

# 35 COMMERCE DRIVE

Somerset, New Jersey

[35commercedrive.com](http://35commercedrive.com)

98,000 SF FOR LEASE  
**AVAILABLE NOW**



**M**  
MURRAY  
CONSTRUCTION CO., INC.

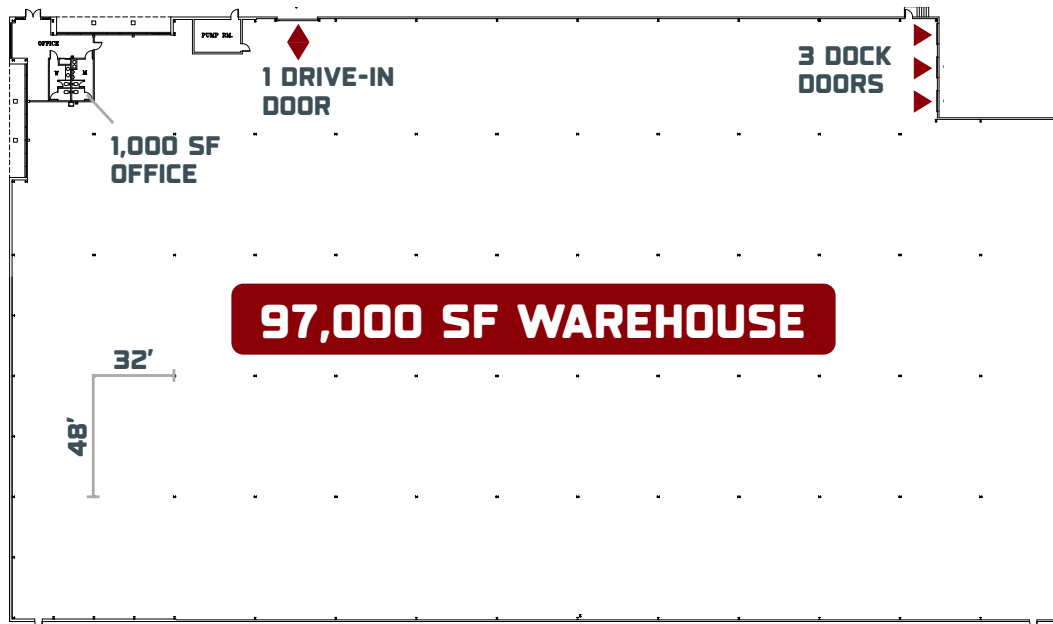
**CBRE**



CLICK TO VIEW  
VIRTUAL TOUR!

