21 5th St. Somerville NJ 08876
Somerset County

EXCLUSIVE FOR LEASE

5,057 Industrial Building

PROPERTY DESCRIPTION:

Exceptional opportunity to lease a well maintained 5,057 SF industrial building on 1.08 Acres. This versatile property features two drive-in loading doors (12' x 12'). 16' clear ceiling height. Approx. 300-400 SF office space, mezzanine for additional storage.

OFFERING SUMMARY

Building Size:	5,057 SF
Ceiling Clear:	16'
Lot size:	1.08 Acres
Block, Lot:	Blk: 53 Lot: 6
Parking:	Blacktop, Exclusive
Zoning:	I-2
Price for Lease:	$11.50/SF +NNN

PROPERTY HIGHLIGHTS

- **I-2 Industrial Zone**
- **Minutes to Routes 22, 202/206, 287 & I-78**
- **Easy Access to NJ Transit Somerville Station**
- **Central Somerset County Location with Excellent Regional Connectivity.**

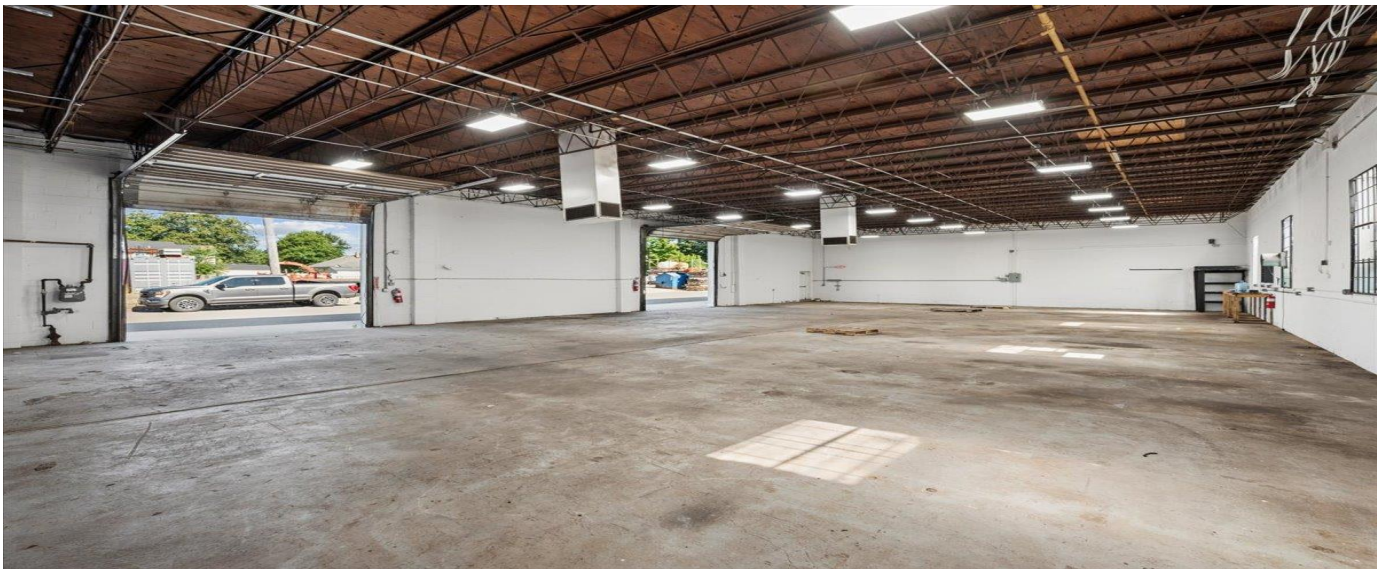
PERMITTED USES in the I-2 INDUSTRIAL ZONE INCLUDE

