

900 DURHAM AVE

SOUTH PLAINFIELD, NJ



REPOSITIONING / REDEVELOPMENT OPPORTUNITY WITH I-287 VISIBILITY | SOUTH PLAINFIELD



CUSHMAN &
WAKEFIELD

THE OFFERING



GE Healthcare

900 Durham Avenue

PROPERTY HIGHLIGHTS



31,800 SF
3.52 Acres
Area



I-287
(Two-way interchange at Exit 4)
Access



M-2
(Industrial)
Zoning

As exclusive agent, Cushman & Wakefield is pleased to offer a 100% fee interest in **900 Durham Avenue**, South Plainfield, New Jersey for sale. Totalling 31,800 SF on 3.52 acres, **900 Durham Avenue** is ideally located on the I-287 on-ramp (Exit 4) and provides a new owner with multiple paths to create value via reposition/lease the existing building, or redevelop the site for industrial or retail use. The Site benefits from its location at a traffic light controlled intersection of Durham Avenue and Hadley Road. Currently occupied by GE

Healthcare through 2025, the Property will be sold vacant. Located one-turn off I-287 Exit 4, **900 Durham Avenue** is minutes from the NJ Turnpike/I-95, I-78, Route 1&9, 202/206, 22, 18, and 28, the Ports, and NYC. Additionally, the Property offers visibility to the +/-41 MM vehicles which drive past each year, and the 11.4 MM consumers within a 60-minute drive. The I-287/Exit 10 industrial submarket continues to see strong tenant demand with +18.6 million square feet of leasing activity over the last five years. The building is of

an ideal size with a weighted average occupancy of 98% in buildings <50,000 SF since 2020.

Currently occupied by GE Healthcare, the property will be delivered vacant. Originally constructed in two phases (1972 and 1989), the 31,800 SF building includes a combination of laboratory space, warehouse, office and storage areas. GE Healthcare and its predecessor utilized **900 Durham Avenue** to manufacture and distribute diagnostic pharmaceuticals since 1972.

INVESTMENT HIGHLIGHTS

I-287 REPOSITION / REDEVELOPMENT OPPORTUNITY

- 31,800 SF on a 3.52-acre site providing reposition / redevelopment flexibility
- Visibility along I-287 (112,414 VPD / \pm 41 MM annually)
- Potential redevelopment as industrial / shallow bay / laboratory space, retail shopping center, retail drive through, hotel, or self storage
- Progressive, pro-business local government creating economic activity for industrial, residential and mixed use retail redevelopment

INFILL I-287 LOCATION - DENSE LABOR & CONSUMERS SURROUND

- Located on the I-287 Exit 4 on ramp, minutes from NJ Turnpike/I-95 Exit 10, I-78, Routes 1, 9, 202/206, 22, 18, & 28, and Regional Port Access
- 5.7M, 11.4M, and 23.4M consumers within a 45-, 60-, and 90-minute drive time
- Exceptional surrounding labor in Piscataway, Edison, the Brunswick's, the Plainfields, Bound Brook, and Middlesex
- 33 miles from NYC, 70 miles to PHL, and equidistant to Boston and Washington D.C.

STRONG LEASING VELOCITY IN I-287/ EXIT 10 INDUSTRIAL SUBMARKET

- 98% weighted average occupancy since 2020 in buildings <50,000 SF
- 2nd most active industrial leasing market in NJ for 2024
- 18.6+ MSF of leasing activity over the last five years
- Class A taking rents exceed \$19.00 Q12025,, increasing 94% since 2020

LOCATION OVERVIEW

STRATEGIC INFILL LOCATION / PROXIMITY TO LABOR & AFFLUENCE

EXCEPTIONAL ACCESS TO LABOR

Located in South Plainfield surrounded by densely populated workforce labor communities

- Bound Brook
- Piscataway
- Franklin Township
- Edison
- The Brunswicks
- Plainfield

CONNECTIVITY

- **One-Turn Access** — I-287 Exit 4 two-way interchange
- **1.1 Miles** — Hadley Road Bus Stop, Route 819
- **1.8 Miles** — I-287 Exit 5 four-way interchange
- **± 4 Miles** — Routes 18, 27, & 1, Dunellen Train Station
- **± 6 Miles** — NJ Turnpike/I-95, Routes 9 & 22
- **10 Miles** — Staten Island & I-78
- **13 Miles** — Routes 202/206
- **23 Miles** — Newark Liberty Int'l Airport, Port of Newark- Elizabeth
- **35 Miles** — Manhattan
- **36 Miles** — NJ/PA border
- **72 Miles** — Center City Philadelphia

