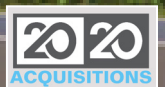


401
COTTONTAIL LANE

SOMERSET, NJ

± 99,714 TOTAL SF AVAILABLE FOR SALE OR LEASE
CONSTRUCTION COMPLETE



PROPERTY SPECIFICATIONS

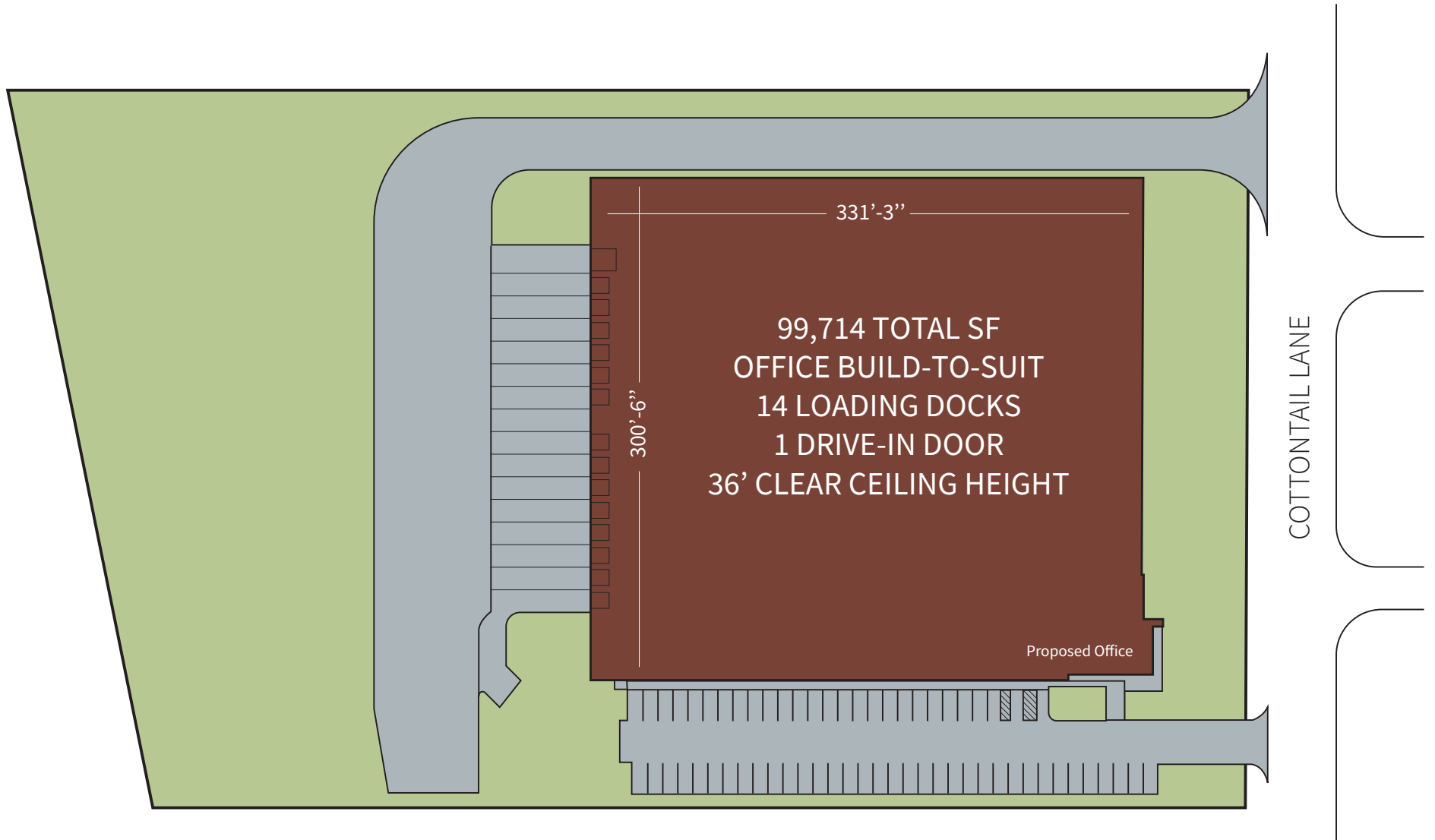
**± 99,714 TOTAL SF AVAILABLE FOR SALE OR LEASE
CONSTRUCTION COMPLETE**



BUILDING SIZE	± 99,714 SF
LAND AREA	7.48 acres
BUILDING DIMENSIONS	331'-3" x 300'-6"
OFFICE SPACE	Build-to-suit
CEILING HEIGHT	36' clear
LOADING DOCKS	14 doors
DRIVE-INS	(1) 10' x 16' grade level drive-in door
CAR PARKING	62 spaces
SPRINKLERS	ESFR
ELECTRICAL	800 amps electric service or to suit

