

FOR SUBLEASE
113,827 SF



47 VERONICA AVENUE
BUILDING II

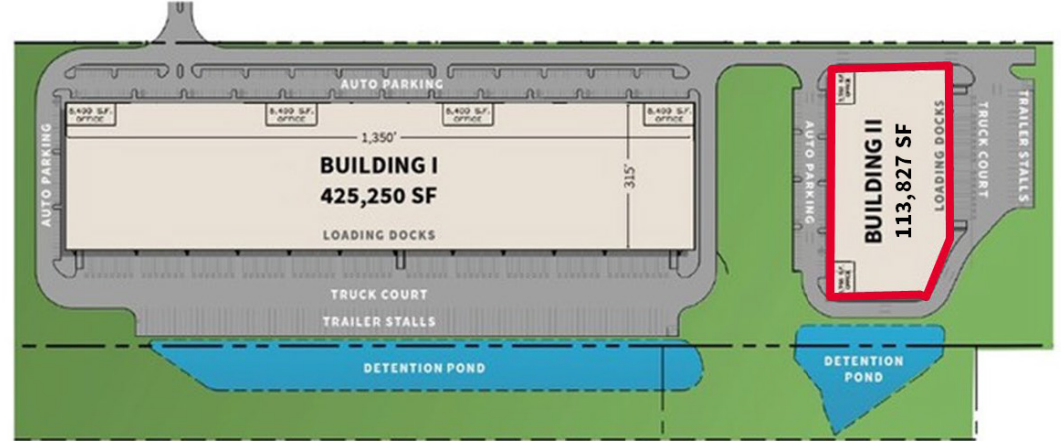
SOMERSET, NJ



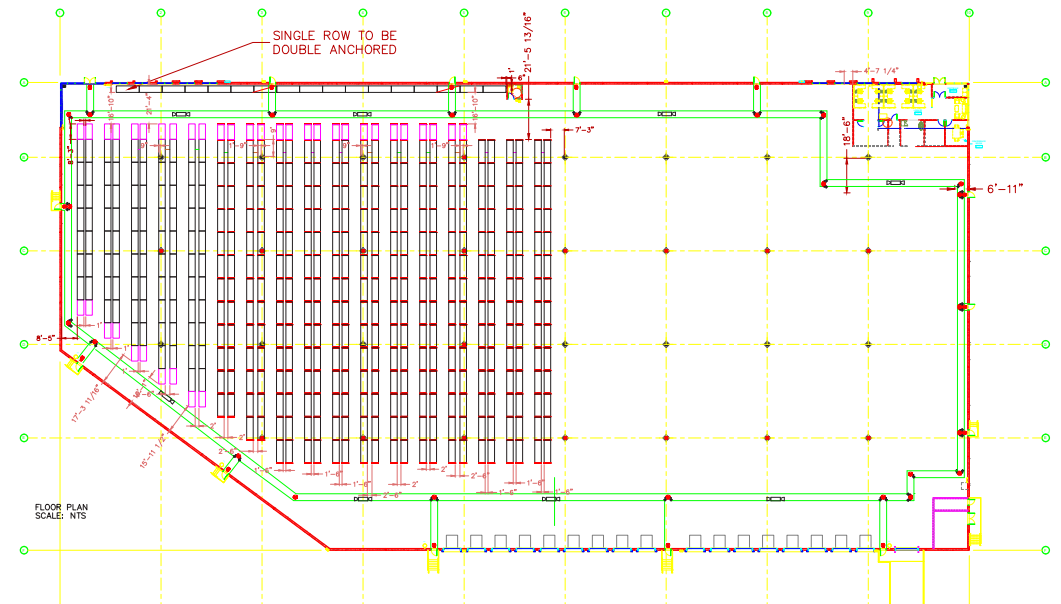
PROPERTY HIGHLIGHTS

Total Size:	113,827 SF
Total Available:	113,827 SF – Building II
Office Area:	2,450 SF
Ceiling Height:	36' Clear
Loading Doors:	17 Docks 1 Drive-in Door
Column Spacing:	54' x 50'
Power:	1,600 Amps
Sprinkler:	ESFR System
Taxes & CAM:	\$3.90/SF
Asking Lease Rate:	Call for Pricing
Comments:	<ul style="list-style-type: none">• Sublease through April 2033• T-5 Motion Sensor Lighting• 80 Car Parking• 6,750 Pallet Positions

