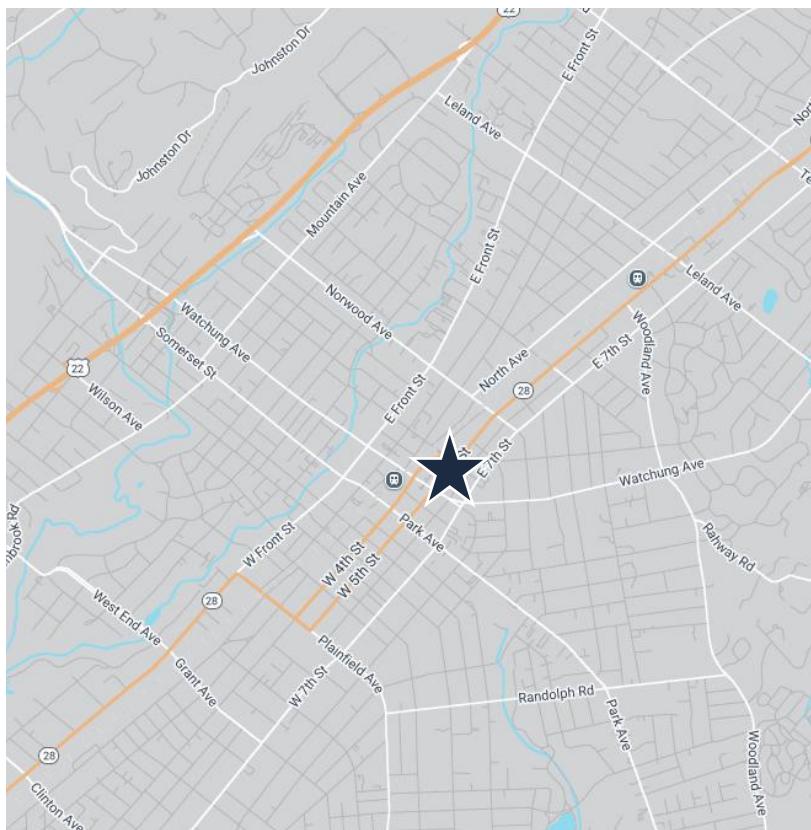


421 Cleveland Avenue and 139-141 E 5th Street, Plainfield, NJ

±0.27-Acre Land Redevelopment Opportunity for Sale



Specifications

±7,500 SF Warehouse	±13'
±1,200 SF Office	CEILING HEIGHT
BUILDING SIZE	
±0.27 AC (Fenced Lot)	R5
Block 836, Lots 10 & 12	ZONING
TOTAL ACREAGE	
1 TB, 1 DI Door	\$9,971.37
LOADING	TAXES (2025)
Redevelopment Zone	
Corner of Cleveland Ave & E 5 th St	
LOCATION	
1 Block from Raritan Valley Train	
Station	
Eligible for Economic Development	
Zone Incentives	
Wide Variety of Uses	
High Population Area	
Centrally Located to Route 22,	
I-78 and I-287	
COMMENTS	