DRIVE TIME POPULATION

- **45 minutes** - 5.7MM
- **60 minutes** - 11.4MM
- **90 minutes** - 23.4MM
- **3 Hours** - 38.0MM
- **5 Hours** - 60.1MM



LOCAL ECONOMIC DEMAND DRIVERS

- Located within a mixed-use corporate corridor consisting of industrial, flex, laboratory/R&D, retail, office, and entertainment uses
- Within minutes of Amazon DCs, Fulfillment Centers and Sortation Centers, Best Buy DC, Kuehne + Nagel/LV DC, UPS Shipping Center, FedEx Ground, Cascades Container, & Bob's Discount Furniture
- Amenity-rich location with proximity to local retail/entertainment amenities including Walmart, UPS, Lowe's, Aldi, ShopRite, Mavis, Wendy's, Esporta Fitness, Red Robin, Kohl's, FedEx, Taco Bell, Dick's Sporting Goods, Sky Zone, Starbucks, Target, Regal Hadley Theatre, Holiday Inn, Home Depot, Raymour & Flanigan, Burlington, Dollar Tree, 24-Hour Fitness, Planet Fitness, & more





The Port of New York and New Jersey is the premier gateway to the world. It is a conduit of global commerce and a major generator of jobs and economic activity.

THE PORT OF NEW YORK / NEW JERSEY

THE SECOND BUSIEST PORT IN THE UNITED STATES

A facility of
**PORT AUTHORITY
NY NJ**
AIR LAND RAIL SEA

Busiest Port on the East Coast



2024
Container Volume
8,697,767 TEUs
(11.4% increase YoY)



\$238 BB
amount of goods
moved through
the port in 2024

US Port Volume Market Share



17.7%
2024 TEU Volume
(Top 10 US Ports)



Year End Import &
Export Volume in
2024

Infrastructure



Direct I-95 North & South,
I-78 East & West.
Access To The Most Concentrated
Consumer Market In The U.S.

Rail Access



Expressrail,
CSX & Norfolk Southern
Increased Connectivity Between Ports



ACCESS
Ingress/
Egress

DURHAM AVE

ACCESS
Ingress/Egress

ACCESS
Ingress/Egress

HADLEY ROAD

PROPERTY DESCRIPTION

Property Type:	Industrial/R&D/Office
Rentable Area:	31,800 SF - Office SF: 4,000+/- SF - Warehouse SF: 6,000+/- SF - Labs & Production Area SF: 21,800+/- SF
Year Built:	Original construction from 1972 with a 1989 addition
Acres:	3.52
Structure:	Masonry over steel frame with partial steel panels
Ceiling Height:	25,800 SF: 18' 6,000 SF: 30'
HVAC:	13 Units; Tonnage and sizes range from 3-50 tons - aggregate > 100 tons
Exhaust Air:	Carbon and HEPA filtered
Roof:	Sarnafil PVC membrane

Power:	Incoming power from utility: 1600 amps, 3 phase 277/480 volts Generator: Natural gas powered 500 amp, 3 phase 120/208 volts; hookup for mobile generator
Sprinklers:	Wet, 60 psi
Lighting:	Indoor Fluorescent, Outdoor LED & Metal Halide
Dock High Doors:	1
Drive-In Doors:	2
Parking:	80 Cars
Column Spacing:	38' at the widest, 19' between others
Zoning:	M-2
Utilities:	Electric/Natural Gas: PSE&G Water: NJ American - Raritan Sewer: Middlesex County UA