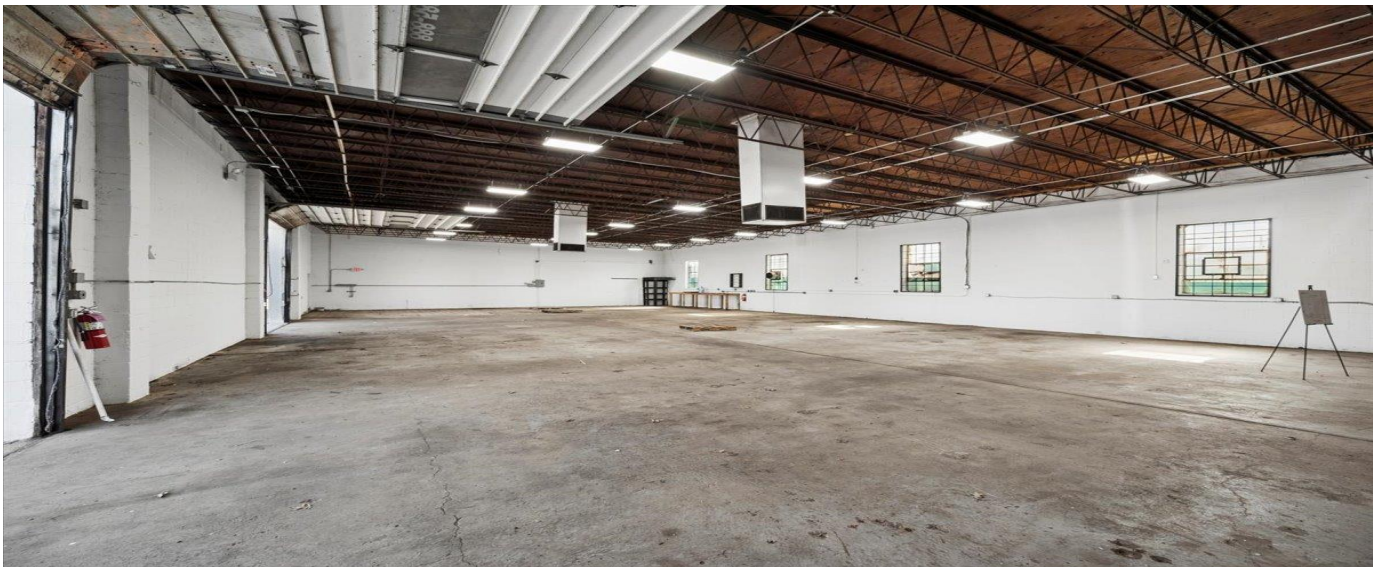
Light Manufacturing, Warehousing, Trade Contractors, Craft Distilleries, Landscaping Services, Veterinary Services, Childcare
Health Services: Medical, Dental, Labs, Clinics

Timothy P. Deluccia
Broker Associate
908-938-6405
tim@delucciacommercialgroup.com