SITE
PLAN

± 99,714 TOTAL SF AVAILABLE FOR SALE OR LEASE
CONSTRUCTION COMPLETE



STRONG LABOR SUPPLY

10 miles

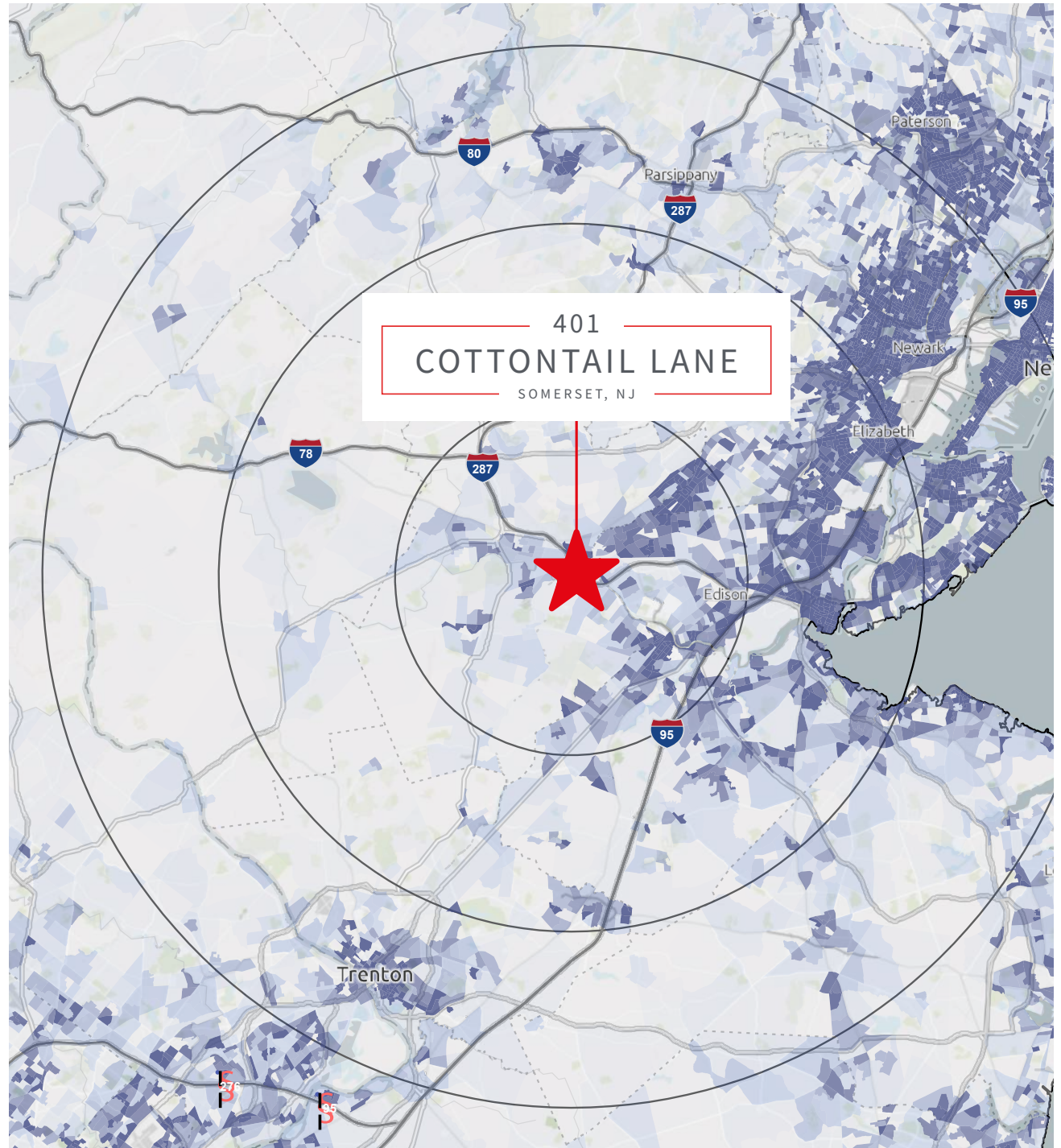
- Total population: 710,785
- Transportation/warehouse workers: 9,492
- Total labor force: 370,627
- Median household income: \$106,690
- Median warehouse related hourly wage: \$17.18
- (US average is \$15.93)

