








700-710

North Avenue
PLAINFIELD, NJ

±18,000 SF INDUSTRIAL/FLEX FOR SALE
FENCED OUTDOOR STORAGE YARD ON ±0.63 ACRE SITE

Justin Alessio
Associate Vice President
201 488 5800 x159 | jalesio@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!      | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

 **For More Information:**

Justin Alessio
Associate Vice President
201 488 5800 x159
jallessio@naihanson.com

700-710
North Avenue
PLAINFIELD, NJ

±18,000 SF INDUSTRIAL/FLEX FOR SALE | ±0.63 ACRE

INDUSTRIAL/FLEX **UNIQUE OPPORTUNITY**

Positioned within Plainfield's Transit-Oriented Development Netherwood District, this site offers a rare combination of functionality, flexibility, and future upside.

This 18,000 SF industrial/flex building with 2,200 SF of office space features two drive-in doors and fenced outdoor storage providing an ideal setup for owner-users or investors seeking a well-located, move-in-ready facility.

Unlike typical industrial properties, this site sits within an Urban Enterprise Zone, Opportunity Zone and a designated redevelopment corridor - offering potential tax advantages and long-term value appreciation as the area continues to revitalize.

Within close proximity to major highways, regional distribution routes, and the Netherwood train station, this property delivers both operational convenience and strategic positioning in one of Union County's most accessible industrial submarkets.

PROPERTY **HIGHLIGHTS**

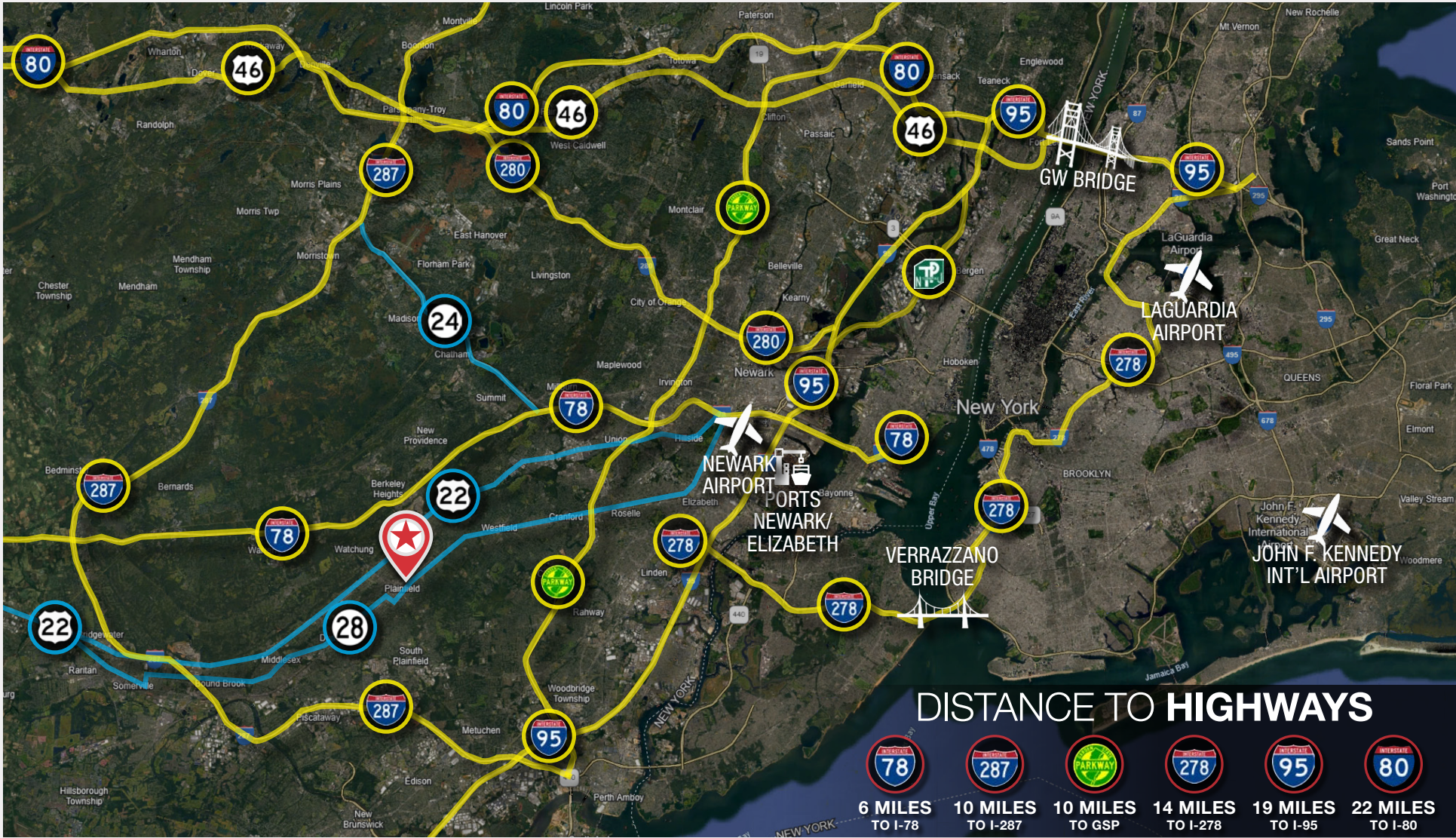
- Building Size: ±18,000 SF
- Land Size: ±0.63 Acres
- Stories: 2
- Ceiling Height: 11'6" - 15' clear
- Drive-Ins: 2 (10' x 10' & 9' x 7')
- Fenced Outdoor Storage Yard
- 9 Parking Spaces
- Taxes (2024): \$13,098
- Power: 200a, 3-phase
- Zoning: Trainside Commercial Zone (TSC), a subdistrict of the Transit-Oriented Development Netherwood District
- Urban Enterprise Zone
- Opportunity Zone

