

# Prologis Somerset

395 ELIZABETH AVENUE | SOMERSET, NJ 08873



INDUSTRIAL SPACE FOR LEASE

237,930 SF

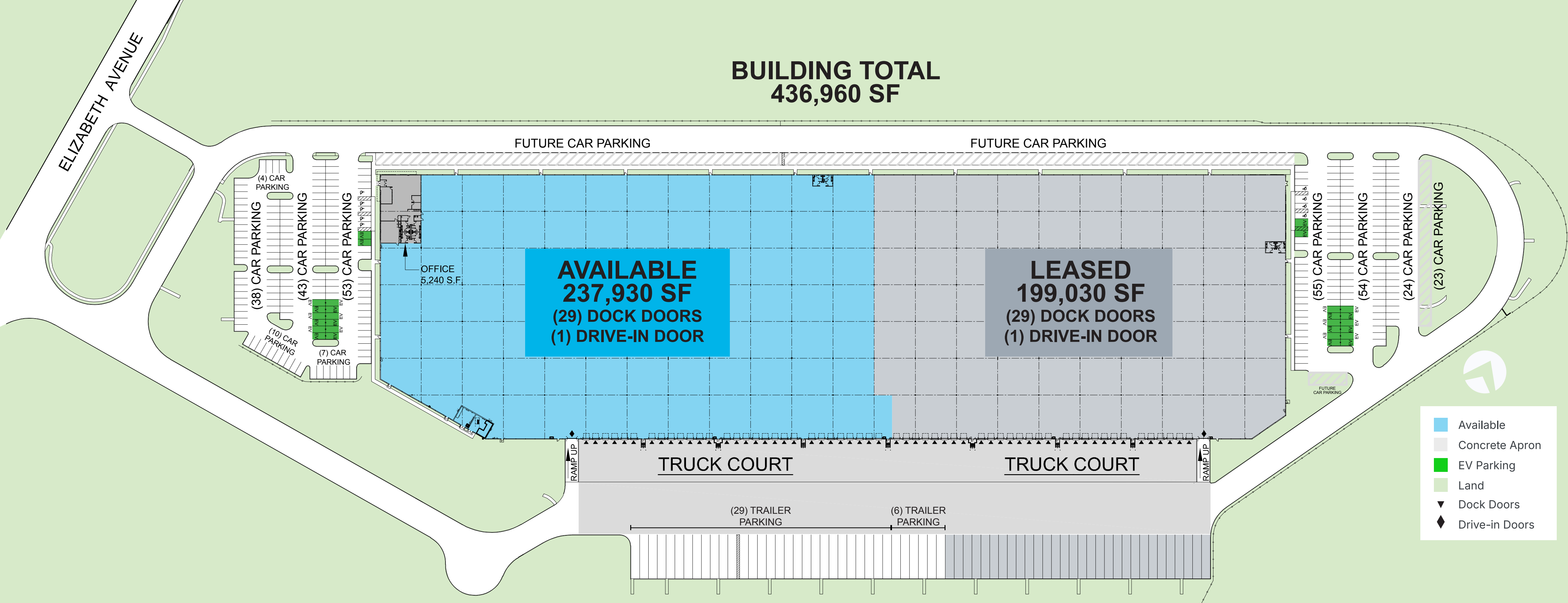


# Move with Confidence

395 Elizabeth Avenue redefines Class A industrial in Central New Jersey. With immediate I-287 access and direct routes to ports and major highways, it delivers seamless distribution across the Northeast corridor.



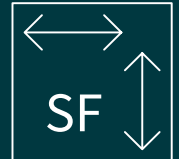
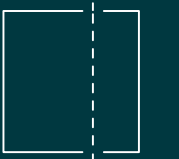


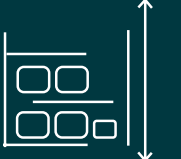




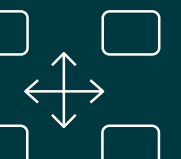
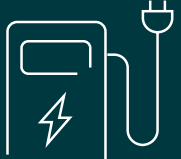

**BUILDING TOTAL  
436,960 SF**



- Available
- Concrete Apron
- EV Parking
- Land
- Dock Doors
- Drive-in Doors

# Property Features

Industry-leading features to empower your business.

 Available Space 237,930 SF	 Office SF 5,240 SF	 Dock Doors 29	 Drive-in Doors 1	 Clear Height 40'	 Trailer Parking Spaces 29
 Electrical Service 2000 amps, 480/277v, 3 phase	 Sprinkler ESFR	 Lighting LED Motion Sensor	 Column Spacing 50' x 56'	 Dual EV Charging 14 Spaces	 Car Parking Spaces 155 + Future Car Parking

# Built for Access. Faster to Markets.

- ✓ Centrally located at Exit 10 on I-287, near Route 22 and the NJ Turnpike
- ✓ Built to streamline trucking with direct highway access
- ✓ ±45 minutes to Port Newark/Port Elizabeth and Port of New York/New Jersey

## SHIPPING PORTS

- 1** Port Newark/Port Elizabeth  
± 28mi | ± 48mins
- 2** Port of New York/New Jersey  
± 34mi | ± 43mins
- 3** Red Hook Terminals  
± 40mi | ± 61mins

## TUNNELS

- 4** Holland Tunnel  
± 38mi | ± 49mins
- 5** Lincoln Tunnel  
± 40mi | ± 53mins

