

# 4

# AMERICAN WAY



## For Sale

79,500 SF INDUSTRIAL PROPERTY | SPOTSWOOD, NJ  
ADDITIONAL ACREAGE FOR OUTDOOR STORAGE & TRAILER PARKING

Jordan Metz  
Senior Vice President  
973.493.0385  
jordan@metzindustrial.com

Ben Abbate  
Senior Associate  
908.655.8331  
ben@metzindustrial.com

James Friel  
Sales Associate  
908.305.9001  
james@metzindustrial.com



**Bussel  
Realty**

Metz  
Industrial Group

## Contact Us

For More Information

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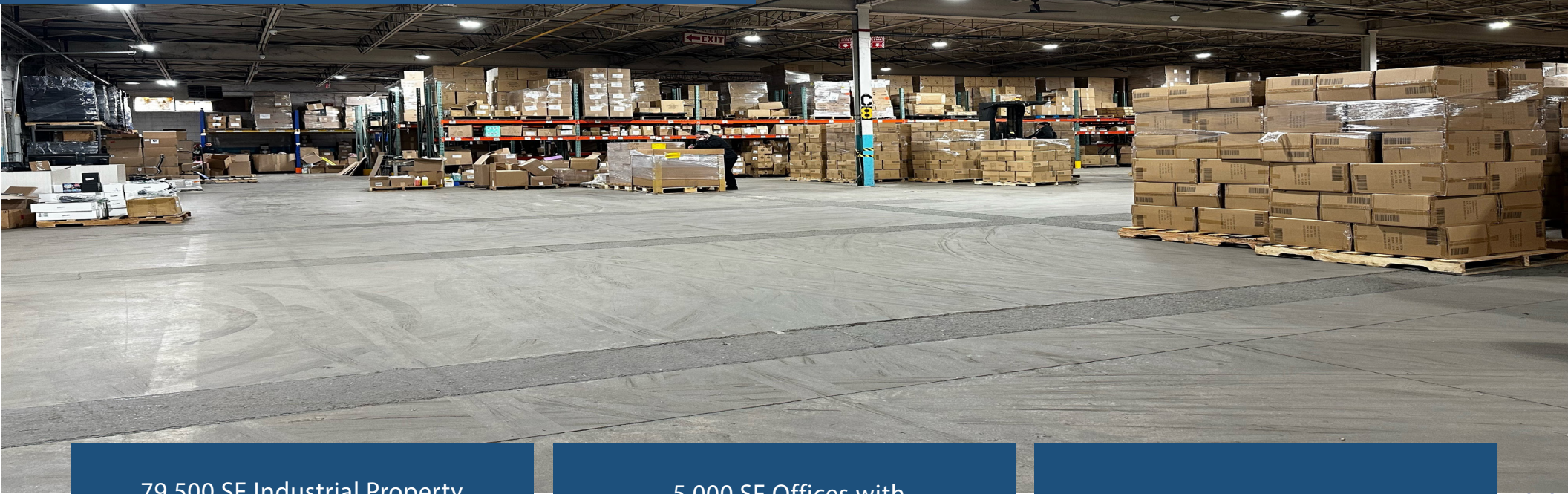
Metz  
Industrial Group



79,500 SF Warehouse for Sale  
Additional Acres For Outdoor Storage  
& Trailer Parking  
30 Minutes to Port Newark/Elizabeth  
1 Mile to NJ Turnpike & Route 1

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# Property Highlights



79,500 SF Industrial Property  
On 14.96 Acres  
- 66,000 SF: 16' Ceiling Height  
- 8,500 SF: 24' Ceiling Height  
Rail Line: Conrail

5,000 SF Offices with  
Men's/Ladies' Locker Rooms  
4 Exterior Loading & 7 Interior  
Loading Docks | 1 Drive-in  
Door & 2 Rail Doors