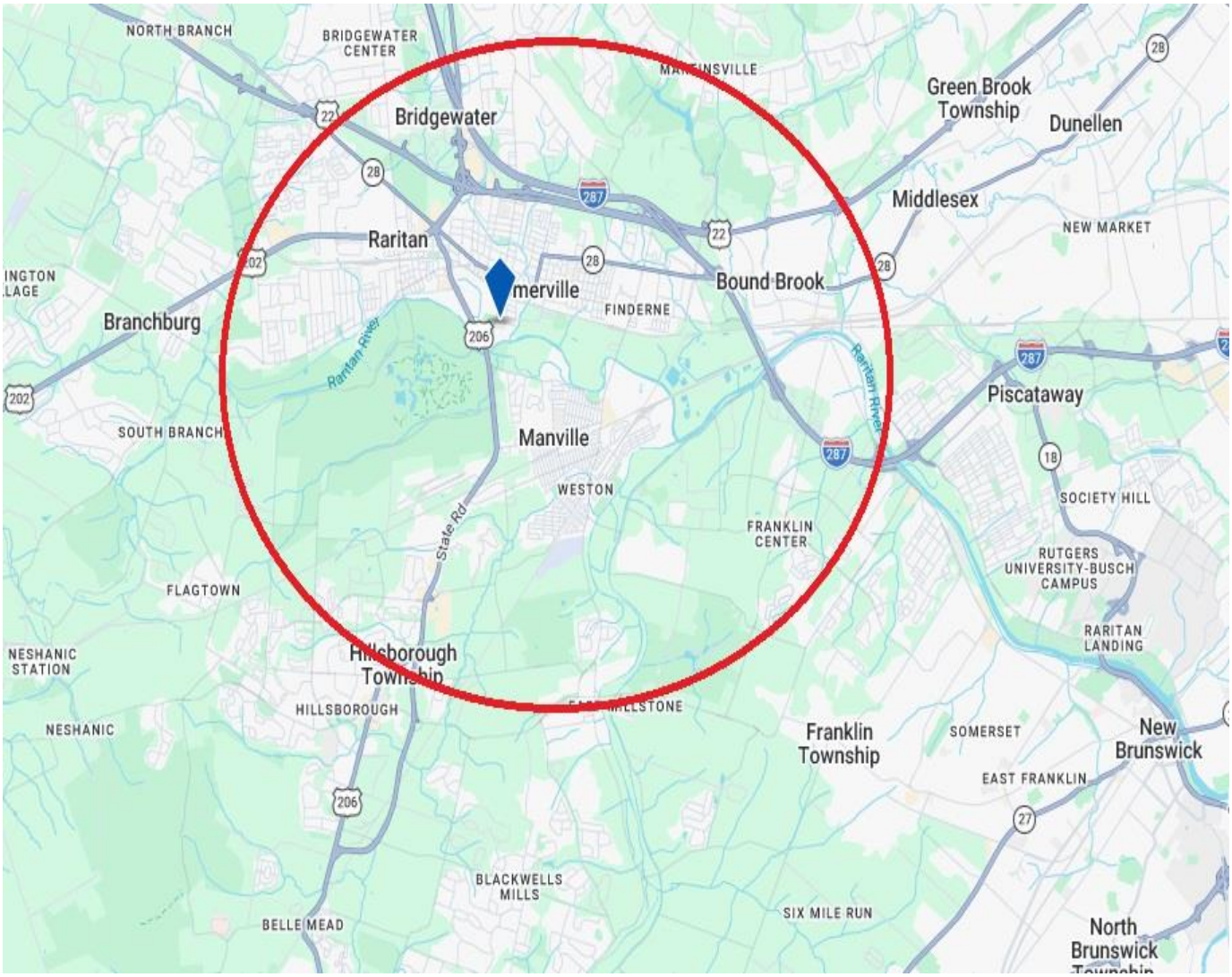
Deluccia Commercial Group
1996 Washington Valley Rd.
PO Box 305
Martinsville, NJ 08836