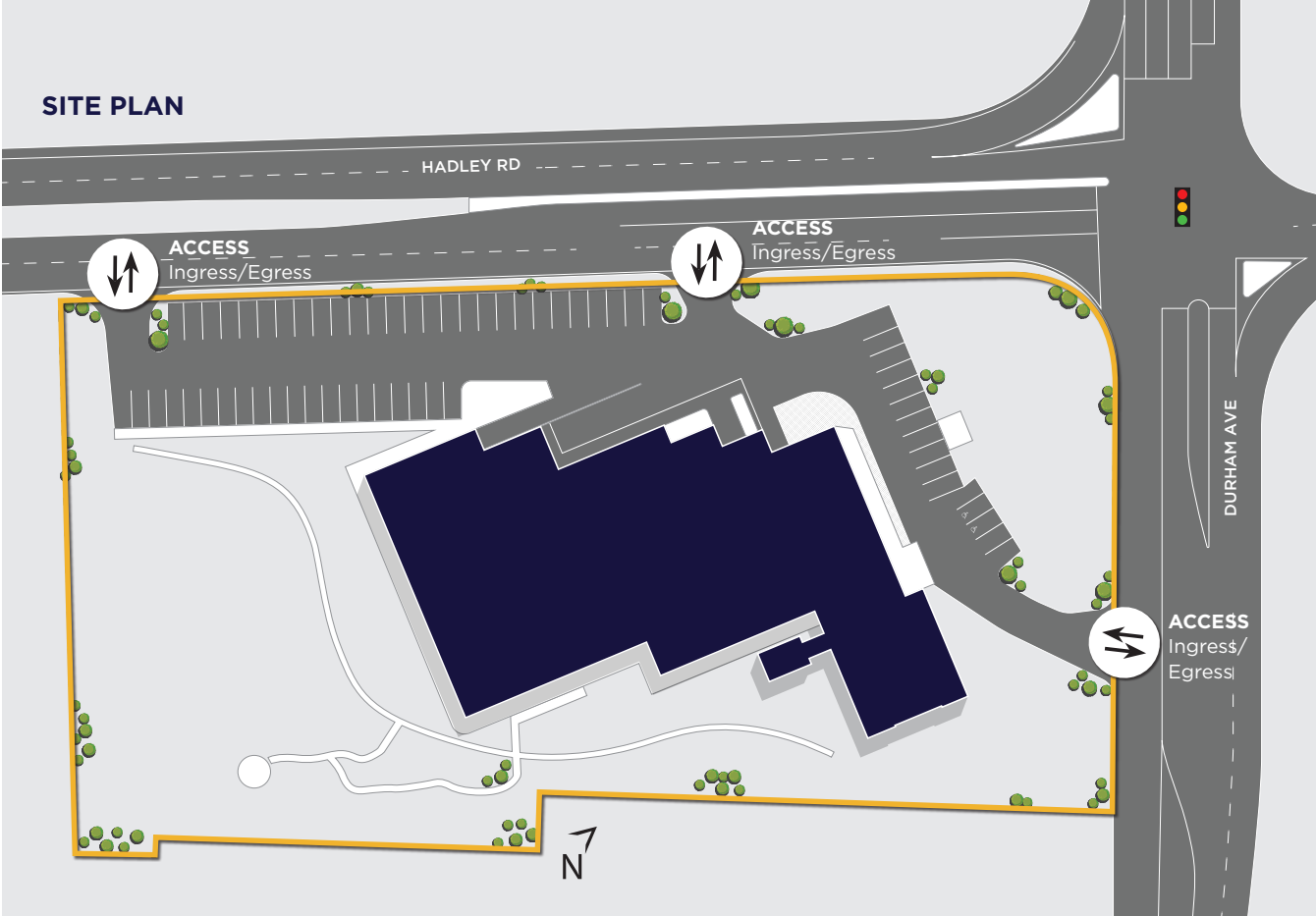
REAL ESTATE

Tax Jurisdiction:	South Plainfield
Address	900 Durham Avenue
Block / Lot	528 / 46.10
Class:	4B
2024 Assessed Value:	
Land:	\$433,900
Improvements:	\$366,100
Total Assessed Value:	\$800,000
2024 Tax Rate:	6.982%
2024 Taxes:	\$55,424
2025 1st Half Taxes:	\$27,928
2025 Equalization Ratio:	27.77%

