

# 9,000 SF Industrial Space on 1.0 AC

Free Standing Warehouse Available For Lease

25 4<sup>th</sup> Street, Somerville, NJ



## 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
- 400 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: \$14.75 PSF NNN + \$3.60 Taxes**

**Available: 6/1/2026 (Possible Earlier Move-in Date of 4/1/26)**

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

**Bussel Realty Corp. | 2 Ethel Road, Suite 202A, Edison, NJ 08817 | 732.287.3777 | [Bussel.com](http://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.

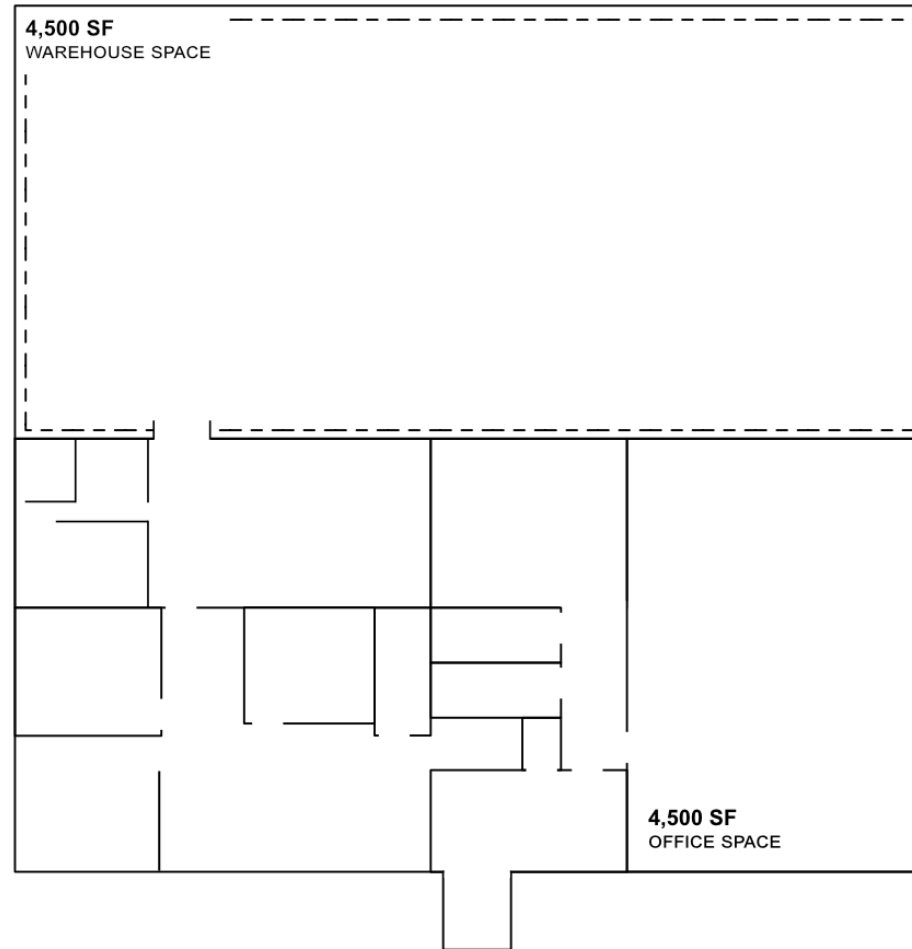
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## Floor Plan



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Google Earth

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