

FOR LEASE

Industrial/Warehouse/Office

Bridgewater Township, Somerset County, NJ

www.SilbertRealEstate.com

LOCATION

312 Adamsville Road,
Bridgewater, NJ 08807

AVAILABLE:

Warehouse A:

- ±9,944 SF (92' x 142')
- 22' ceiling
- 2 loading docks 9.5' x 8' w
- 1 drive-in bay 14' high
- Electric – 3 panel, single phase, 400 AMP

Warehouse B:

- ±10,200 SF (102' x 100')
- 21' ceiling
- 2 Loading docks
- 2 drive-in bays (14'x14')
- Electric-2 panel, 3 phase, 240v, 600 AMP
- 600 SF Office (20'x30')

Office Space:

- ±6,320 SF (65' x 48')
- 9' ceiling
- Wet sprinkler
- Each floor has a kitchenette and bathroom
- 1st Floor Electric -120/208V, 160 AMP, 3 phase
- 2nd Floor Electric-120/240V, 200 AMP, single phase

PARKING

On-site parking for approximately 50 vehicles

PROPERTY DESCRIPTION

Comprised of two mixed-use buildings aggregating 33,800 SF on approximately 2.4 Acres of land (335' x 315'). Building 1 is ±7,300 SF and fully leased as a private storage facility. Building 2 is a ±26,464 SF mixed-use building consisting of 20,140 SF of warehouse and 6,320 SF of 2 story office space.

ZONE

HIC - Highway Interchange Commercial

Permitted uses include warehousing, light manufacturing, professional business & research offices.

RENTAL RATES

Warehouse: \$8.50 psf NNN

Office \$10.00 – \$12.00 psf gross plus T.E

CAM, RE TAXES & INS

\$2.50 psf NNN projected 2019

COMMENTS

☐ Direct access from Route 22 West which is central New Jersey's primary roads I-287, I-78, Routes 22, 28, 206/202;

☐ In the heart of Bridgewater's major shopping district and several fast food restaurants;

☐ Both first and second floor office space features wet sprinkler systems, bathrooms and kitchenettes;

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

Joel Tomlinson

Ass't VP Retail Brokerage

908.604.6900 x 108

jtomlinson@silbertrealestate.com

152 Liberty Corner Road, Suite 203, Warren, NJ 07059

908-604-6900 • 908-604-2030 fax

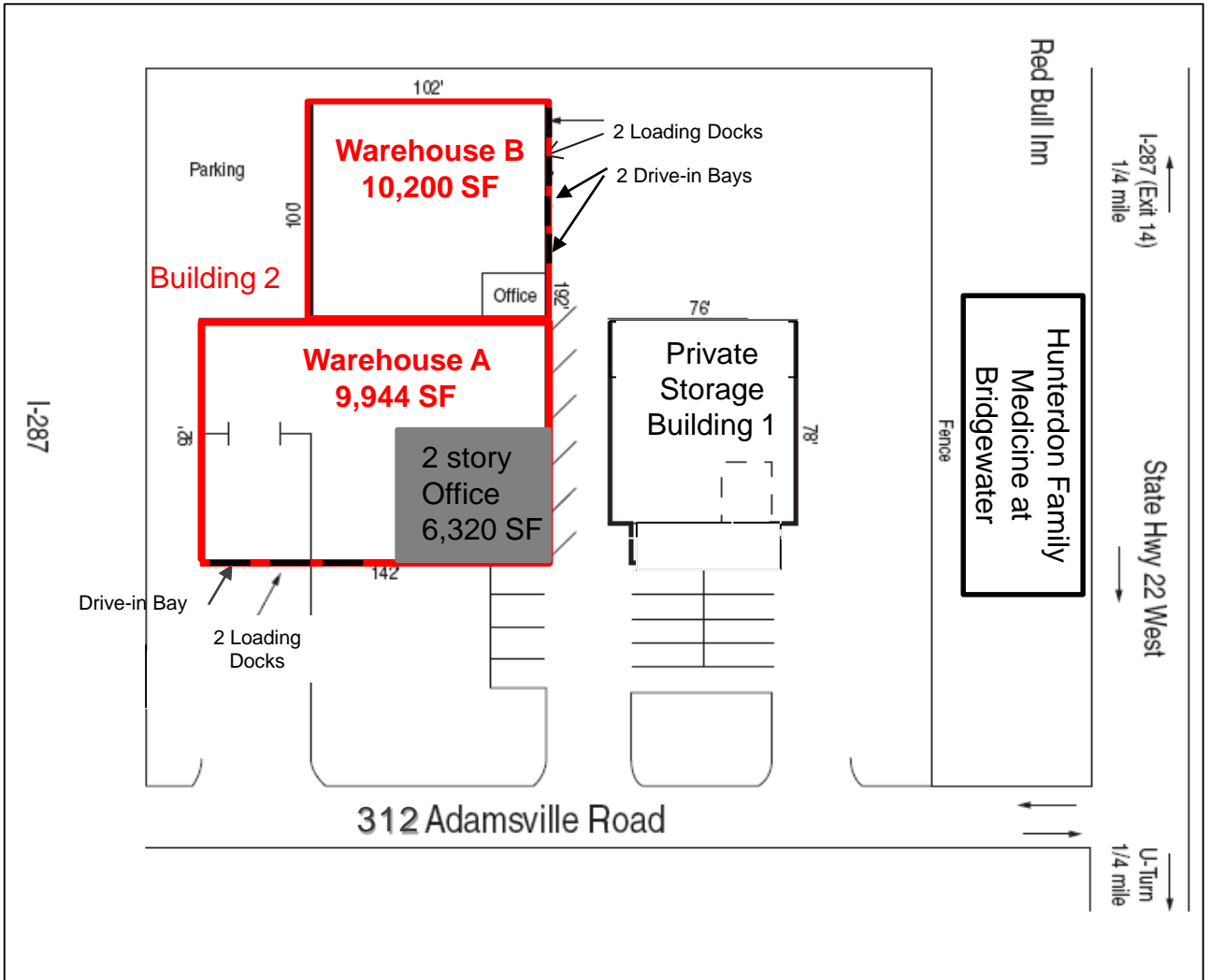
Website: www.silbertrealestate.com • Email: info@silbertrealestate.com

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SILBERT

REALTY & MANAGEMENT COMPANY, INC.

312 Adamsville Road Bridgewater, NJ – Leasing Plan & Photos



312 Adamsville Road , Bridgewater, NJ - Locator Map & Aerial

