

63 Veronica Avenue

Somerset, NJ

PRESENTED BY:
LANCE BRAM COMMERCIAL BROKERAGE

FOR SALE

ASKING: \$2,200,000



PROPERTY HIGHLIGHTS

15,700 SF Warehouse, Built in 2010

23' Ceiling Height

Unobstructed Floor, No Columns

Sprinkler System Throughout

Gas-fired Radiant Heat

Taxes: \$37,491 (2016)

Parking For 15 Cars

Current Division:

Unit 1: 3,100 SF, Leased

Unit 2: 6,300 SF, Leased

Unit 3: 6,300 SF, Leased

(1) Tailboard For Each Unit, 3 Total

M2—Light Manufacturing Zoning



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Lance Bram
COMMERCIAL BROKERAGE
www.lancebram.com

Roberto Kenner

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