20 miles

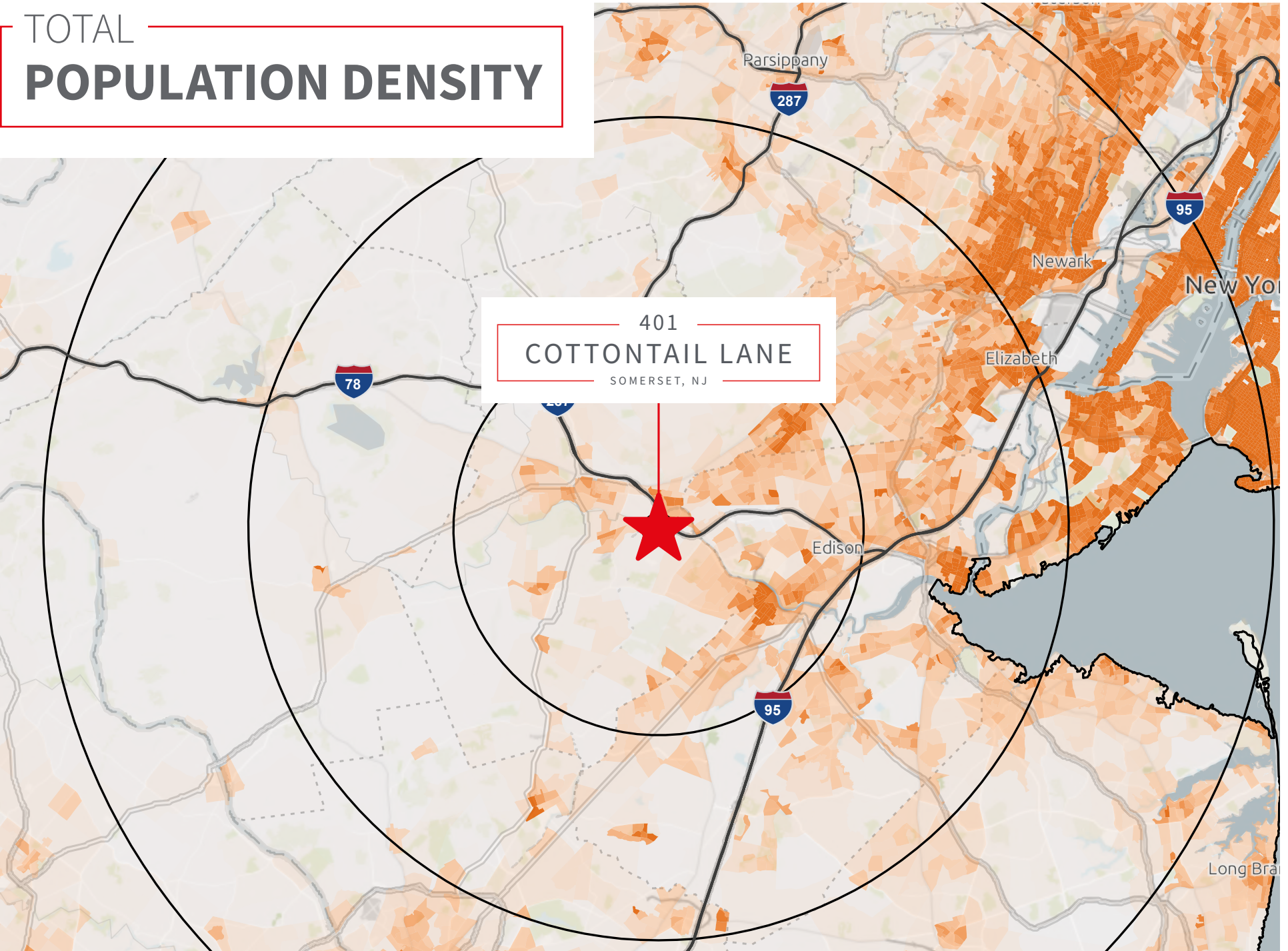
- Total population: 2,306,793
- Transportation/warehouse workers: 28,553
- Total labor force: 1,191,878
- Median household income: \$109,075
- Median warehouse related hourly wage: \$17.12
- (US average is \$15.93)