700-710
North Avenue
PLAINFIELD, NJ

±18,000 SF INDUSTRIAL/FLEX FOR SALE | ±0.63 ACRE

LOCATION **BENEFITS**

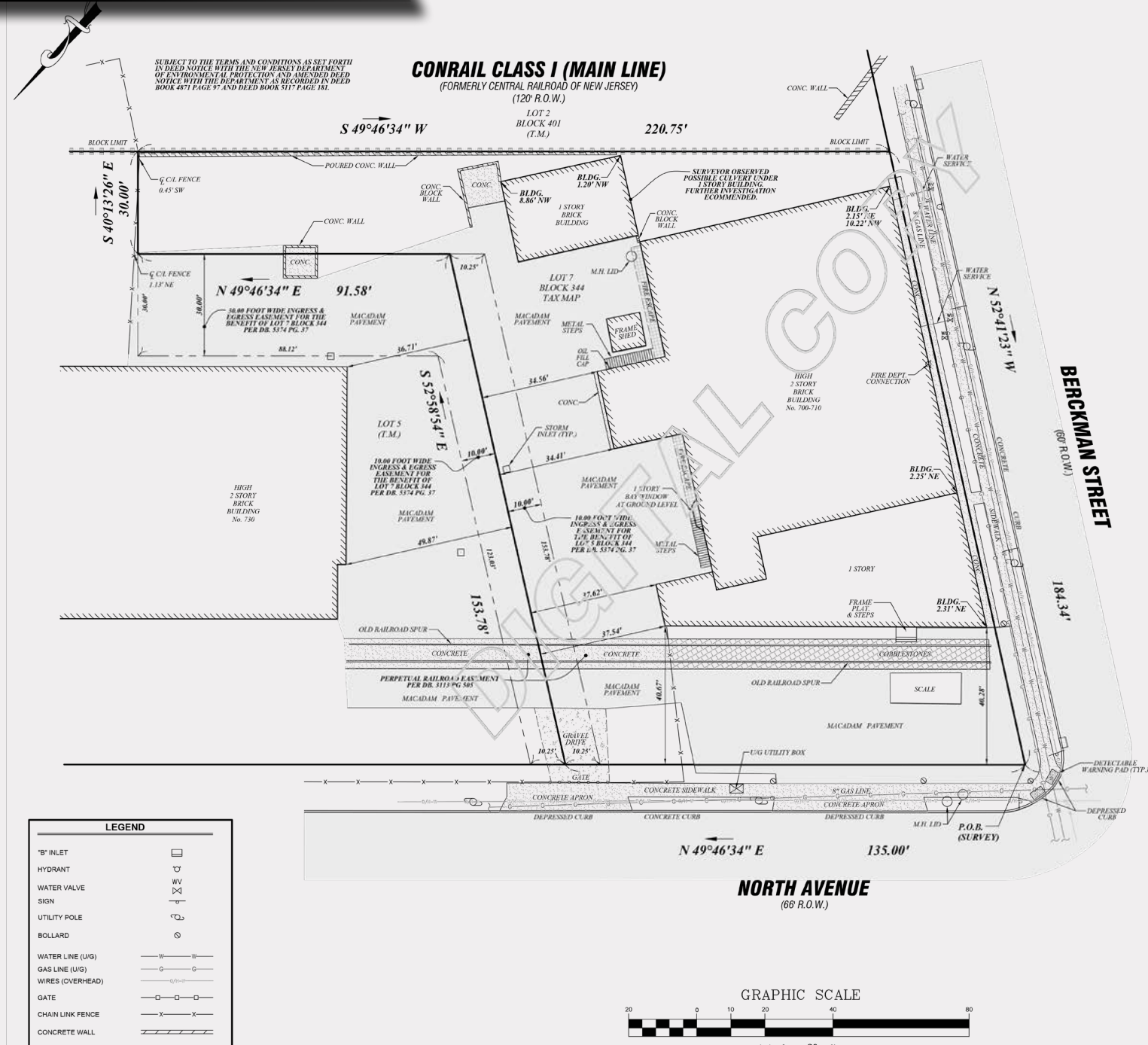
Centrally located along Plainfield’s revitalized North Avenue corridor, this site offers exceptional accessibility and visibility for industrial and flex users alike. The property sits just minutes from Route 22, I-78, I-287, I-280 and the Garden State Parkway, providing seamless connections to regional distribution hubs across New Jersey and New York.



