

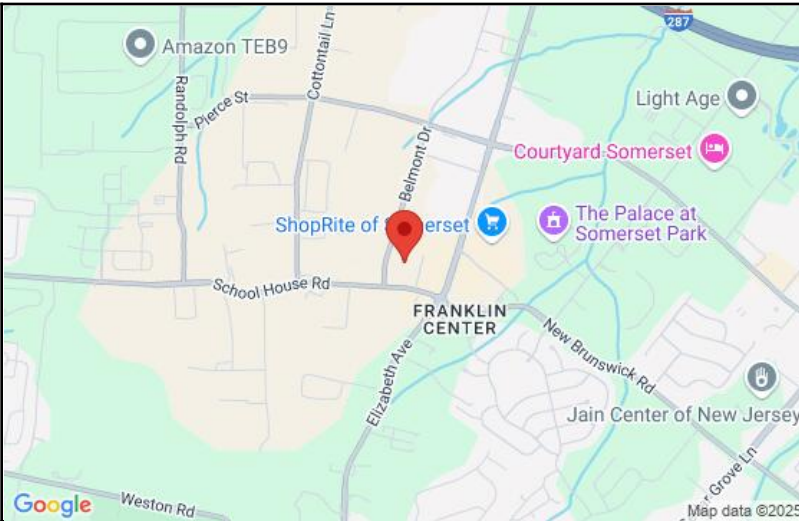


Building Specifications

Available for Lease:

99,636 SF

245 Belmont Drive, Somerset NJ



Total Lease Area: 99,636 SF

Occupancy: 7/1/25

Warehouse Area: 73,825 SF

Office Area: 25,811 SF

Clear Height: 24'

Column Spacing: 38'0" x 38'0"

Loading Doors:

(4) 8'0" x 9'0"

(4) 8'6" x 9'8"

Drive-In Doors:

(1) 12'0" x 16'0"

Lighting: LED

Electrical: 1,200 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: .35 gpm / 3,000 SF

ESTIMATED EXPENSES

R.E. Taxes: \$1.93 PSF

Insurance: \$0.32 PSF

Landscaping: \$0.09 PSF

TOTAL ESTIMATED EXPENSES: \$2.34 PSF

Special Features

- Pharma / Distribution
- Training Center / Light Retail
- Heavy Power
- Fiber Optic Data Lines
- Dock Levelers & Dock lights
- 181 Car Parking



