

98,000 SF FOR LEASE **AVAILABLE Q2 2026**



35 COMMERCE DRIVE

Somerset, New Jersey

35commercedrive.com

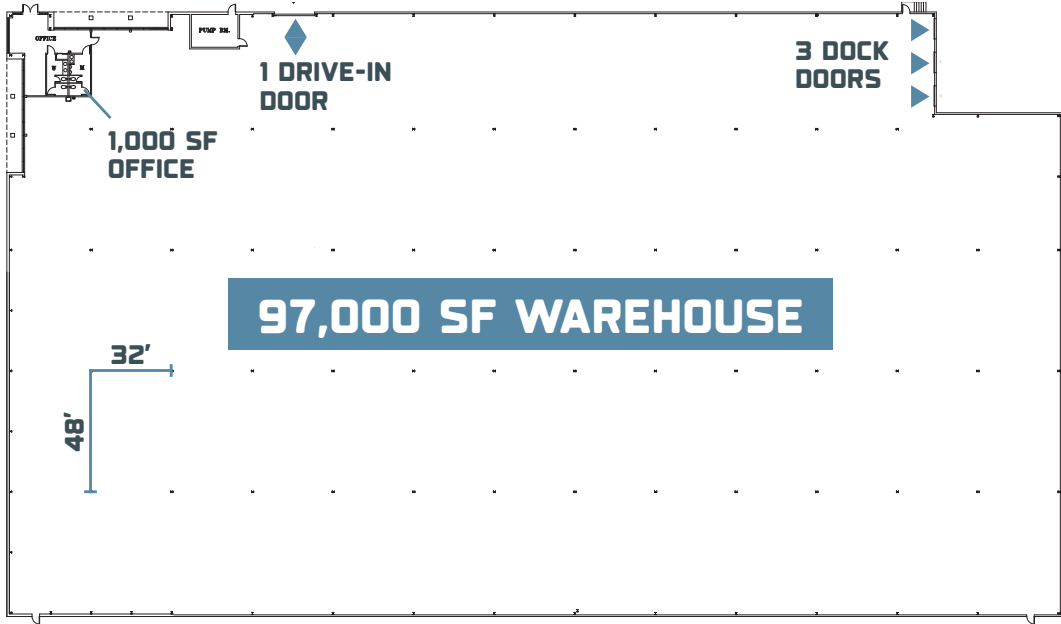


CBRE

PROPERTY DETAILS

Total Building SF	98,000 SF	Column Spacing	32' X 48'	Sprinklers	Wet
Warehouse SF	97,000 SF	Dock Doors	3 (52')	Power	400 AMPS, 277/480V
Office SF	1,000 SF	Drive-in Doors	1	OCCUPANCY	Q2 2026
Ceiling Height	24'	Car Parking	52 spaces, + 2 handicap add'l. 47 future spaces		