BUILDING FEATURES

Land Area:	3.52 acres
Ingress/Egress:	Two points of ingress/egress along Hadley Road; Ingress/egress also available along Durham Avenue
Flood Zone:	According to the Flood Insurance Rate Map, Community Panel Number 34023C0041F, dated July 6, 2010, the property is located in Zone X (unshaded); defined as minimal risk areas outside the 1% and 0.2% floodplain
Zoning:	M-2 - Industrial
M-2 Zone Permitted Uses Per South Plainfield:	<p>Pursuant to Ordinance Section 540-44, the M-2 Industrial Zone the following uses are permitted.</p> <p><i>All uses permitted in the M-1 Zone which include:</i></p> <p>(1) Office buildings for executive, administrative, business, educational or professional purposes.</p> <p>(2) Scientific or research laboratories devoted to research, design and/or experimentation; processing and fabricating incidental thereto may be permitted.</p> <p>(3) Uses of a light manufacturing nature as follows:</p> <p>(a) Manufacturing of light machinery comprising any of the following: carburetors and small machine parts; cash registers; sewing machines; typewriters, calculators and other office machines.</p> <p>(b) Fabrication of metal products comprising any of the following: baby carriages, bicycles and other nonmotorized vehicles; metal furniture; musical instruments; sheet metal products; toys.</p> <p>(c) Fabrication of paper products comprising any of the following: bags, bookbinding; boxes and packaging materials; office supplies; toys.</p> <p>(d) Fabrication of wood products comprising any of the following: boats; boxes, cabinets and wood workings; furniture; toys.</p> <p>(e) Food and associated industries comprising any of the following: bakeries; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing; ice cream manufacturing.</p> <p>(f) Other permissible industry comprising any of the following: concrete and plastic products; electronic products; glass and glass products manufacturing; jewelry manufacturing, including polishing; leather goods manufacturing, except curing, tanning and finishing of hides; motion picture exchange; pharmaceutical products manufacturing.</p> <p>(4) Office and processing operations for distribution, subject to the following:</p> <p>(a) The office must occupy a minimum of 10% of the floor area of the building.</p> <p>(b) The processing operation for the distribution must be in conjunction with the business being conducted in the office portion of the building.</p> <p>(c) <u>Truck depots and warehouses shall be prohibited.</u></p> <p>(d) The building shall not contain more than one loading door for each 6,000 square feet of the building for buildings up to 48,000 square feet and not more than one additional loading door for each 25,000 square feet of the building in excess of 48,000 square feet.</p> <p>(5) Residential uses are expressly prohibited.</p>

SITE PLAN



BUILDING FEATURES

M-2 - Industrial Zone	Zoning Requirements
Minimum Lot Area	120,000 SF
Minimum Front Yard	300 Feet
Minimum Rear Yard	50 Feet
Maximum Side Yard	50 Feet
Maximum Lot Coverage	40%
Maximum Height	50 Feet



ROBUST LIFE SCIENCES HUB

NEW JERSEY/ NEW YORK RANKS WITHIN THE **TOP FIVE** FOR EACH OF THE THREE MAIN LIFE SCIENCE SUBSECTORS

#	R&D Subsector	Manufacturing Subsector	Medtech Subsector
1	Boston/Cambridge	New Jersey/New York	LA/Orange County
2	San Francisco Bay Area	Boston/Cambridge	Minneapolis
3	Washington, D.C./Baltimore	Chicago	Boston/Cambridge
4	New Jersey/New York	Houston	San Francisco Bay Area
5	LA/Orange County	San Francisco Bay Area	New Jersey/New York
6	Raleigh-Durham	LA/Orange County	San Diego
7	San Diego	Philadelphia	Chicago
8	Philadelphia	San Diego	Sal Lake City
9	Seattle	Washington, D.C./Baltimore	Philadelphia
10	Chicago	Dallas/Fort Worth	Raleigh-Durham

New Jersey/New York



- Home to 3,200+ companies including 14 of the top 20 pharma players
- #3 in the US for employed biochemists and biophysicists, great talent pool (128,000 jobs)
- 2024 NY/NJ Metro Area NIH Funding \$5.09B
- #1 state for FDA-registered manufacturing establishments
- Top five states with > 50k biopharma workers
- #4 in existing lab space 23.8MSF
- Highest concentration of scientists & engineers per square mile globally



2024 NY/NJ METRO AREA NIH FUNDING

\$5.09 BILLION

Of The Top 20 Global Pharma Companies,
14 Have Presence in NJ



■ New Jersey ■ Other

**NJ IS THE “MEDICINE CHEST OF THE WORLD”
A DIVERSE ECOSYSTEM
OF LIFE SCIENCE
COMPANIES RANGING
FROM BIOTECH TO
MEDICAL DEVICE TO
REGENERATIVE MEDICINE**