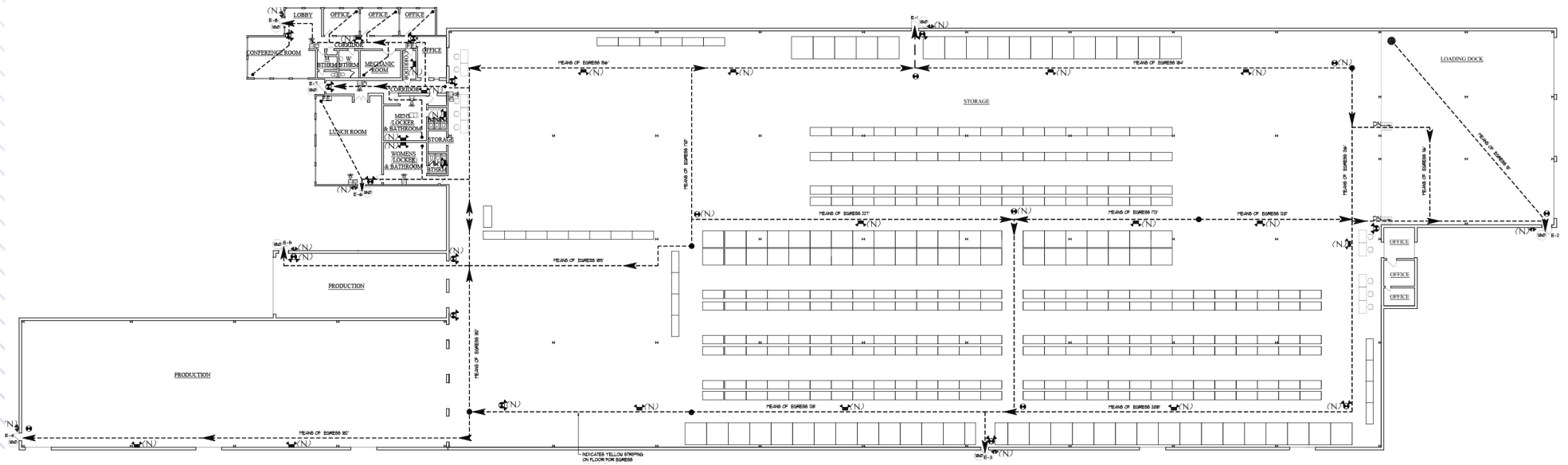
40 X 40 Column Spacing in  
16' Ceiling Height Area  
5,000 Amps Power  
Abundant Trailer Parking

Area For Building Expansion  
Limited Industrial Zoning  
Zoned Light Industrial

\$1 Million in Renovations:  
Paved 7 Acres of Land For  
Outdoor Storage & Upgraded  
Lighting to LED Motion Sensors