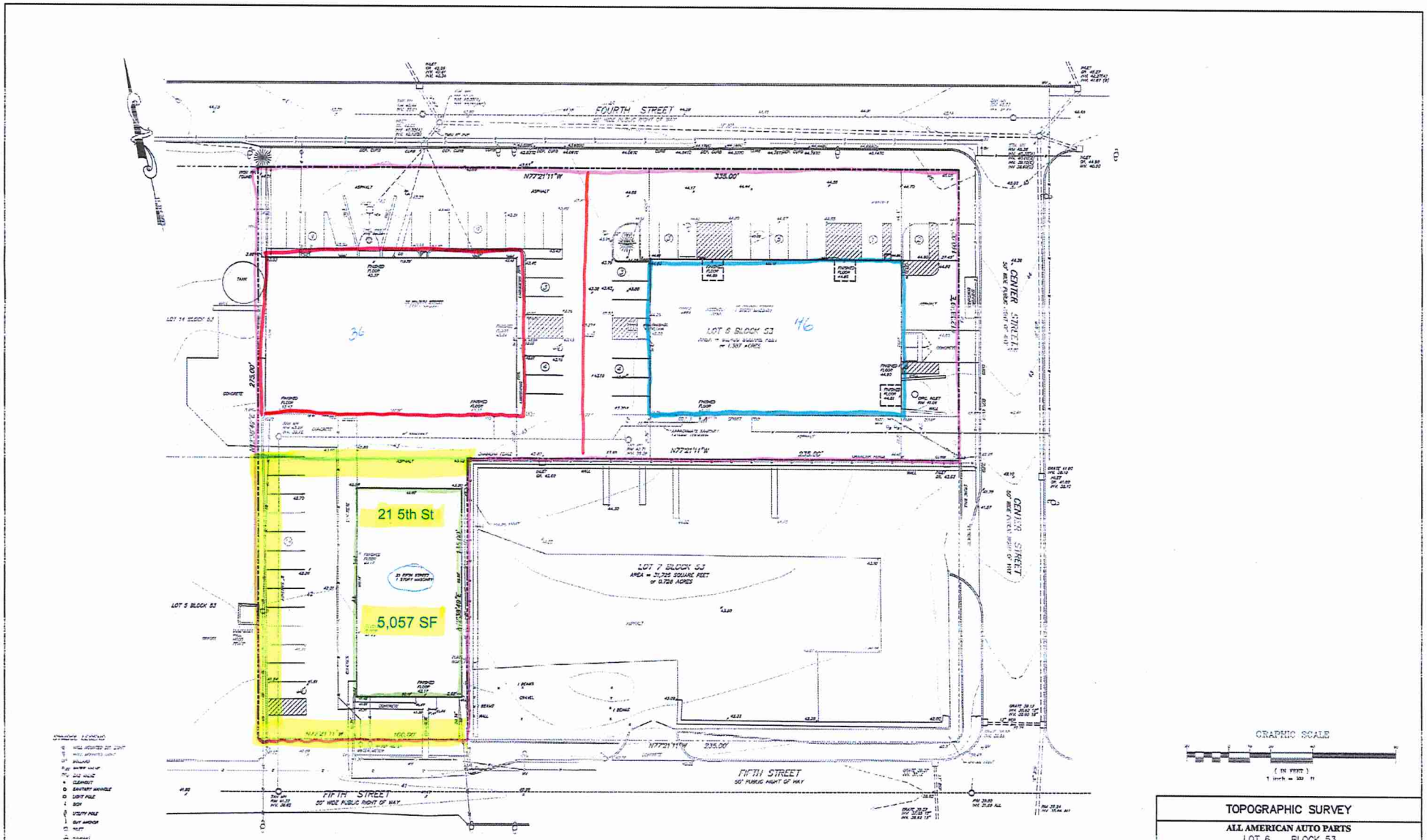
21 5th St. Somerville NJ 08876





21 5th St. Somerville NJ 08876





NOTE
BY GRAPHIC PLOTTING ONLY, THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA, THE PROPERTY FALLS WITHIN ZONE AE, [illegible] WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