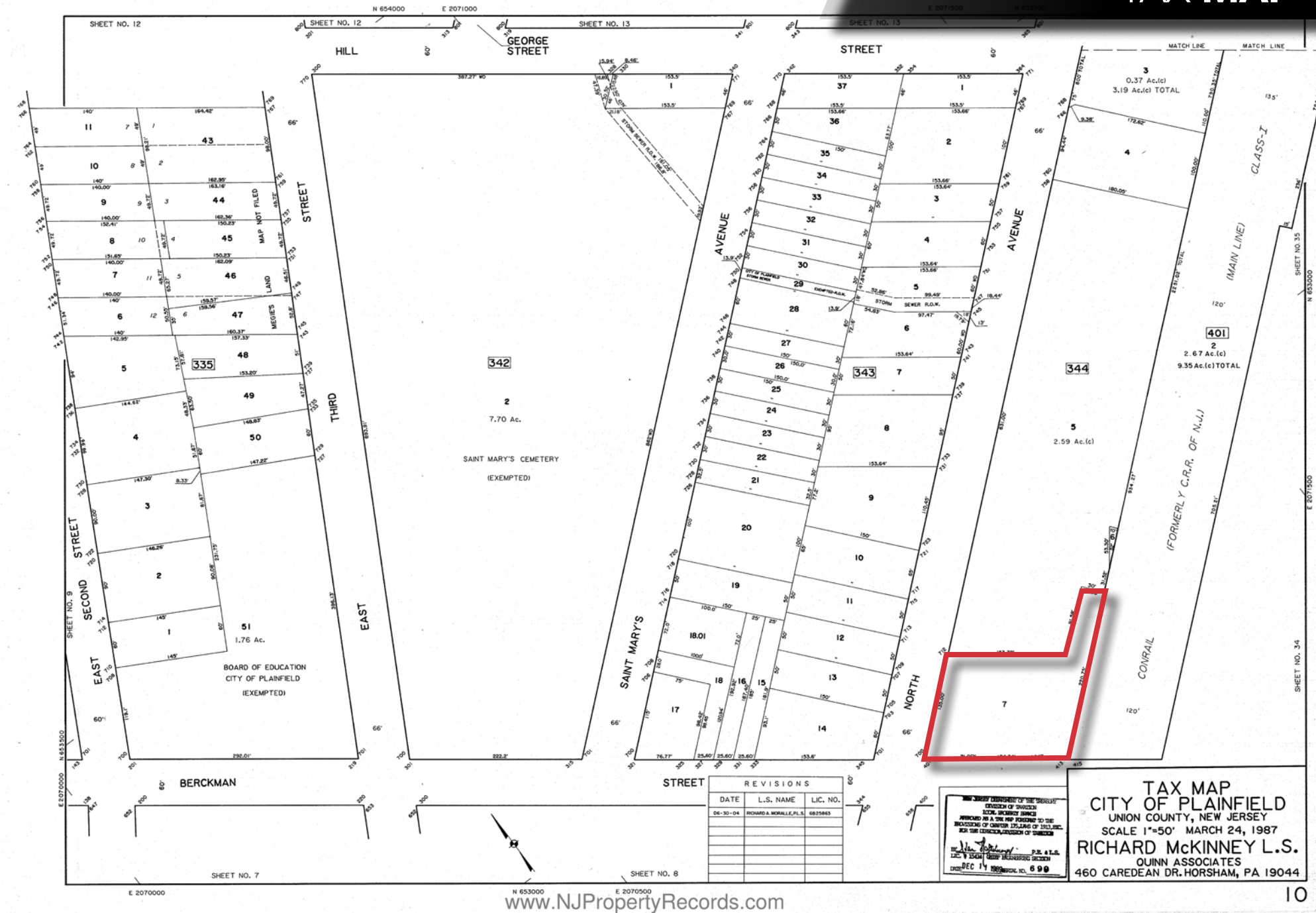
WAREHOUSE **PHOTO**



SITE SURVEY



TAX MAP





Justin Alessio
Associate Vice President
201 488 5800 x159 | jallessio@naihanson.com



FOLLOW US! | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson