

INDUSTRIAL | FOR LEASE

35,700 SF on \pm 8.75 ACRES

115 ST. NICHOLAS AVE
SOUTH PLAINFIELD, NEW JERSEY



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PROPERTY OVERVIEW

115 ST. NICHOLAS AVE
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Highlights:

- Capital Improvements Underway:
Exterior/Interior Building Renovations
(lighting, paint, dock packages, roof
replacements, paving improvements)
- Ingress/Egress on St. Nicholas Ave and/or
Skyline Drive
- Abundant Parking & Outdoor Storage
- Ideal for Last Mile/Final Mile, 3PL, LTL,
Fleet Storage & Maintenance, Warehousing
- M-3 Zoning

Building 1

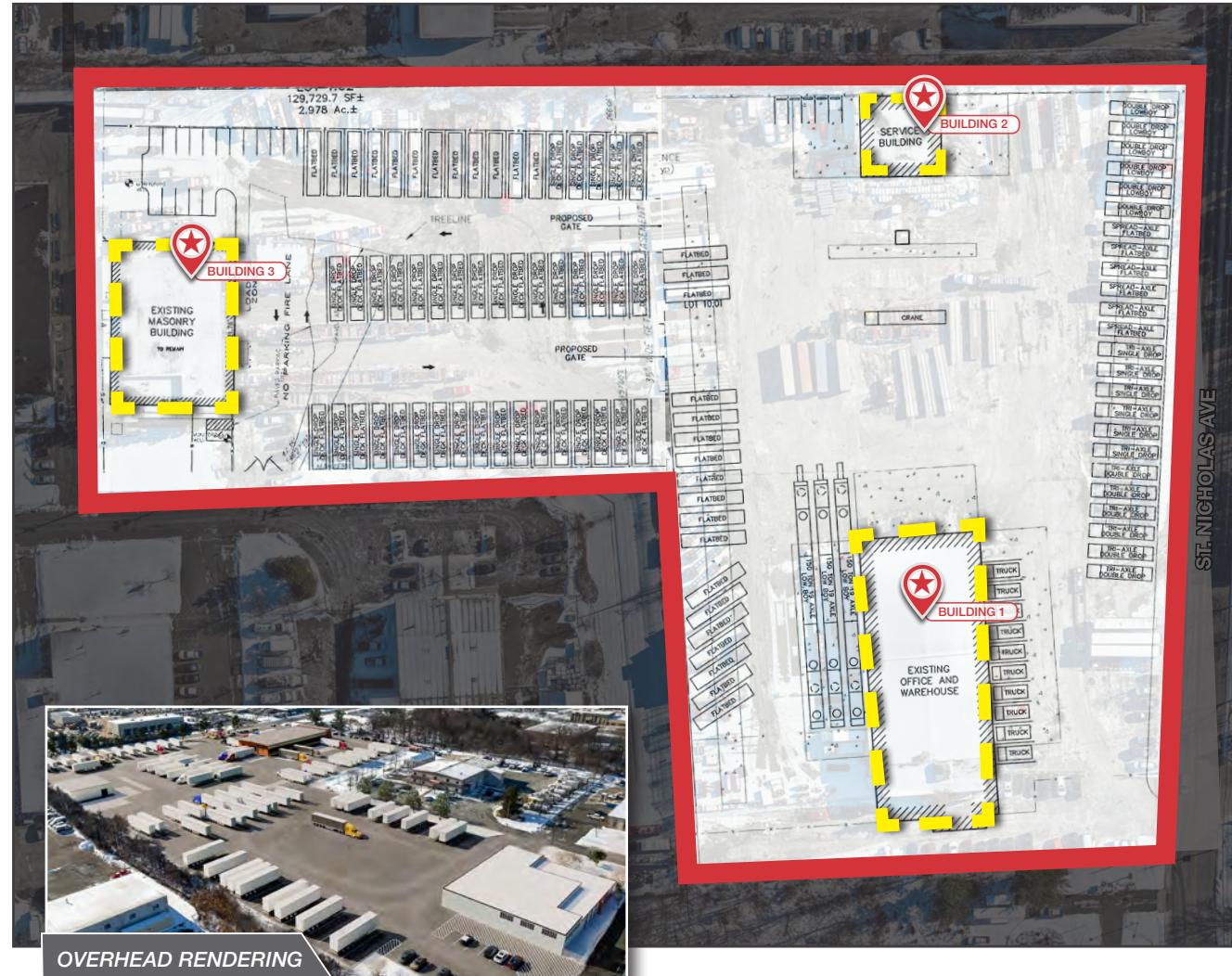
- 20,000 SF Truck Terminal
- 34 Loading Docks (33 x 9' x 10',
1x 20' x 14') & 1 Drive-In Door
- 14' Clear
- 38.33' x 21.5' Column Spacing