INDUSTRIAL MARKET FUNDAMENTALS Q1 2025



**I-287 / I-95 EXIT 10
SUBMARKET**
IS THE LARGEST IN
THE STATE WITH
98.9 MSF



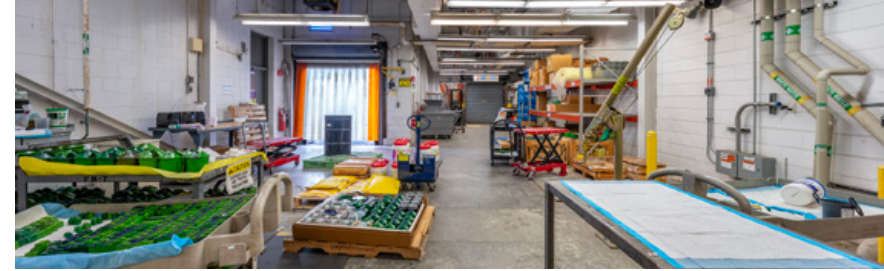
**2ND MOST
ACTIVE MARKET**
IN 2024 WITH
3.7 MSF
LEASING ACTIVITY



18.6+ MSF
OF LEASING ACTIVITY
IN THE LAST
5 YEARS



CLASS A TAKING RENTS EXCEED
\$19 PSF
INCREASING
94%
SINCE 2020



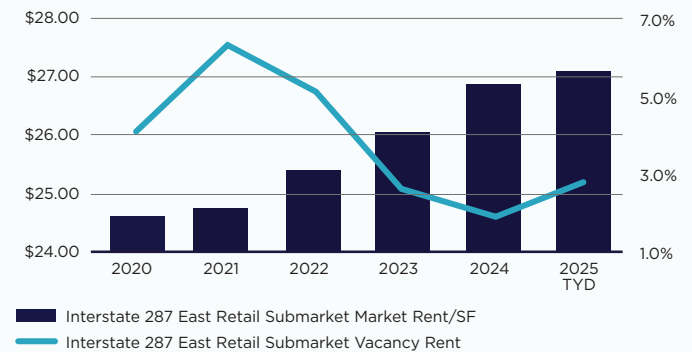
INTERSTATE 287 EAST RETAIL SUBMARKET

The Interstate 287 East retail submarket features accessibility, strong demographics, and a diverse tenant mix making it one of New Jersey's most resilient and active retail submarkets. Positioned along I-287 with access to Route 1, the Garden State Parkway, and the New Jersey Turnpike, the area benefits from heavy commuter traffic and proximity to dense residential and employment centers. The submarket features a strong mix of power centers, grocery-anchored strips, and freestanding pads, anchored by national retailers. This amenity-rich location offers proximity to local retail/entertainment amenities including Walmart, UPS, Lowes, Aldi, ShopRite, Mavis, Wendy's, Esporta Fitness, Red Robin, Kohl's, FedEx, Taco Bell, Dick's Sporting Goods, Sky Zone, Starbucks, Target, Regal Hadley Theatre, Holiday Inn, Home Depot, Raymour & Flanigan, Burlington, Dollar Tree, 24-Hour Fitness, and Planet Fitness.

DEMOGRAPHICS

DEMOGRAPHICS	Distance from 900 Durham Avenue			Town	County	State
	1 Mile	3 Miles	5 Miles	South Plainfield	Middlesex	New Jersey
Population						
2024 Population	10,851	104,792	356,921	24,021	870,677	9,410,668
2024 Households	3,631	34,435	116,099	8,182	306,920	3,516,616
Population Density (PSM)	3,454	3,706	4,544	2,894	2,738	1,280
Income						
2024 Average Household Income	\$179,642	\$164,820	\$145,819	\$154,310	\$146,079	\$145,291
Per Capita Income	\$59,823	\$54,082	\$47,844	\$52,577	\$51,596	\$54,360
\$150,000+	44.6%	40.0%	33.5%	37.5%	33.5%	32.9%
Employment						
White Collar	78.4%	76.3%	68.5%	67.5%	69.8%	67.4%
Blue Collar	11.5%	13.7%	18.9%	19.2%	18.5%	17.9%
Education						
Bachelor's Degree and Higher	66.6%	57.9%	49.2%	45.1%	47.4%	44.4%

INTERSTATE 287 EAST RETAIL SUBMARKET



Year	Market Rent/SF	Vacancy Rate
2020	\$24.62	4.10%
2021	\$24.78	6.30%
2022	\$25.42	5.10%
2023	\$26.05	2.60%
2024	\$26.87	2.00%
2025 TYD	\$27.10	2.80%



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