1 Mile to Route 1 & NJ Turnpike  
30 Minutes to Port Newark/Elizabeth  
& Newark Liberty Airport  
2 Miles to Route 18

# Floor Plan



# Survey

SCHEDULE B - SECTION II  
EXCEPTIONS

16. Restrictions, reservations, covenants, conditions and Easements, contained in Deed from Mount Beth Lemis Company to the Great One, Corporation, recorded on June 1, 1983 in Book 2000 Page 243. Applies and affects subject property. (Shown in return).
17. Deed of Easement granted by the Borough of Spotswood recorded on September 5, 1980 in Book 2573 Page 248. Applies and affects subject property as shown. (Sanitary sewer and storm sewer easement).
18. Easement granted to Great One, Corporation (formerly The Great One, Corporation) recorded on July 15, 1972 in Book 2182 Page 136. Applies and affects subject property as shown. (Off-site utility easement).
19. Right of Way Agreement granted to Jersey Central Power & Light Company and New Jersey Bell Telephone Company recorded on December 17, 1980 in Book 3462 Page 782. Does not apply to affected subject property.
20. Easement granted to The Monroe Township Municipal Utilities Authority recorded on July 7, 1989 in Book 2768 Page 995. Does not apply to affected subject property.
21. Easement granted to Salvatore Marico and Catherine Marico dated December 21, 1989 and recorded in Book 3353 Page 185. Does not apply to affected subject property.
22. Easement Agreement made by and between Salvatore Marico and Catherine Marico and Great One, Corporation recorded on August 11, 1989 and recorded in Book 2964 Page 535. Applies and affects subject property as shown. (Off-site 50' access easement).
23. Restrictions, reservations, conditions and easements as contained in Stoneham Industries Agreement recorded on February 7, 2000 in Book 4742 Page 395. Applies and affects subject property. (Shown in return).
24. Easement granted to Public Service Electric and Gas Company recorded on April 2, 2001 in Book 4824 Page 15. Does not apply to affected subject property.
25. Easement granted to Jersey Central Power & Light Co. (J.C.P. & L.) Energy and Utilities Ltd. (Kaiser of New Jersey) recorded on July 17, 2000 and recorded in Book 4827 Page 748. Does not apply to affected subject property.
26. Agreement recorded on September 13, 2007 in Book 5886 Page 216. Applies and affects subject property. (Shown in return).
27. Deed of Easement from the Properties to Borough of Spotswood recorded on August 3, 2011 in Book 6275 Page 243. Applies and affects subject property as shown. (Right of way easement).
28. Stoneham Industries Agreement made by and between First Insurance Brokers, Inc. and The Land Development Review Committee of the Middlesex County Planning Board recorded on January 26, 2016 in Book 6332 Page 579. Applies and affects subject property. (Shown in return).
29. Declaration of Restriction made by Kilo Properties, LLC recorded on April 15, 2019 in Book 17148 Page 1066. Applies and affects subject property. (Shown in return).
30. Declaration of Restriction made by Kilo Properties, LLC recorded on July 30, 2018 in Book 17280 Page 1001. Applies and affects subject property. (Shown in return).
31. Conditions, restrictions, covenants and easements in Description of Restriction Covenants dated October 2, 2016, recorded October 17, 2016 in Middlesex County in Book 17316 Page 211 and on amendments thereto. Applies and affects subject property. (Shown in return).
32. All restrictions, reservations, conditions and easements as shown on Plat Book 2000, Page 243 and on amendments thereto. Applies and affects subject property as shown.
33. All conditions, restrictions, covenants and easements as set forth on Plat Book No. 2418-876. Applies and affects subject property as shown.
34. All conditions, restrictions, covenants and easements as set forth on Plat Book No. 2000, Page 15. Applies and affects subject property as shown.
35. All conditions, restrictions, covenants and easements as set forth on Plat Book No. 2000, Page 15. Applies and affects subject property as shown.
36. Right of way easement and railroad right and 50' buffer as shown.
37. Sublot lines as shown.