Building 2

- 3,700 SF Maintenance Facility
- Three (3) 12' x 14' Grade Level Drive-In Doors
- 16' Clear

Building 3

- 12,000 SF Maintenance Facility
- Two (2) 25' x 14' drive-ins
- 14' Clear



BUILDING 1



BUILDING 2

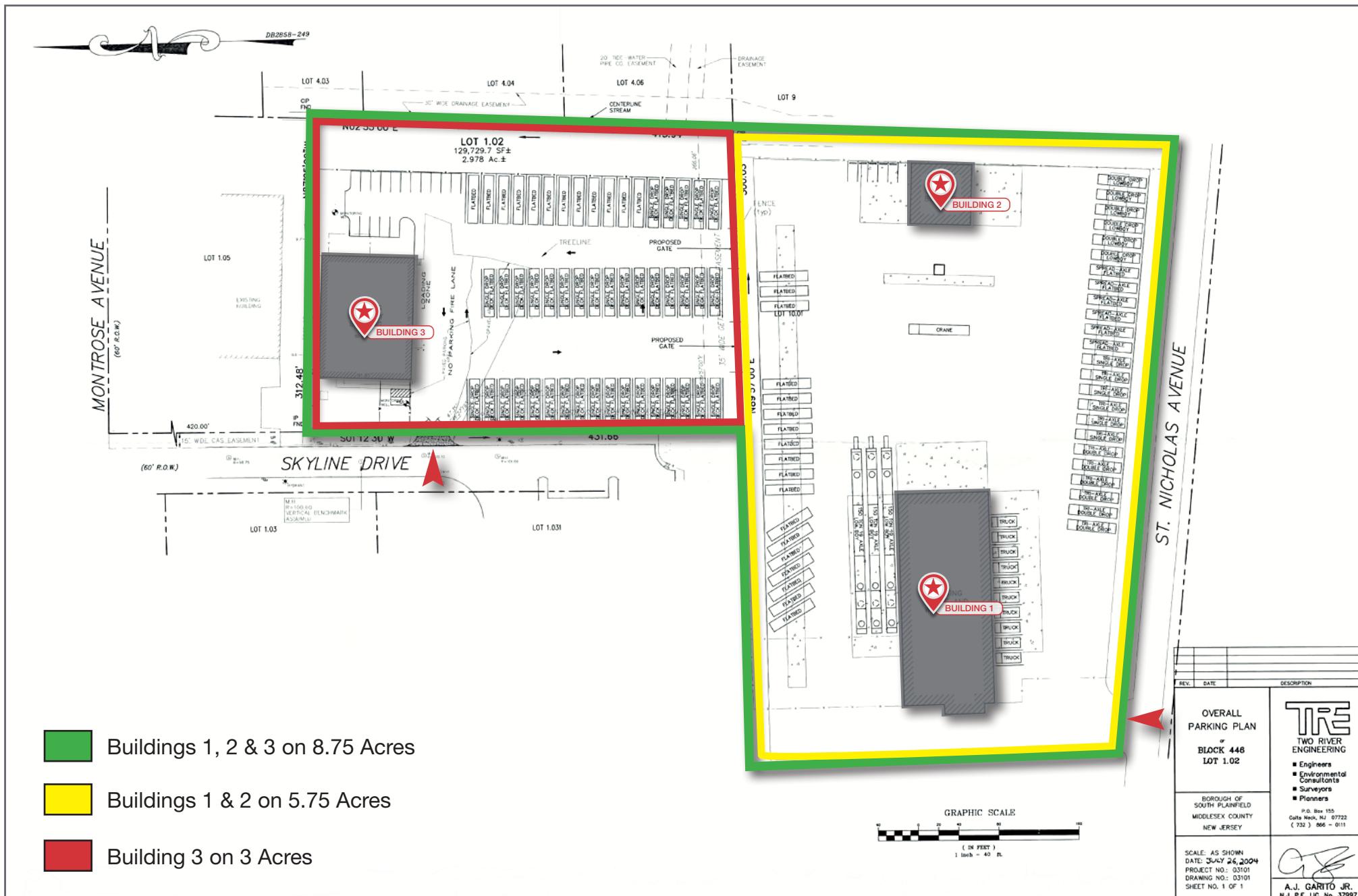


BUILDING 3



POTENTIAL DIVISIONS

115 ST. NICHOLAS AVE
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LOCATION

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115 ST. NICHOLAS AVE

Proximity Highlights

- 1 Mile to Exits 4 & 5 on I-287
- 10 Miles to Exit 10 on the NJ Turnpike
- 15 Minutes to the Garden State Pkwy & Route 9