SITE PLAN



RACKING PLAN



I-287

4.9 MI

EXIT 9

6.2 MI

ROUTE 28

8.1 MI

ROUTE 18

10.7 MI

EWR AIRPORT

29.2 MI

PORT NEWARK

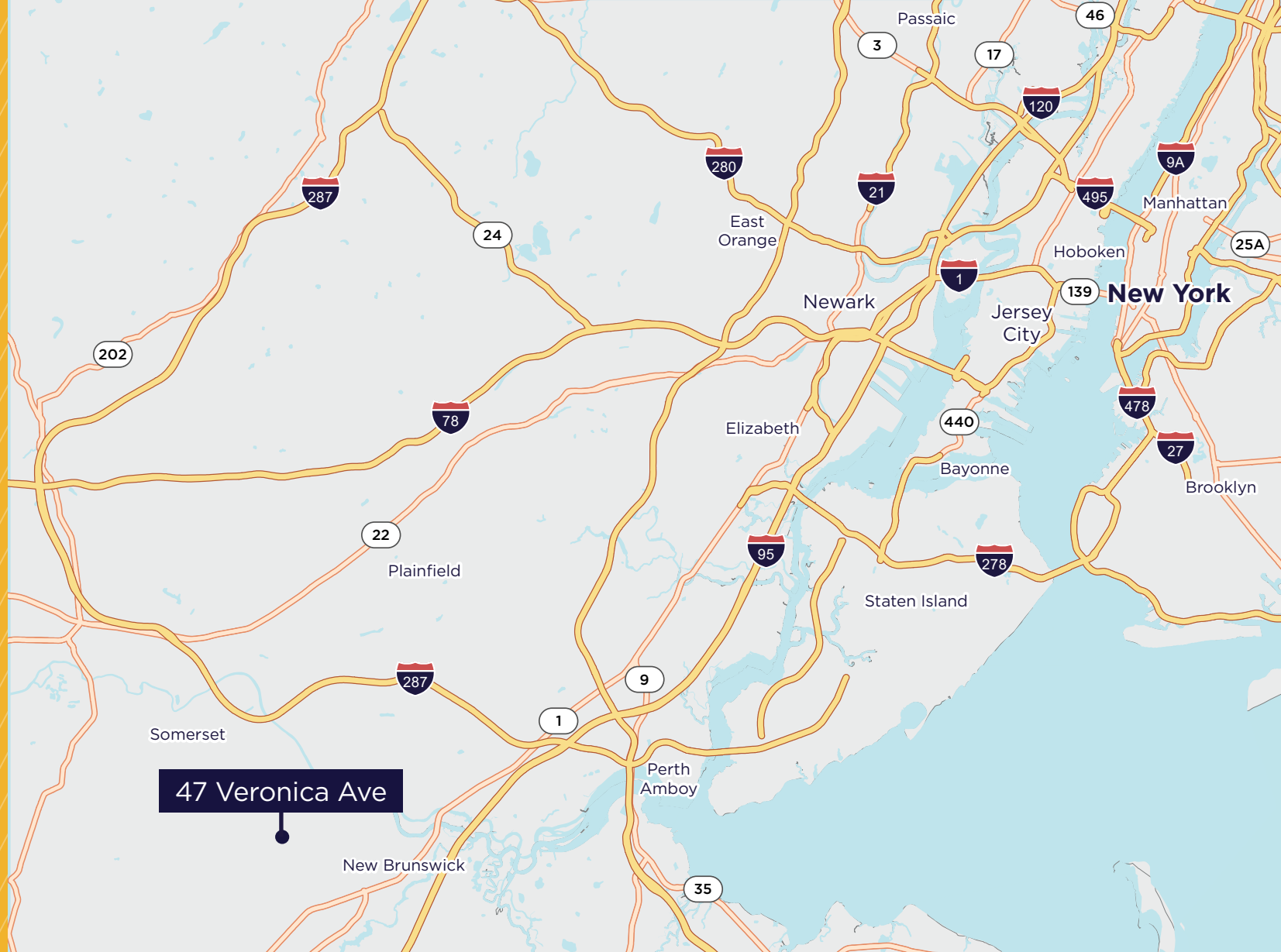
31.6 MI

BROOKLYN

36.6 MI

MANHATTAN

39.4 MI



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