# Warehouse



# Loading

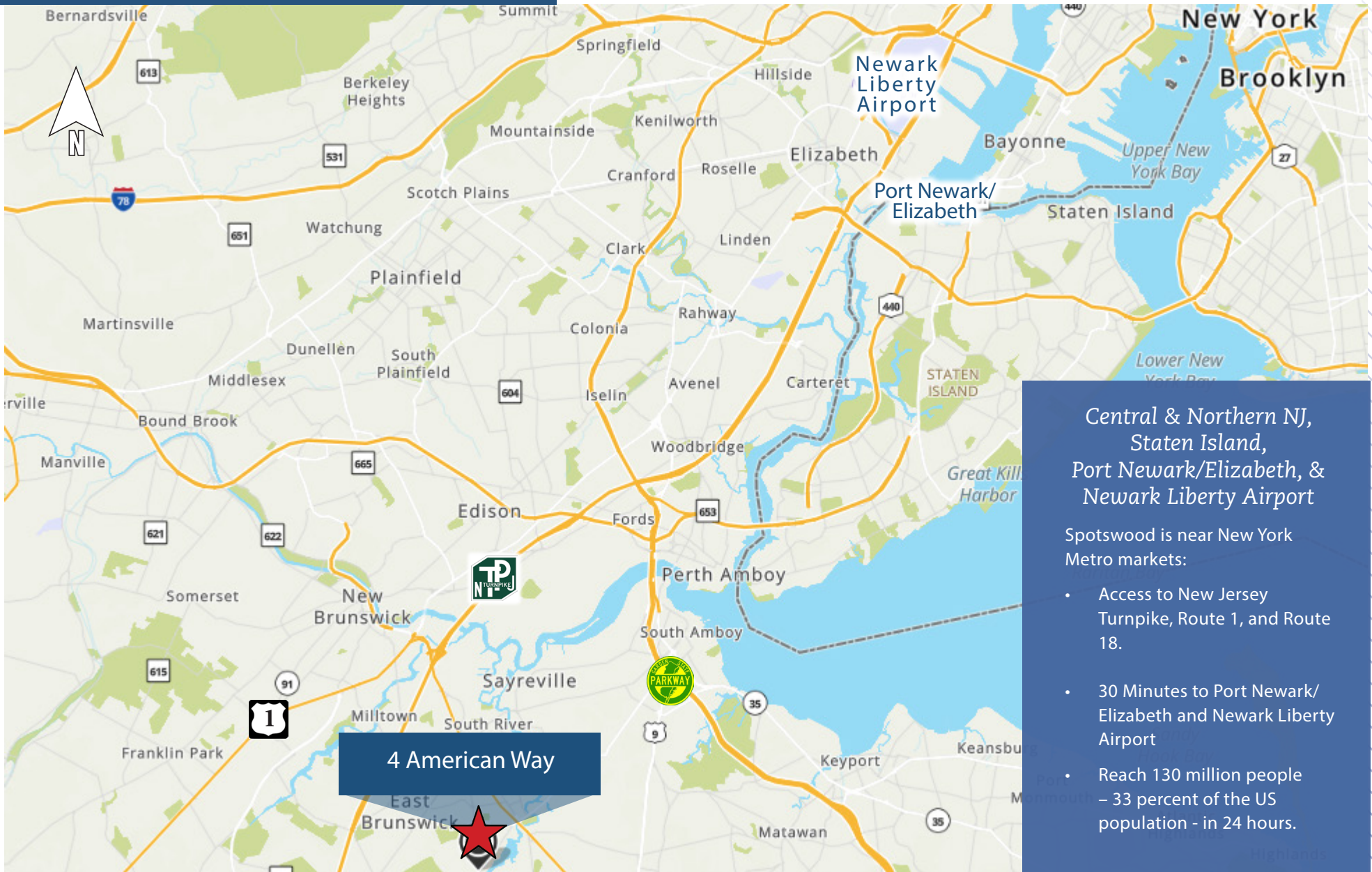


# Outdoor Storage Area





# At the Crossroads of...



## Central & Northern