## BRIDGES

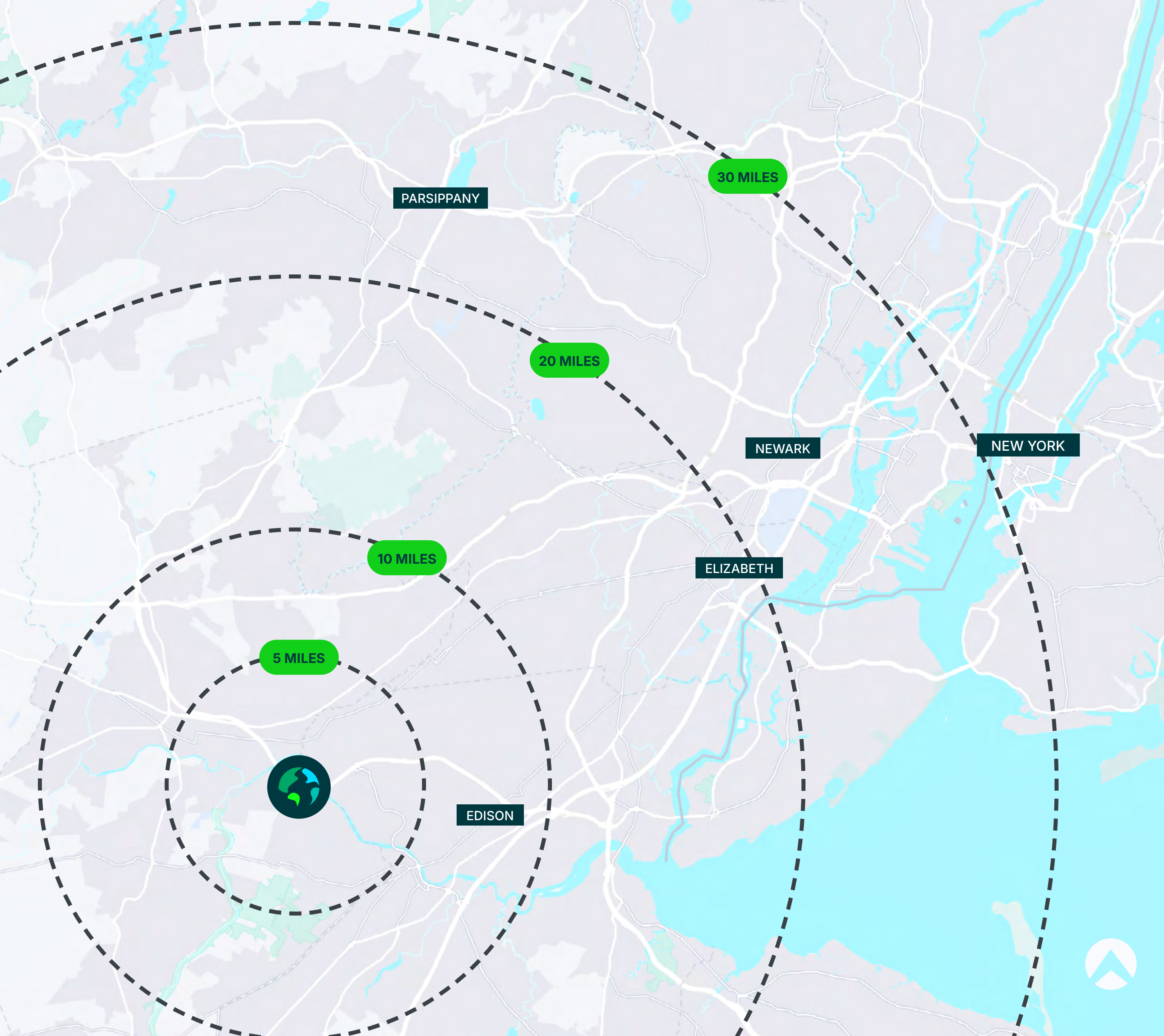
- 6** Outerbridge Crossing  
± 17mi | ± 23mins
- 7** Goethals Bridge  
± 24mi | ± 41mins
- 8** Bayonne Bridge  
± 29mi | ± 44mins
- 9** Verrazano Narrows Bridge  
± 41mi | ± 43mins
- 10** George Washington Bridge  
± 45mi | ± 59mins

## AIRPORT

Newark International Airport (EWR)  
± 25mi | ± 44mins



# 2025 Talent + Consumer Access



## Access to Talent

	Total Population Employed 16+	Total Blue Collar Population 16+
5 MILES	87,815	27,123
10 MILES	383,099	114,443
20 MILES	1,238,140	365,149
30 MILES	3,017,213	985,276

## Access to Consumers

	Avg HH Annual Consumer Expenditures	Total Population
5 MILES	\$133,414	167,487
10 MILES	\$140,539	728,468
20 MILES	\$145,567	2,366,447
30 MILES	\$129,103	5,958,348

# Prologis Essentials

## Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse with one strategic, single-source partner.



## Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

### Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
  - Move-in and move-out
  - Material handling and storage
  - Automation and robotics
  - Security
  - Software and technology
  - Labor

## Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

### Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
  - Onsite solar and storage
  - OnPrem power
  - Fleet and workplace charging

# Partner with Prologis

Clear,  
Simple,  
Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in New Jersey is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.

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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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