30 miles

- Total population: 5,816,985
- Transportation/warehouse workers: 80,164
- Total labor force: 2,893,050
- Median household income: \$95,978
- Median warehouse related hourly wage: \$17.42
- (US average is \$15.93)

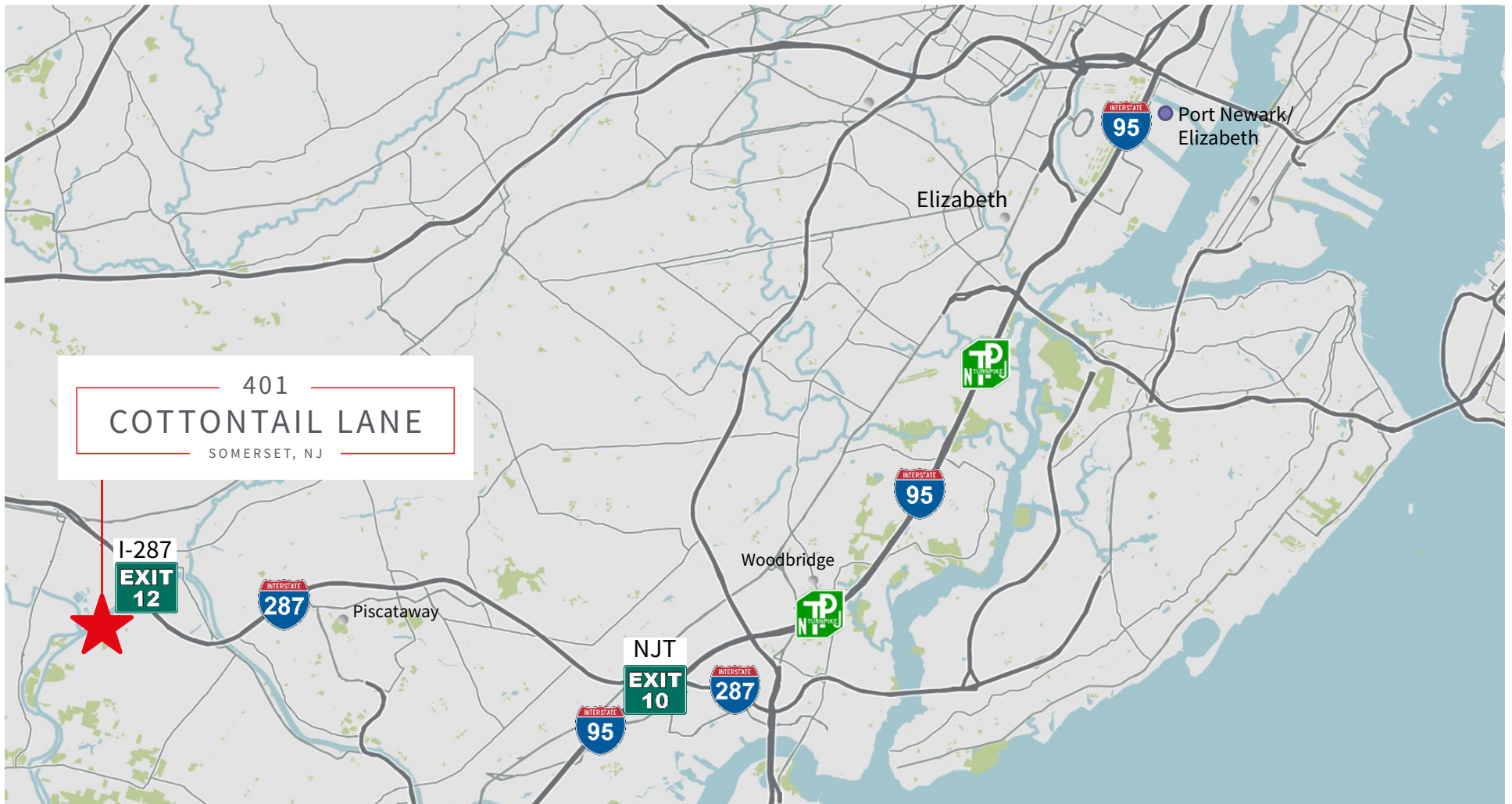


TOTAL POPULATION DENSITY



SUPERIOR LOCAL CONNECTIVITY

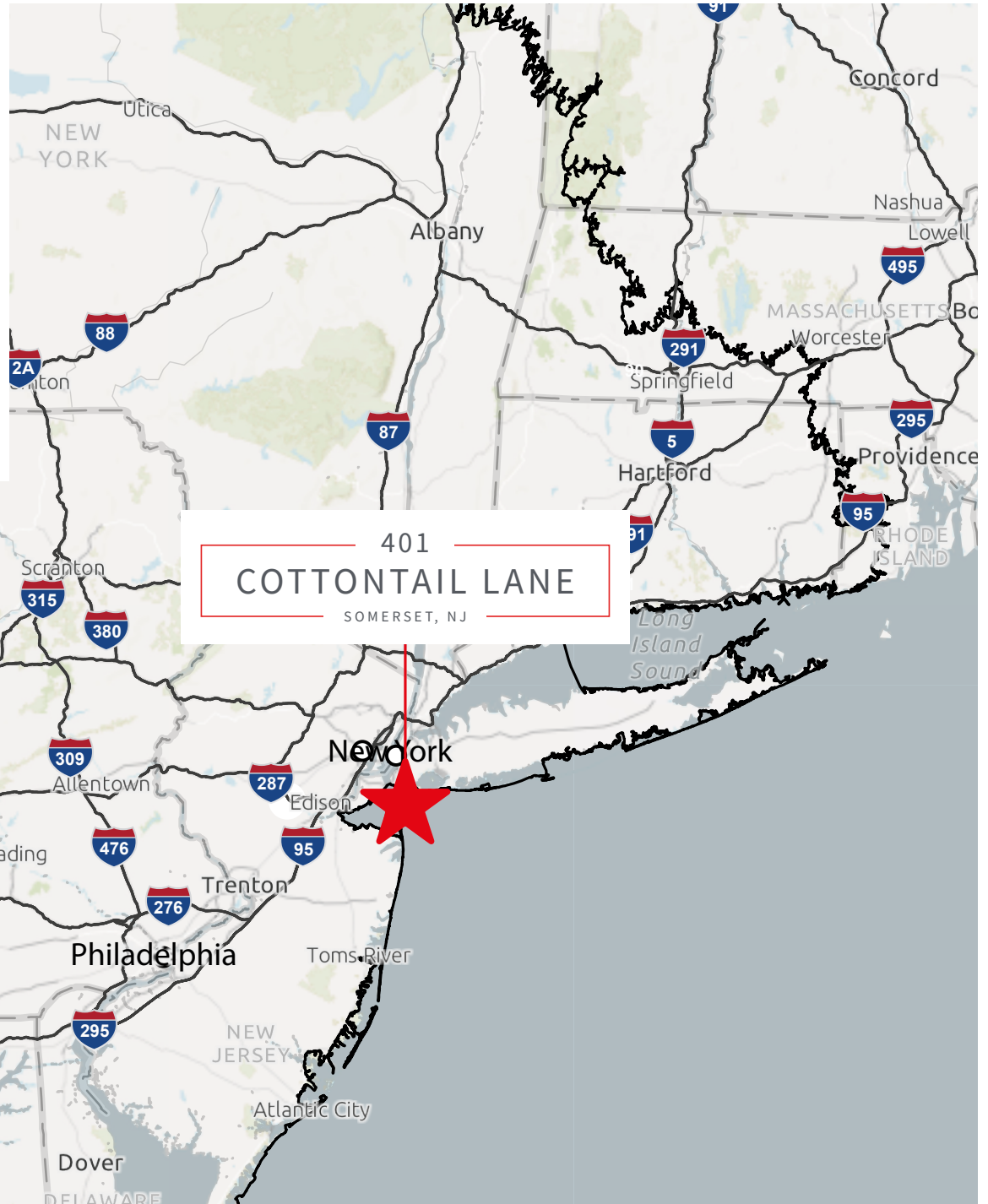
Located in Somerset, 401 Cottontail Lane, provides easy access to Interstates 95 and 287. This location has major highway network with its close proximity to the full interchange at Weston Canal Road (Exit 12) and being just under 10 miles from NJ Turnpike (Exit 10).



VAST CONSUMER REACH

4-hour delivery range to all major population centers in the Northeast, US.

- Newark: 72 Miles
- New York: 113 Miles
- Philadelphia: 178 Miles
- Baltimore: 434 Miles
- Washington D.C.: 552 Miles





EXCLUSIVE LEASING



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