NJ, Staten Island, Port Newark/Elizabeth, & Newark Liberty Airport

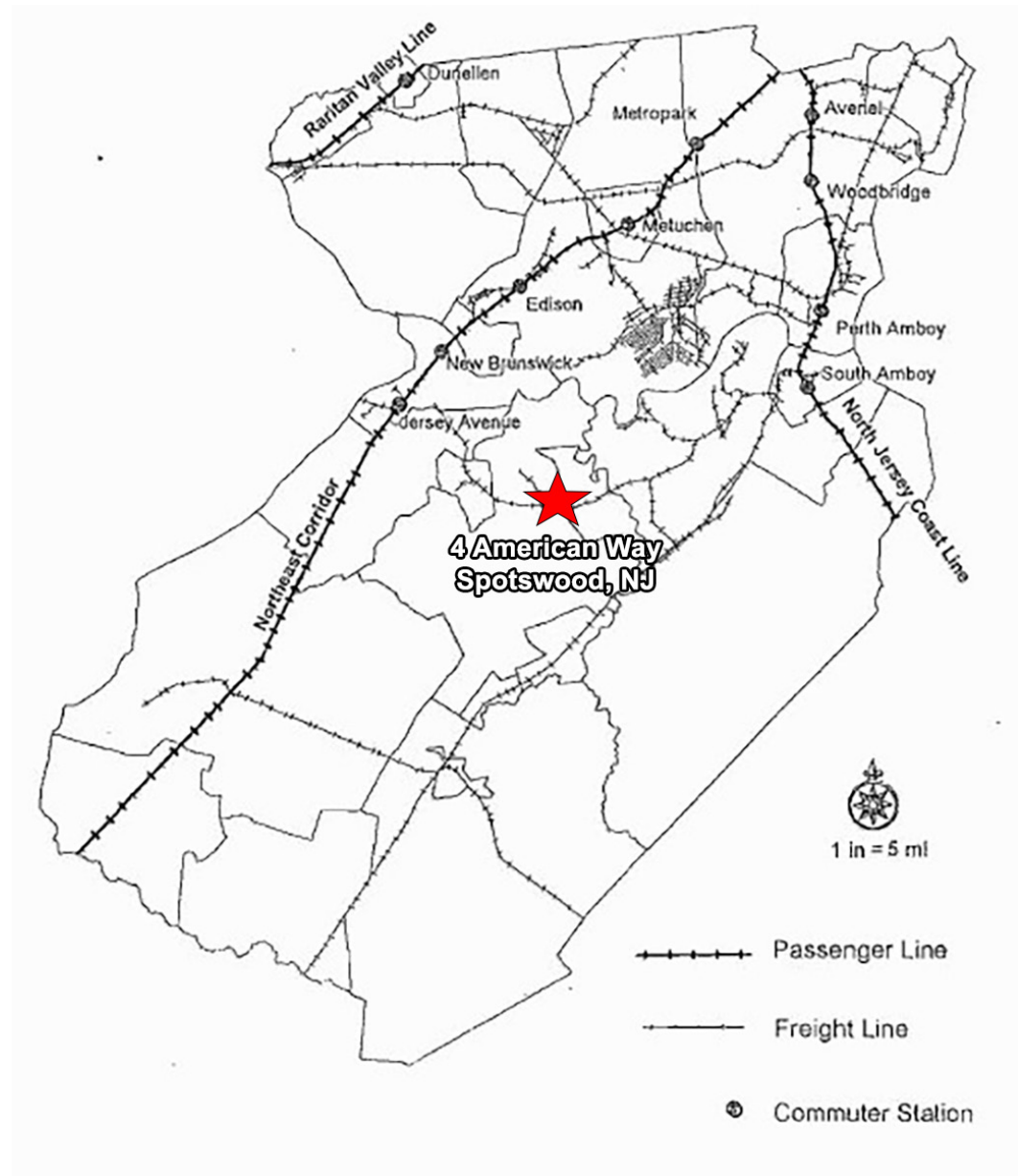
Spotswood is near New York  
Metro markets:

