

SALE / LEASE - OFFICE / FLEX BUILDING
49,000 SQ. FT. ON 4.5 ACRES



28 World's Fair Drive
Somerset, New Jersey

ADVANTAGES

- HQ Quality Building
- 152 Parking Spaces!
- 3,000 amps at 480 volts
- 2 Tailgate Docks
- Built in 3 Phases 1986 – 2001
- Renovated and upgraded with raised floor Data Center and State-of-the-Art Kitchen in 2006
- Asking Sale Price: \$6,615,000
- Asking Lease Price: \$10.00 prsf, Net
- Office /Electronics Labs / Data Center / Warehouse
- 100% A/C
- 150 Kilowatts Diesel Backup Generator
- Air / Gas / Power Distributed
- Zoned M-2 (Light Industrial)
- Close Proximity to Hotels, Restaurants, Banks
- Easy Accessibility to Rt 287, Rt 1 & New Jersey Turnpike

For Further Information or Inspection, Please Contact Exclusive Broker

The Acclaim Group, LLC
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