

INDUSTRIAL | FOR LEASE

±8 Acres IOS Site including ±30,000 SF
Warehouse & Maintenance Facility

200 ST. NICHOLAS AVE

SOUTH PLAINFIELD, NJ



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY DETAILS

200 ST. NICHOLAS AVE

SOUTH PLAINFIELD, NJ



RENTABLE SF:

- Total: 29,337 SF Available
- Building 1: 20,524 SF
 - Office: 4,101 SF with training & conference space
- Building 2: 8,813 SF



LOADING:

- Building 1: 9 drive-in doors
 - 7 - 24'4" x 16'
 - 1 - 14'2" x 16'
 - 1 - 10'4" x 10'
- Building 2:
 - 3 drive-in doors - 18'6" x 20'



LAND AREA:

- ±7.81 Acres



CRANES:

- 3 x 5-Ton Overhead Cranes



CLEAR HEIGHT:

- Building 1: 20'
- Building 2: 24'



POWER:

- 600 Amps
- 460V & 208V
- (3-Phase)



ZONING:

- M-3 (Industrial)









FLOOR PLAN

200 ST. NICHOLAS AVE

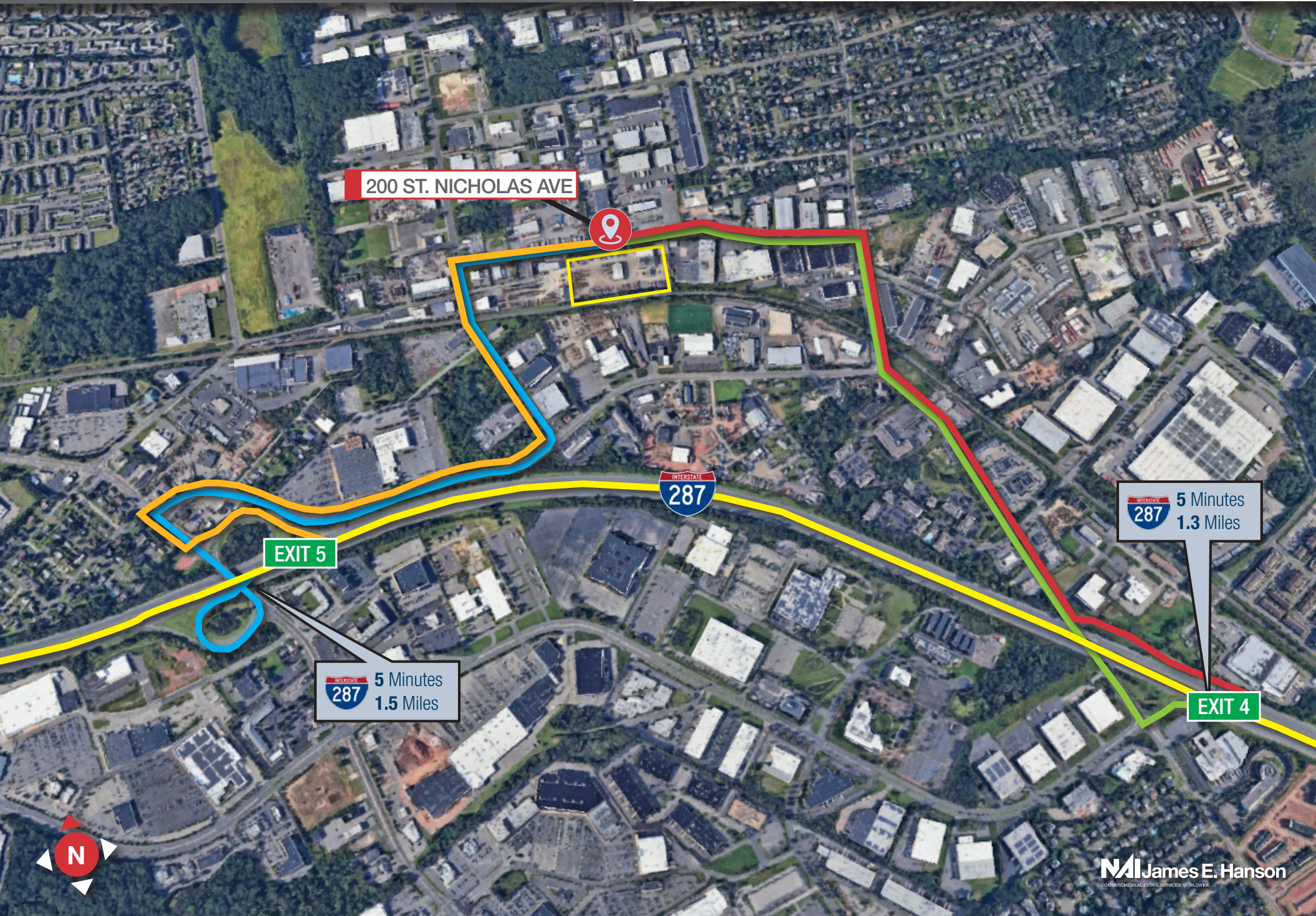
SOUTH PLAINFIELD, NJ



DRIVE ROUTE MAP

200 ST. NICHOLAS AVE

SOUTH PLAINFIELD, NJ



200 ST. NICHOLAS AVE



EXIT 5

5 Minutes
1.5 Miles

5 Minutes
1.3 Miles

EXIT 4



Proximity Highlights

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



NEW YORK

LINCOLN TUNNEL
38 miles

HOLLAND TUNNEL
32 miles

PORT LIBERTY BAYONNE
30 miles

VERRAZZANO BRIDGE
29.7 miles

PORT NEWARK CONTAINER TERMINAL
24 miles

NEWARK INT'L AIRPORT
22 miles

DRISCOLL BRIDGE
8.3 miles

OUTERBRIDGE CROSSING
11 miles

200 St. Nicholas Ave
South Plainfield, NJ

DRIVE TIME MAP

200 ST. NICHOLAS AVE

SOUTH PLAINFIELD, NJ

DEMOGRAPHICS

30 MIN **60 MIN** **90 MIN**



10.3M 23.6M 30.1M



Average HH Income

\$148,461 \$138,382 \$136,806

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South Plainfield, NJ

Drive Times

30 MIN

60 MIN

90 MIN