- Access to New Jersey Turnpike, Route 1, and Route 18.
- 30 Minutes to Port Newark/Elizabeth and Newark Liberty Airport
- Reach 130 million people – 33 percent of the US population - in 24 hours.

# Freight Line Access

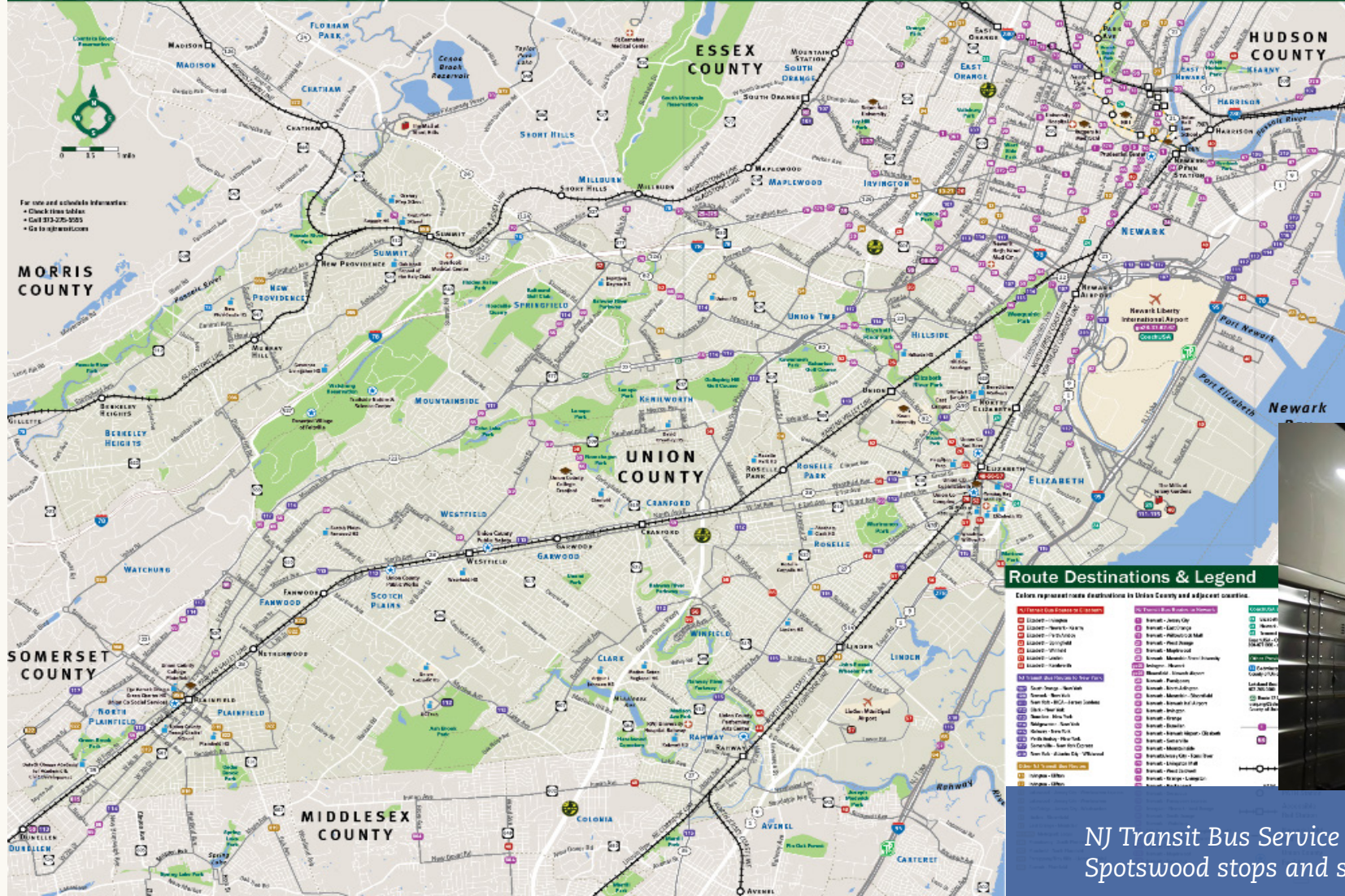
## Middlesex County Rail Infrastructure Passenger and Freight Lines

