

9,000 SF Industrial Space on 1.0 AC



Free Standing Warehouse Available For Lease

25 4th Street, Somerville, NJ

MAJOR PRICE REDUCTION



PROPERTY FEATURES

- 9,000 SF Available (Total Building)
- 4,500 SF Office (Can Be Reduced to 2,000 SF)
- 20' Clear
- 30' x 40' Column Spacing
- 1 Tailboard & 1 Drive-in Door
- 600 Amp Power
- 18 Parking Spaces
- 1.0 AC Site
- Access to Routes 206, 28, 22 & I-287
- 50 Minutes to Newark Liberty Airport
- 60 Minutes to Port Elizabeth / Newark

Asking Price: \$13.95 PSF NNN + \$3.60 Taxes & Insurance

Available: 8/1/2026

For More Information Contact Exclusive Broker : **Anthony Mircovich, Vice President | 908.507.4263 | tmircovich@bussel.com**

Bussel Realty Corp. | 2 Ethel Road, Suite 202A, Edison, NJ 08817 | 732.287.3777 | Bussel.com

Information herein obtained from sources deemed reliable, but no guarantee of its accuracy is made by the Company. Subject to error, omission or withdrawal without notice.

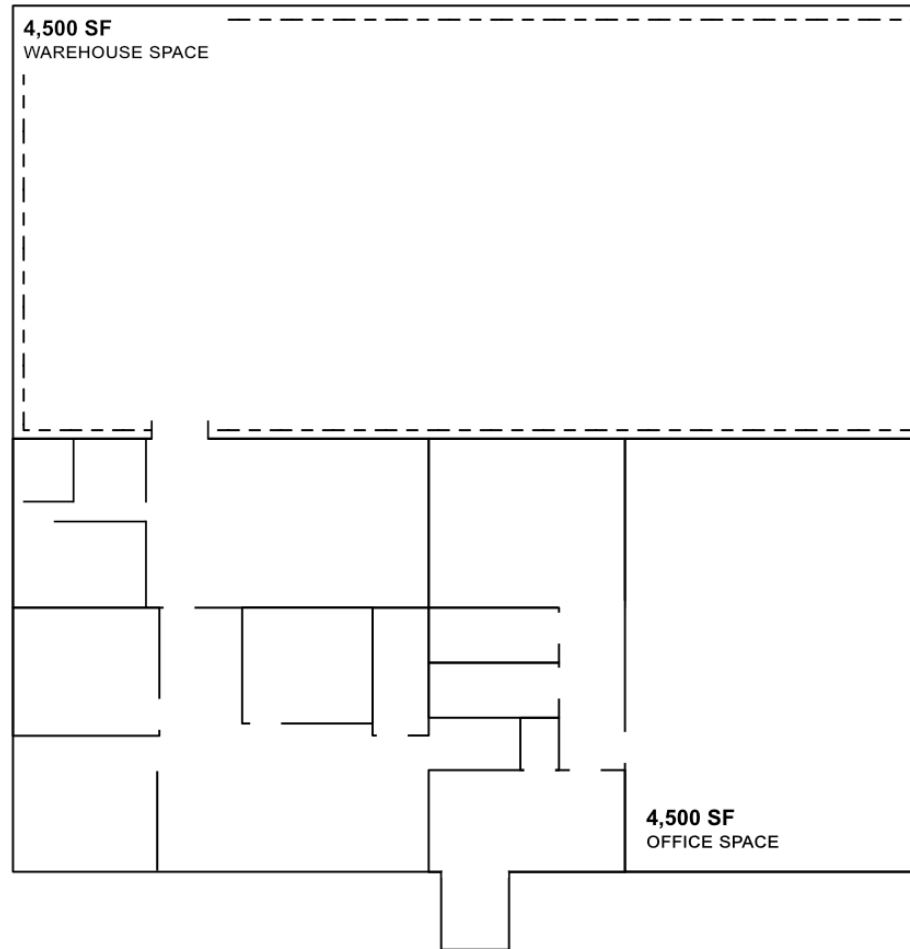
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Floor Plan



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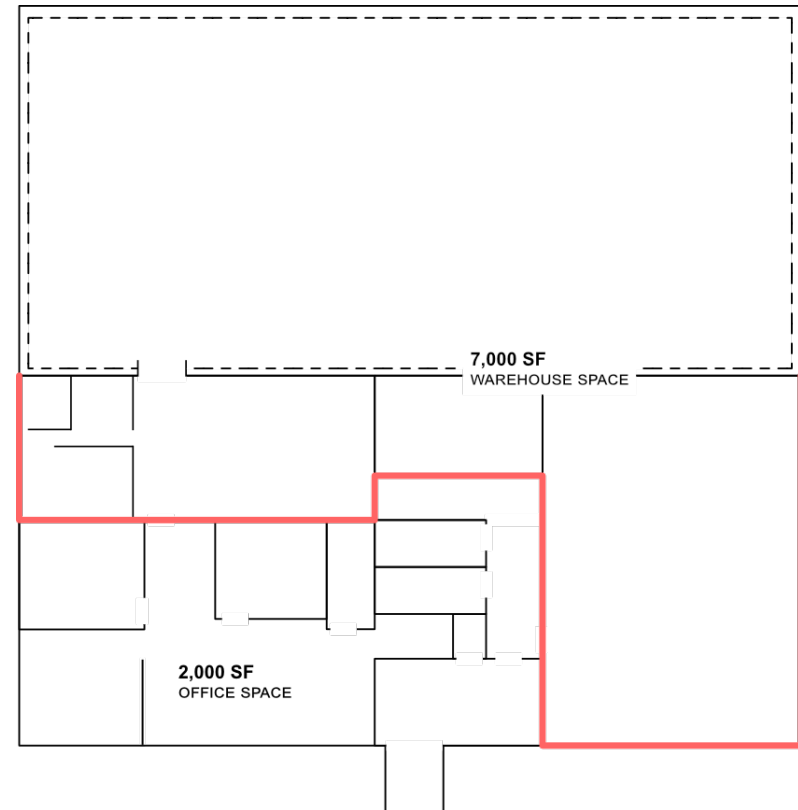


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Reduced Office Plan

Landlord to remove the existing office partitions and improvements as necessary and construct new demising walls substantially in accordance with the red line shown



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