TOPOGRAPHIC SURVEY

ALL AMERICAN AUTO PARTS

LOT 6 BLOCK 53

BOROUGH OF SOMERVILLE SOMERSET COUNTY NEW JERSEY

STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

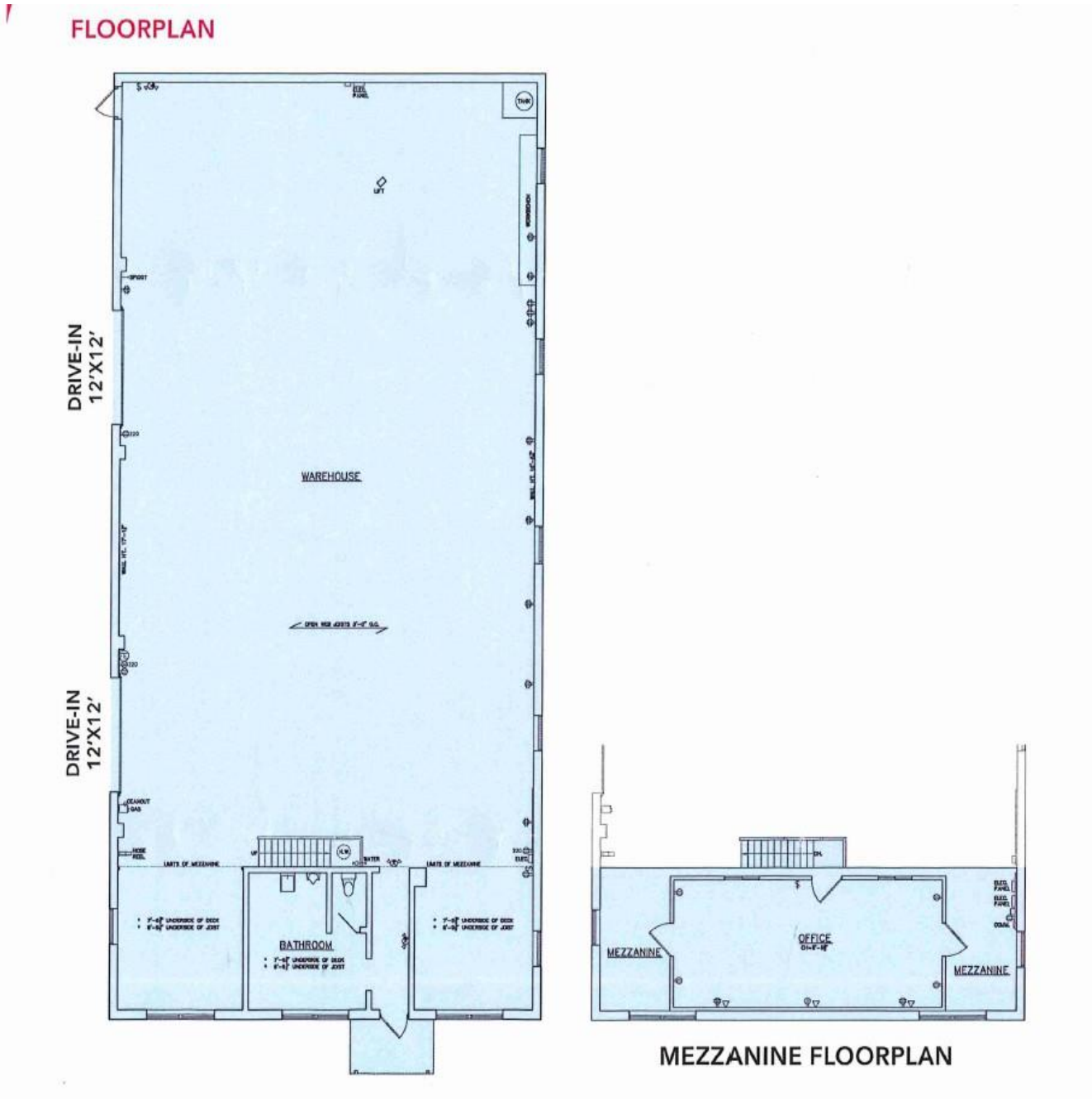
RICHARD C. MATHEWS
PROFESSIONAL LAND SURVEYOR N.J. LICENSE No. 26353
DATE 01/22/25

DESIGNED BY:
DRAWN BY: RCM/CD
CHECKED BY: RCM

SCALE: 1" = 20'
PROJECT No. 15019

SHEET NUMBER 2 OF 4

21 5th St. Somerville NJ 08876



Timothy P. Deluccia
Broker Associate
908-938-6405
tim@delucciacommercialgroup.com

Deluccia Commercial Group
1996 Washington Valley Rd.
PO Box 305
Martinsville, NJ 08836