# PROPERTY DETAILS

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



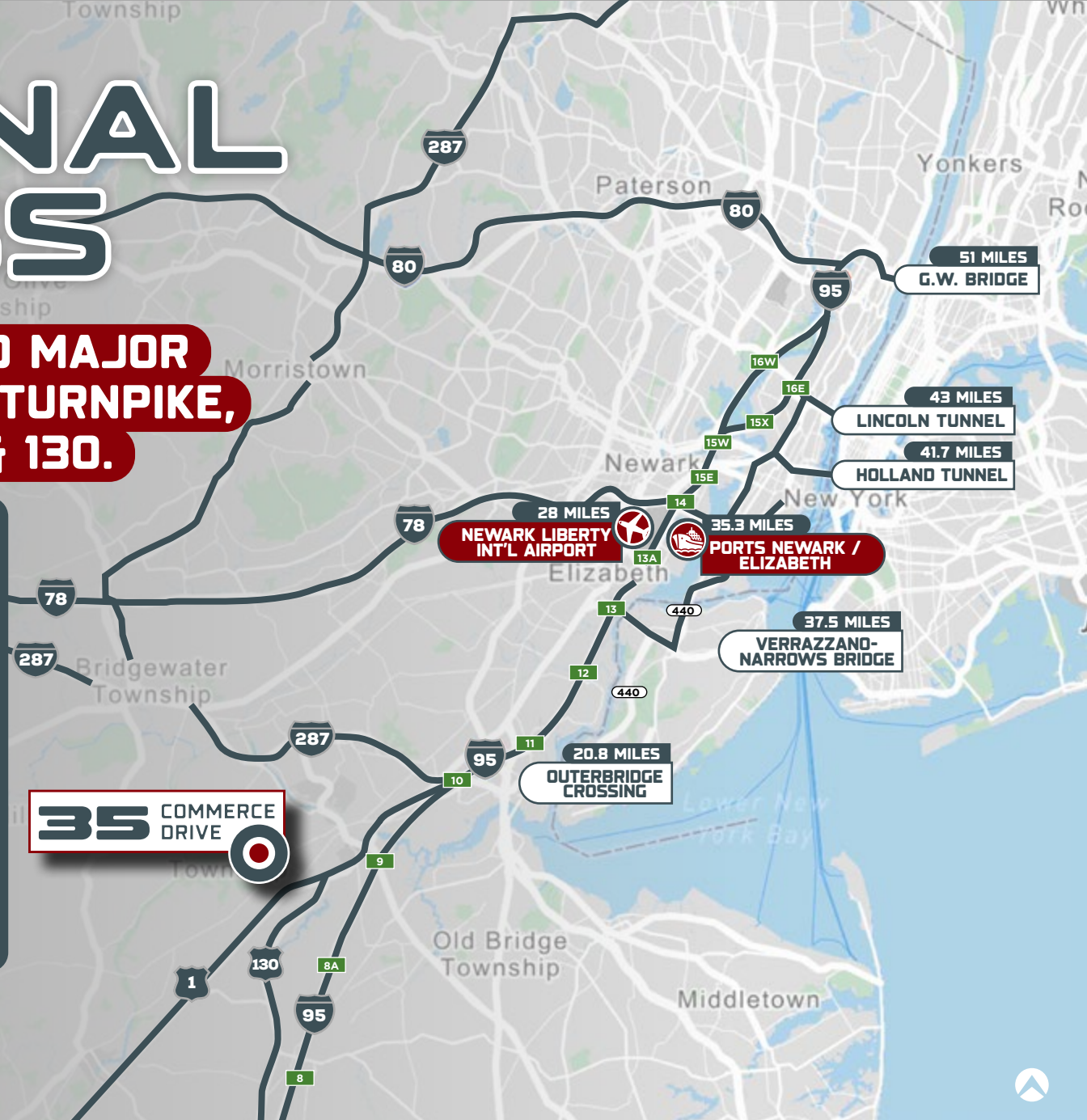


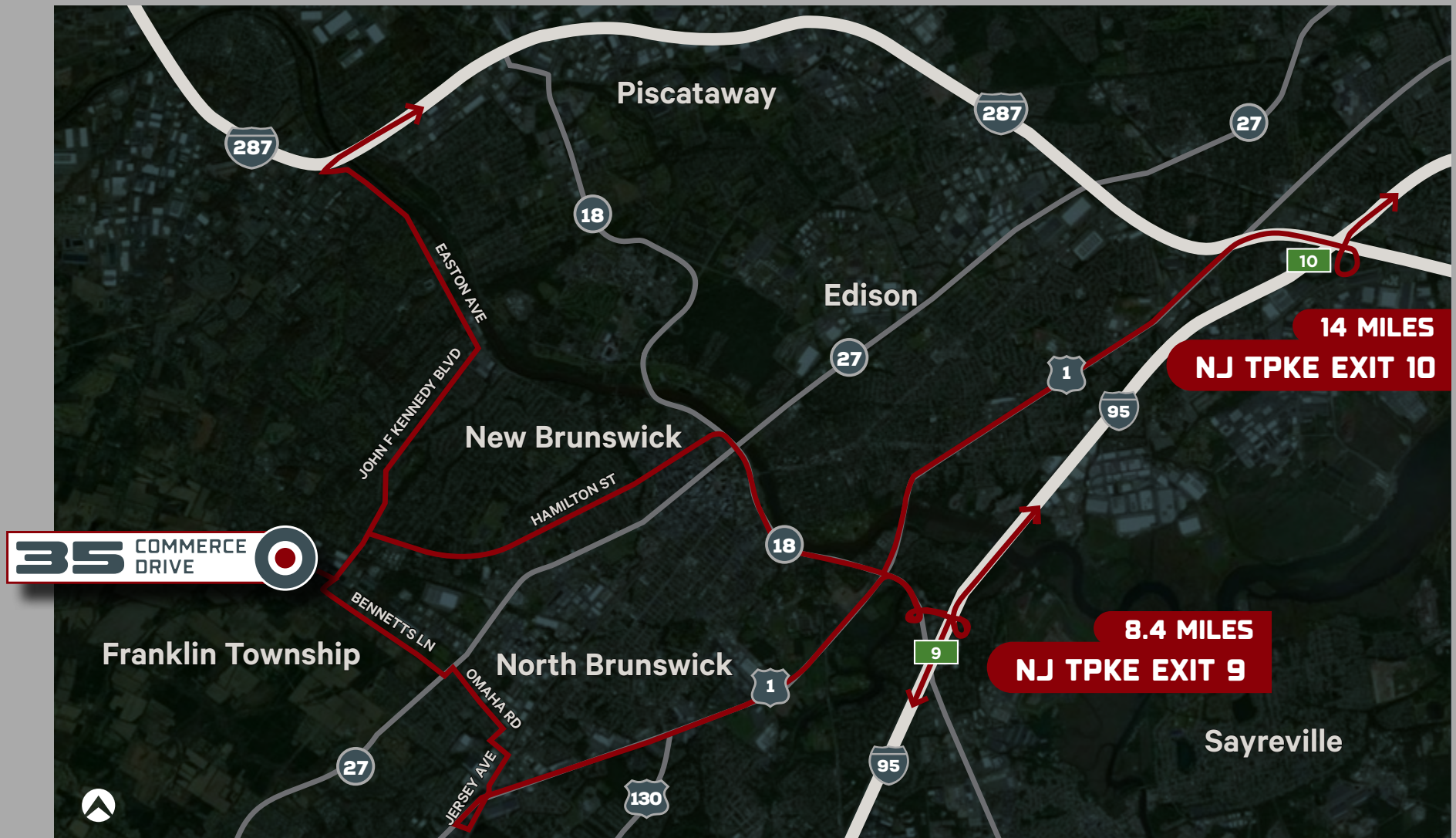
# REGIONAL ACCESS

**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     |
| Verrazzano-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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