60143 | 312 683 7230

# NAIOP

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION



CITY OF FORT LAUDERDALE