- 4 American Way, Spotswood has direct access to commercial freight lines.
- Connection to South Jersey/Philadelphia Markets and North Jersey/New York Markets via Conrail railways.



# NJ Transit Bus Stop

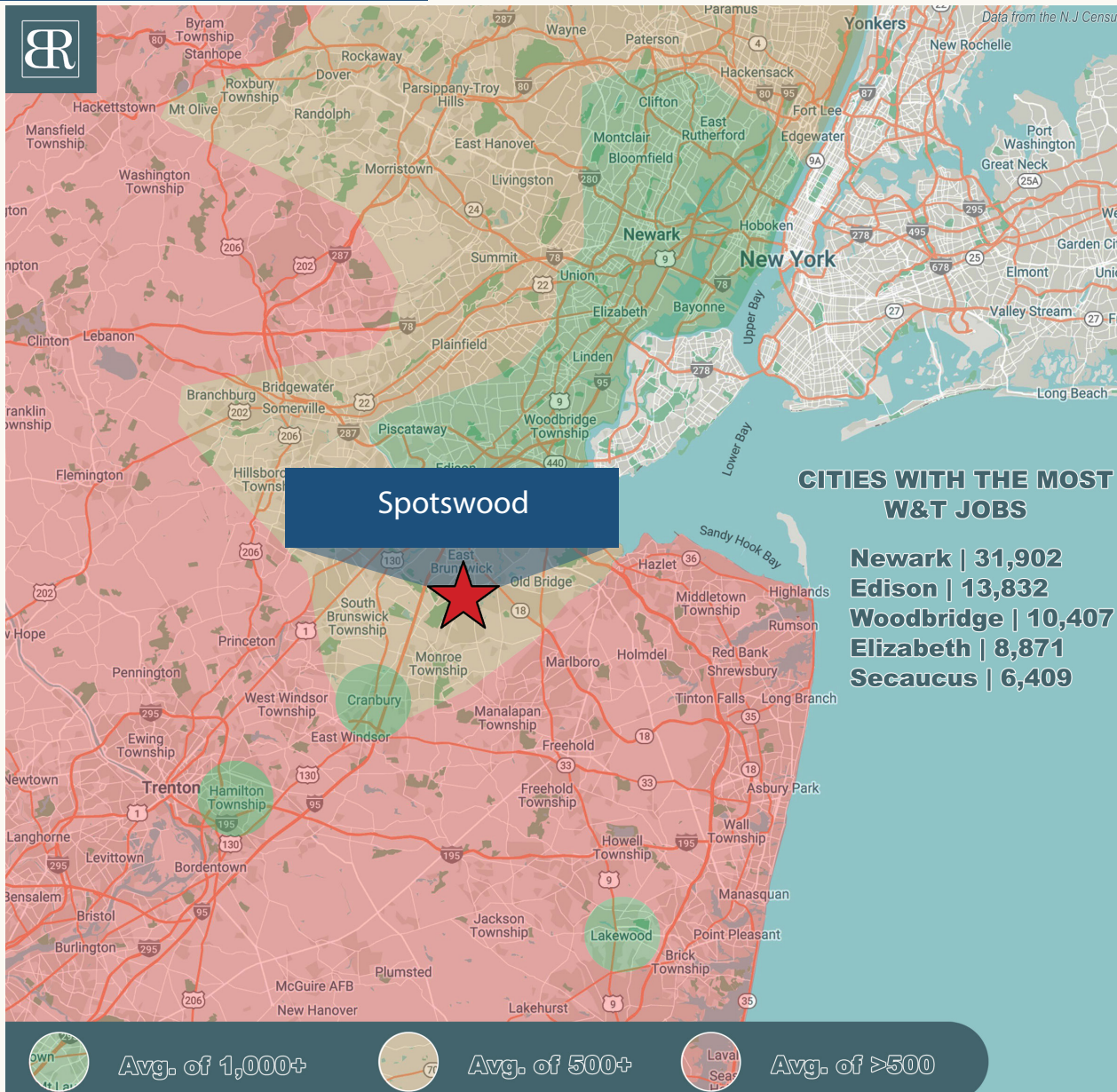
## UNION COUNTY, NEW JERSEY TRANSIT MAP



4 American Way, Spotswood, NJ

NJ Transit Bus Service offers multiple Spotswood stops and service to NYC

# Labor Demographics



# Zoning

## § 120-416. LI Light Industrial District.

### A. Permitted principal uses on the land and in buildings:

- (1) Fully enclosed warehouse, wholesale, distribution or self-storage facilities.
- (2) Contractors' shops and businesses such as heating and cooling plumbing supply houses, sheet metal fabrication businesses, electrical contractor shops, cabinet and countertop fabrication, electronics and appliance repair and clearance warehouses.
- (3) Offices and office buildings.
- (4) New and used automotive sales or sales of similar specialty vehicles, or sales of general equipment or machinery, or machine repair or service businesses.
- (5) Automotive body shops, repair garages, engine, transmission, auto glass, or similar specialty automotive repair shops, excluding junkyards, salvage or recycling uses.
- (6) Private recreational academies for gymnastics, dance, karate or similar sports training facilities, or private recreational uses such as membership gyms, skating rinks, bowling alleys, sports clubs, rock-climbing gyms or paintball facilities.
- (7) Scientific or research laboratories and limited manufacturing, provided that all operations and activities, except parking, shall be carried on within enclosed buildings and provided further that at no time will said uses cause or result in:
  - (a) Violation of the performance standards of this chapter, including dissemination of smoke, gas, dust, odor, noise, glare, vibration, heat, electromagnetic interference, discharge of any waste material whatsoever onto the ground or into any watercourse, or any other matter which pollutes the atmosphere outside the building in which the use is conducted, or anywhere on the site.
  - (b) The manufacture of explosives or any similar physical hazard by means of fire, explosion, radiation or any similar cause to property in the same or in adjacent districts.
  - (c) Mining or and, clay or gravel or other extractive processes, and commercial stripping of topsoil.

### B. Accessory uses permitted:

- (1) Off-street loading and off-street parking and private garages to house delivery trucks or other commercial vehicles.
- (2) General storage buildings for the storage of materials owned by the owners or tenants of the property.
- (3) Employee cafeterias in service to the employees of the principal use designated on the site plan as approved by the Planning Board.
- (4) All storage tanks including but not limited to water, chemicals, propane and automobile and heating fuel storage tanks, provided that such tanks are no higher than 15 feet above the ground and all tanks comply with any applicable federal, state and/or local ordinances, statutes, codes and regulations. Any proposed tank over 15 feet high shall not be a permitted or accessory use.
- (5) Security guard houses, gate houses and bus shelters not exceeding 12 feet in height, located in the front yard along the entrance driveway(s) to the property and set back at least 25 feet from all street and property lines.
- (6) Temporary construction trailers and one sign not exceeding 32 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement, and are set back at least 30 feet from all street and lot lines.

