

Auto Repair Shop For Lease | 80-Year-Old, Long Established

2,330 Square Feet with High Visibility

704 Clinton Avenue, South Plainfield, NJ



PROPERTY FEATURES

- 2,330 SF Available / Part of 4,586 SF
 - 2,256 SF Rented
- 130 SF Mezzanine Office / Lunchroom
- 17' Ceilings
- 3 Large Doors
- 5 Bays
- 3 Above Ground Lifts
 - (2) Frame Contact
 - (1) Drive-On
- LED Lighting
- 20 Car Parking
- Gas Heat
- High Traffic / High Exposure
- Close to Routes 22 & 28 and I-287
- Modified Gross (Net Rent, Property Taxes, Building Insurance)
- Taxes - \$3.50 PSF
- Lease - \$8,200 Per Month

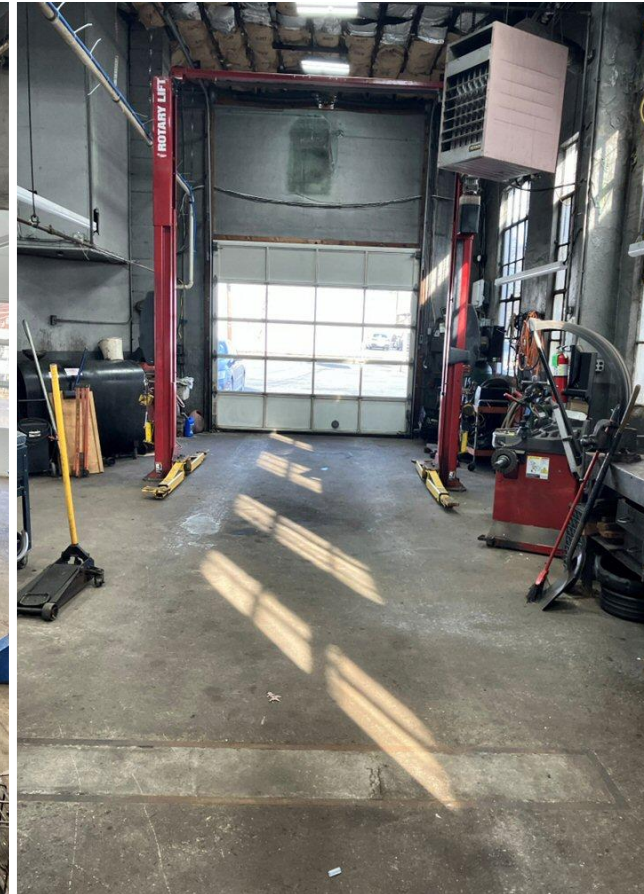
For More Information Contact Exclusive Broker : **Anthony Mircovich, Vice President | 908.507.4263 | tmircovich@bussel.com**

Bussey Realty Corp. | 2 Ethel Road, Suite 202A, Edison, NJ 08817 | 732.287.3777 | Bussel.com

Information herein obtained from sources deemed reliable, but no guarantee of its accuracy is made by the Company. Subject to error, omission or withdrawal without notice.

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Parking, First Floor Reception & Office
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Auto Repair Shop For Lease

Second Floor Kitchen, Tool Storage & Office
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