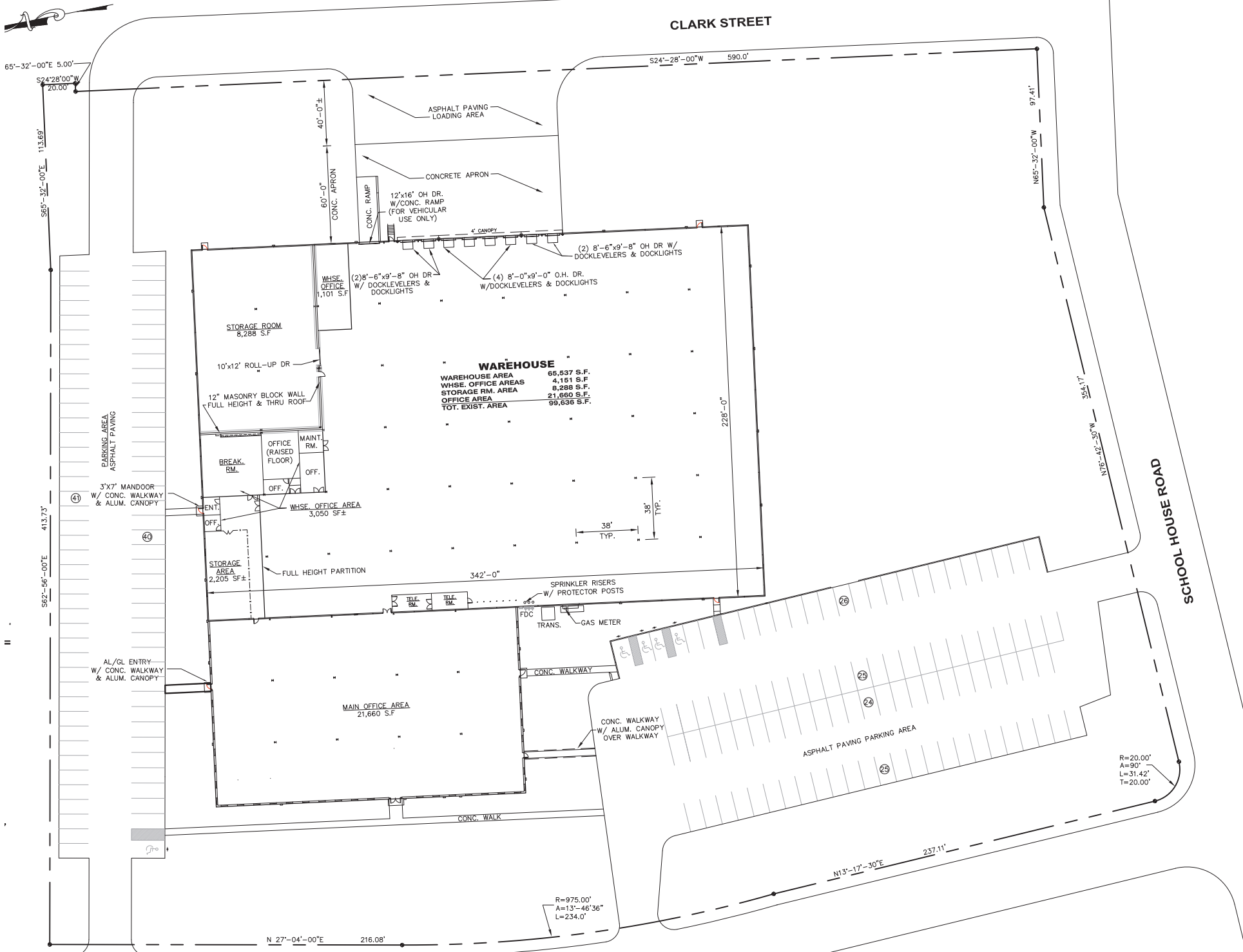
02/06/2025

Properties shown by appointment only.

The information contained herein has not been verified, and no guarantee, warranty or representation is implied. Any projections, opinions, assumptions, or estimates shown are for example only and do not represent the current or future performance of the property herein.

www.hellerpark.com

Heller Industrial Parks, Inc.
205 Mill Road, Edison NJ 08837
732-287-4880



CLARK STREET

SCHOOL HOUSE ROAD

BELMONT DRIVE

WAREHOUSE
 WAREHOUSE AREA 65,537 S.F.
 WHSE. OFFICE AREAS 4,151 S.F.
 STORAGE RM. AREA 8,288 S.F.
 OFFICE AREA 21,660 S.F.
 TOT. EXIST. AREA 99,636 S.F.

MAIN OFFICE AREA
 21,660 S.F.

STORAGE ROOM
 8,288 S.F.

STORAGE AREA
 2,205 S.F.

WHSE. OFFICE AREA
 3,050 S.F.

PARKING AREA
 ASPHALT PAVING

3'X7' MANDOOR
 W/ CONC. WALKWAY
 & ALUM. CANOPY

AL/GL ENTRY
 W/ CONC. WALKWAY
 & ALUM. CANOPY

ASPHALT PAVING
 LOADING AREA

CONCRETE APRON

CONC. RAMP
 12'x16' OH DR.
 W/ CONC. RAMP
 (FOR VEHICULAR
 USE ONLY)

4' CANOPY

(4) 8'-0"x9'-0" O.H. DR.
 W/ DOCKLEVELERS & DOCKLIGHTS

SPRINKLER RISERS
 W/ PROTECTOR POSTS

FDC TRANS. GAS METER

CONC. WALKWAY

CONC. WALKWAY
 W/ ALUM. CANOPY
 OVER WALKWAY

ASPHALT PAVING PARKING AREA

R=20.00'
 A=90°
 L=31.42'
 T=20.00'

R=975.00'
 A=13°-46'36"
 L=234.0'

N 27°-04'-00"E 216.08'

N13°-17'-30"E 237.11'

N76°-42'-30"W 354.17'

N65°-32'-00"W 97.41'

S24°-28'-00"W 590.0'

S65°-32'-00"E 113.69'

S62°-56'-00"E 413.73'

65°-32'-00"E 5.00'

S24°28'00"W 20.00'

40'-0"±

60'-0"

228'-0"

342'-0"

38' TYP.

39' TYP.

10'x12' ROLL-UP DR

12" MASONRY BLOCK WALL
 FULL HEIGHT & THRU ROOF

BREAK. RM.

OFFICE (RAISED FLOOR)

MAINT. RM.

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