FLOOR PLAN

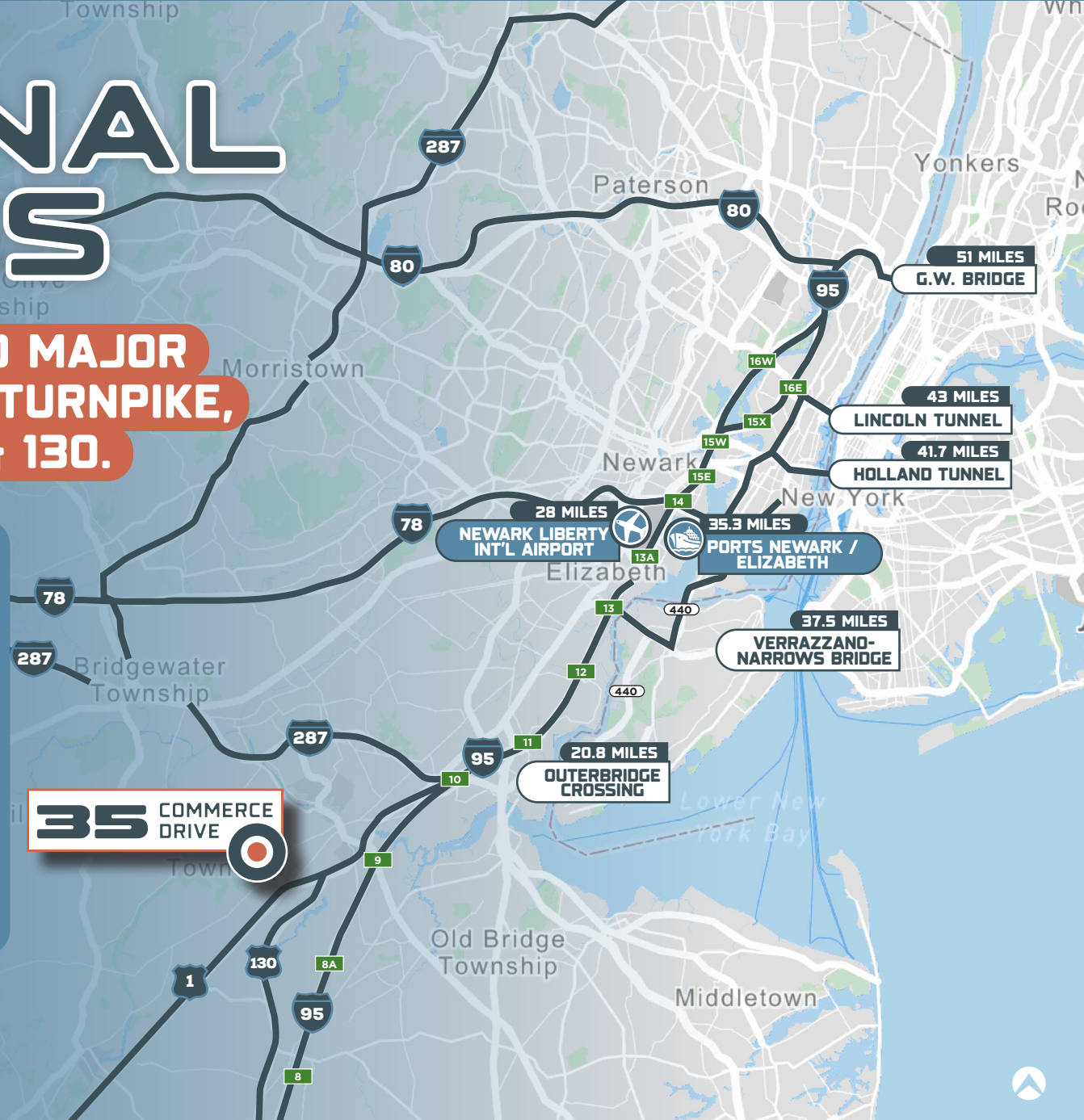


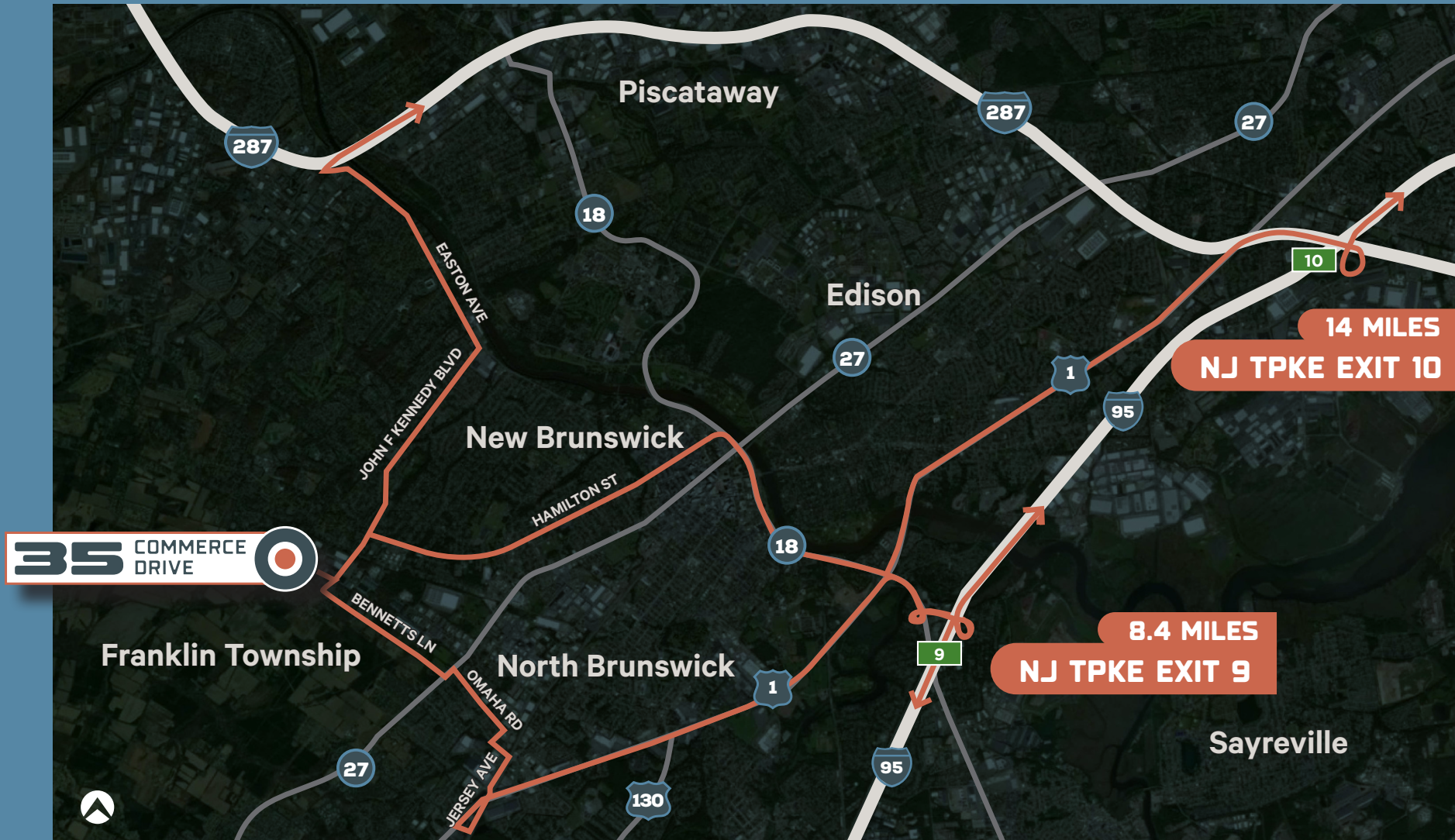
REGIONAL ACCESS

CONVENIENT ACCESS TO MAJOR HIGHWAY ARTERIES NJ TURNPIKE, ROUTE 287, ROUTES 1 & 130.

NJ Turnpike Exit 9	8.5 MILES / 21 MIN
NJ Turnpike Exit 10	14 MILES / 21 MIN
Outerbridge Crossing	20.8 MILES / 27 MIN
Newark Liberty Int'l Airport	28 MILES / 40 MIN
Ports Newark / Elizabeth	35.3 MILES / 55 MIN
Verrazano-Narrows Bridge	37.5 MILES / 46 MIN
Holland Tunnel	41.7 MILES / 54 MIN
Lincoln Tunnel	43 MILES / 1 HR 5 MIN
George Washington Bridge	51.6 MILES / 1 HR 8 MIN

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CONTACT US

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