### C. Conditional uses:

- (1) Public utility facilities and uses subject to the conditional use standards specified in this chapter.

# Demographic Highlights



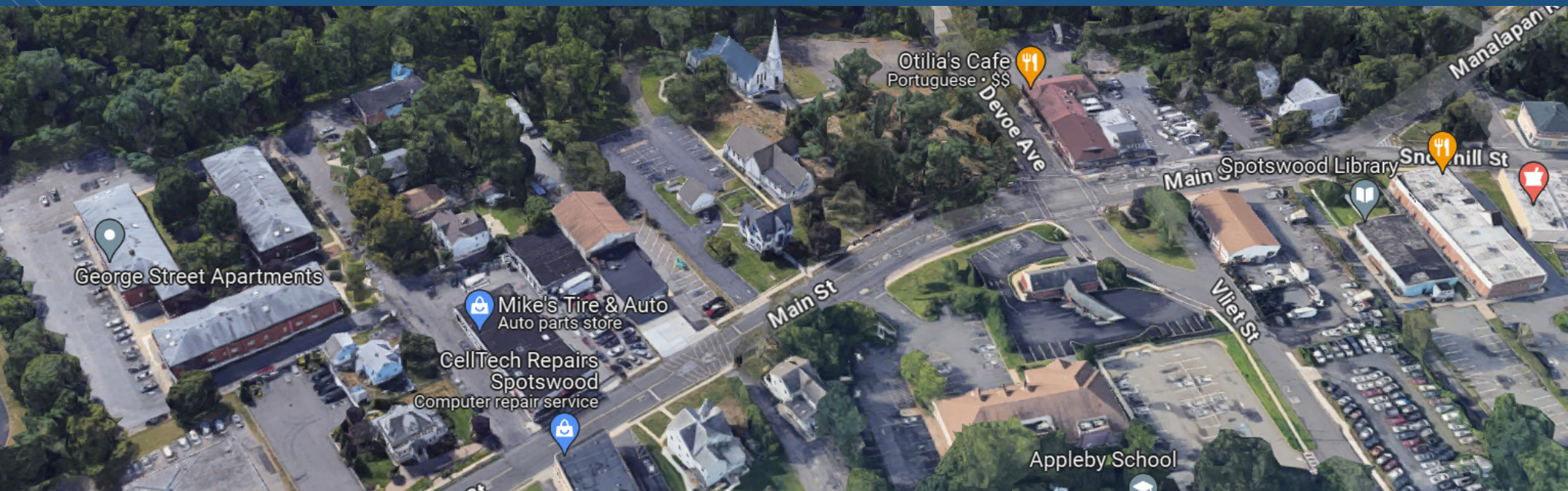
## Household Income

- In 2021, Spotswood, NJ had a population of 8,160 people with a median age of 44.7 and a median household income of \$92,527.
- Between 2020 and 2021 its median household income grew from \$85,703 to \$92,527, a 7.96% increase.
- In 2021, the median property value in Spotswood, NJ was \$317,700, and the homeownership rate was 82.2%.



## Business Environment

- The economy of Spotswood, NJ employs 3,860 people.
- The largest industries in Spotswood, NJ are Retail Trade (710 people), Health Care & Social Assistance (457 people), and Educational Services (408 people).
- The highest paying industries are Utilities (\$146,042), Finance & Insurance (\$109,219), and Finance & Insurance, & Real Estate & Rental & Leasing (\$98,000).





## New Development

- Rockefeller Group is developing Main Street Logistics Center on 59 acres in Spotswood, N.J. on the site of the former Schweitzer-Mauduit International paper plant.
- The project is 654,640 square-feet and began construction in February 2023. It is expected to be completed by end of year 2023.
- The building is a rear-loaded building with 40' clear height, 105 loading doors, 293 trailer spaces and 332 auto spaces.

- Developed by Petillo Company, a new logistics center was completed in 2023 at 85 Main Street in Spotswood, New Jersey.
- Petillo built the warehouse while developing the site around the complex, including utilities, water management and shipping and distribution areas.
- The 654,640 SF industrial/distribution facility was delivered in Q4 of 2023.



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