

Prologis Somerset

395 ELIZABETH AVENUE | SOMERSET, NJ 08873



INDUSTRIAL SPACE FOR LEASE

237,930 SF

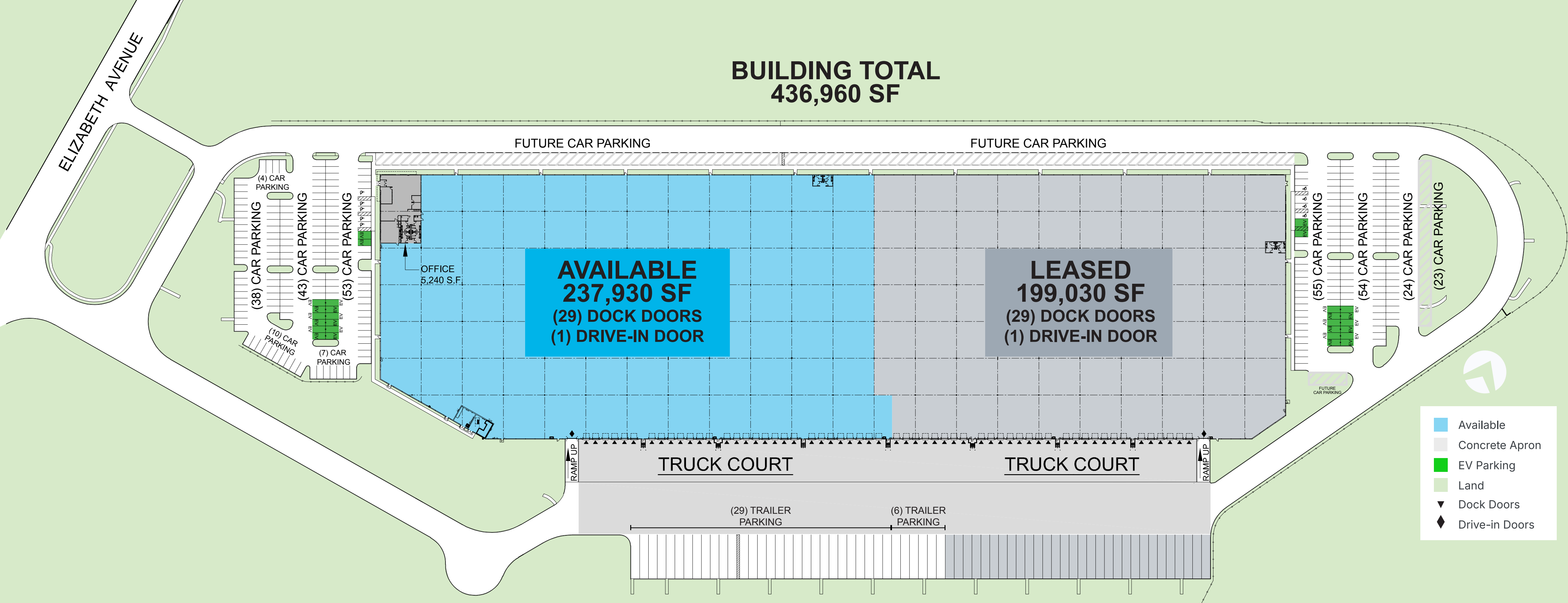


Move with Confidence

395 Elizabeth Avenue redefines Class A industrial in Central New Jersey. With immediate I-287 access and direct routes to ports and major highways, it delivers seamless distribution across the Northeast corridor.

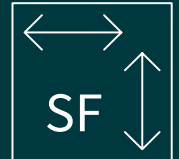
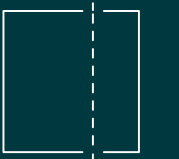


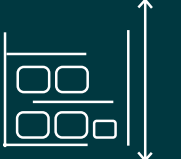




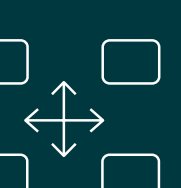
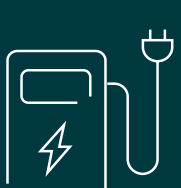



**BUILDING TOTAL
436,960 SF**



Property Features

Industry-leading features to empower your business.

 Available Space 237,930 SF	 Office SF 5,240 SF	 Dock Doors 29	 Drive-in Doors 1	 Clear Height 40'	 Trailer Parking Spaces 29
 Electrical Service 2000 amps, 480/277v, 3 phase	 Sprinkler ESRF	 Lighting LED Motion Sensor	 Column Spacing 50' x 56'	 Dual EV Charging 14 Spaces	 Car Parking Spaces 155 + Future Car Parking

Built for Access. Faster to Markets.

- ✓ Centrally located at Exit 10 on I-287, near Route 22 and the NJ Turnpike
- ✓ Built to streamline trucking with direct highway access
- ✓ ±45 minutes to Port Newark/Port Elizabeth and Port of New York/New Jersey

SHIPPING PORTS

- 1** Port Newark/Port Elizabeth
± 28mi | ± 48mins
- 2** Port of New York/New Jersey
± 34mi | ± 43mins
- 3** Red Hook Terminals
± 40mi | ± 61mins

TUNNELS

- 4** Holland Tunnel
± 38mi | ± 49mins
- 5** Lincoln Tunnel
± 40mi | ± 53mins

BRIDGES

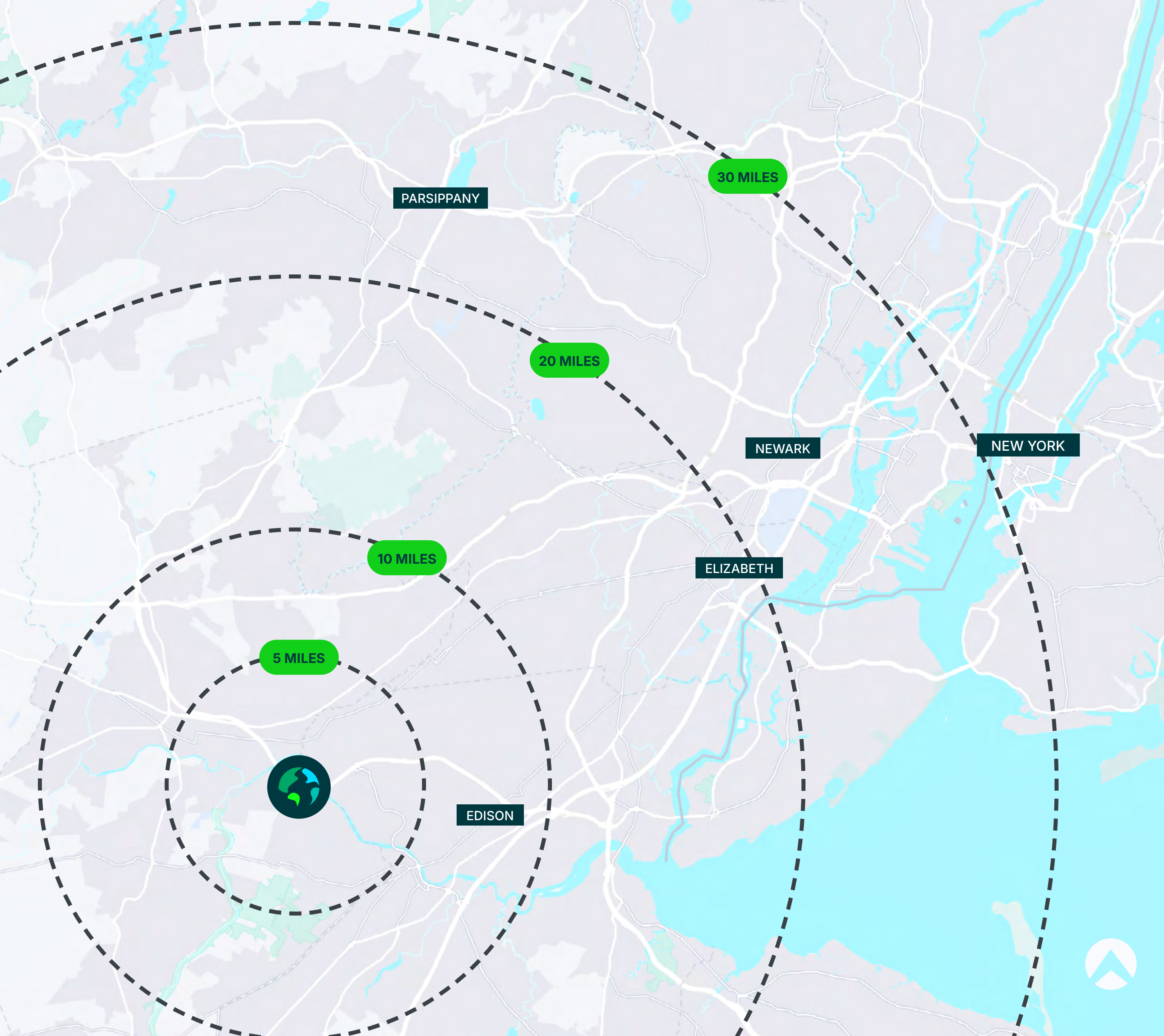
- 6** Outerbridge Crossing
± 17mi | ± 23mins
- 7** Goethals Bridge
± 24mi | ± 41mins
- 8** Bayonne Bridge
± 29mi | ± 44mins
- 9** Verrazano Narrows Bridge
± 41mi | ± 43mins
- 10** George Washington Bridge
± 45mi | ± 59mins

AIRPORT

Newark International Airport (EWR)
± 25mi | ± 44mins



2025 Talent + Consumer Access



Access to Talent

	Total Population Employed 16+	Total Blue Collar Population 16+
5 MILES	87,815	27,123
10 MILES	383,099	114,443
20 MILES	1,238,140	365,149
30 MILES	3,017,213	985,276

Access to Consumers

	Avg HH Annual Consumer Expenditures	Total Population
5 MILES	\$133,414	167,487
10 MILES	\$140,539	728,468
20 MILES	\$145,567	2,366,447
30 MILES	\$129,103	5,958,348

Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse with one strategic, single-source partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

Partner with Prologis

Clear,
Simple,
Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in New Jersey is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.

Prologis Somerset



Noah Balanoff
noah.balanoff@colliers.com
ph +1 917 757 5148
20 Waterview Boulevard
Suite 310
Parsippany, NJ 07054

Mark Hay
mark.hay@colliers.com
ph +1 908 246 1815

Michael Canosa
michael.canosa@colliers.com
ph +1 973 299 4823

John Obeid
john.obeid@colliers.com
ph +1 551 689 1808



Paul Rosen
prosen@prologis.com
ph +1 201 635 6013
One Meadowlands Plaza
Suite 100
East Rutherford, NJ 07073
prologis.com

395 Elizabeth Avenue
Somerset, NJ 08873

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

All rights reserved. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