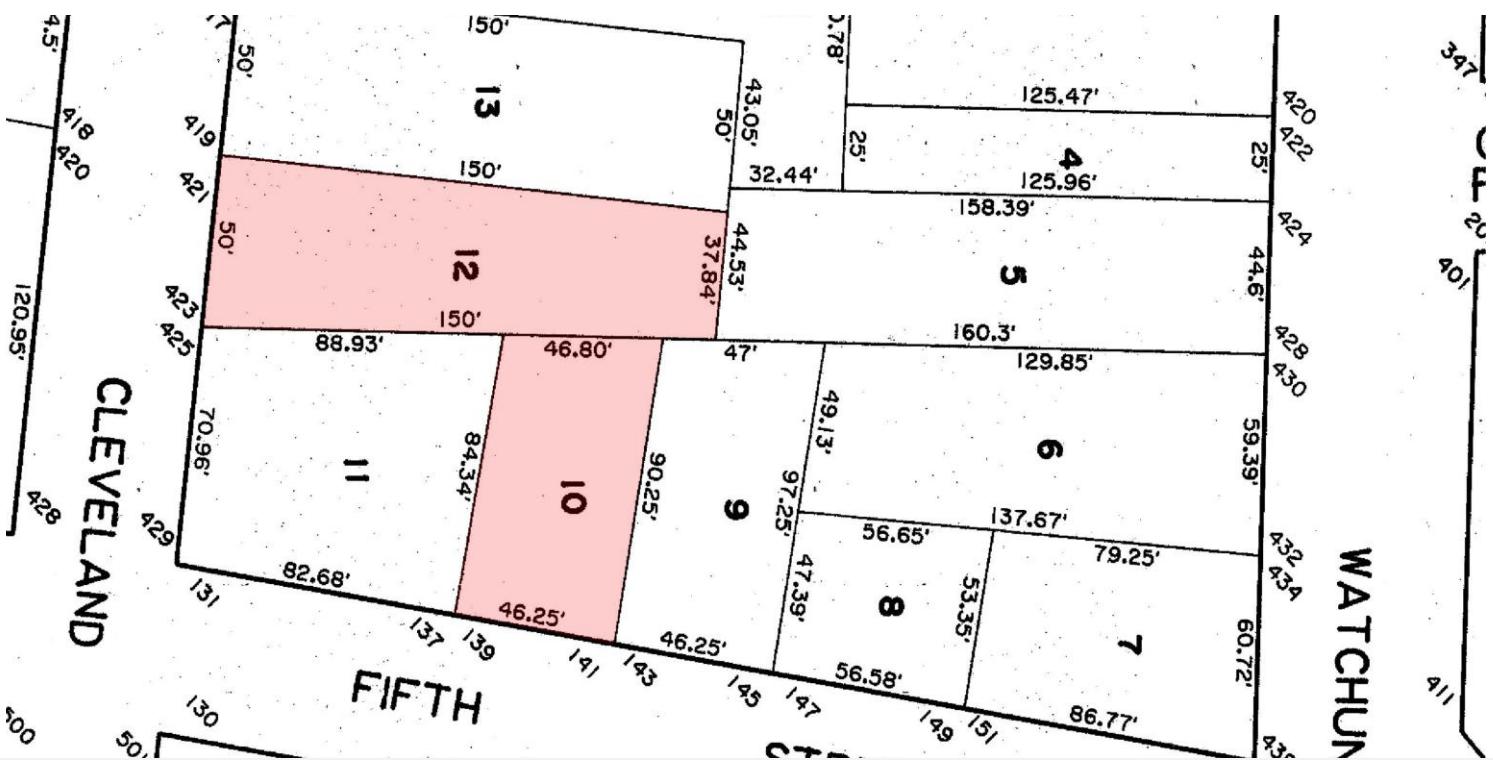
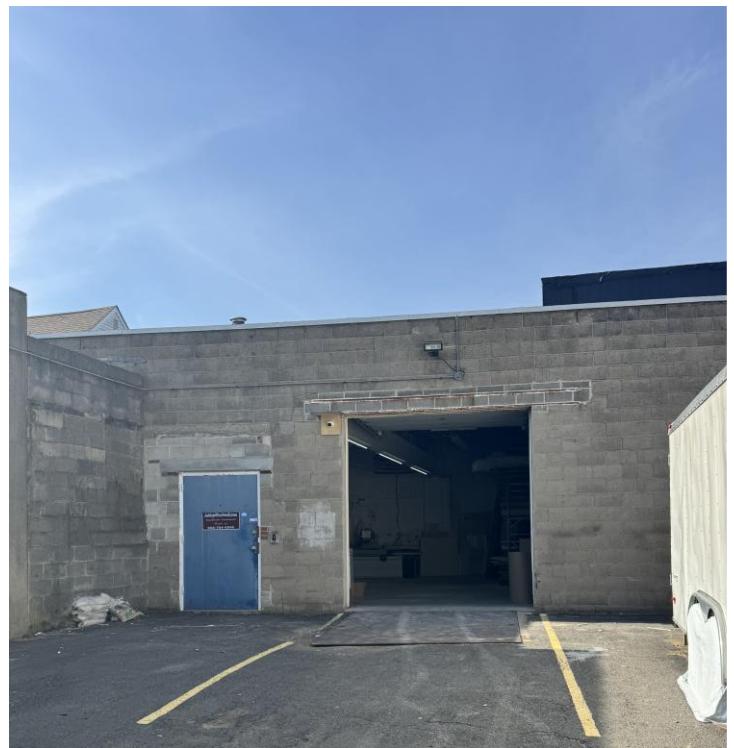
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 RVanderbeck@blauberg.com

Nicholas Bio *Associate* 973.379.6644 x 233 NBio@blauberg.com

Alex Dombrowski *Associate* 973.379.6644 x 229 ADombrowski@blauberg.com

FOR SALE | 421 CLEVELAND AVENUE AND 139-141 E 5TH STREET | PLAINFIELD, NJ



For additional property information or to arrange an inspection, please contact the exclusive brokers:

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 RVanderbeck@blauberg.com

Nicholas Bio *Associate* 973.379.6644 x 233 NBio@blauberg.com

Alex Dombrowski *Associate* 973.379.6644 x 229 ADombrowski@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

LAND USE

SCHEDULE B – TODD - BULK ZONING REQUIREMENTS

Transit Oriented Development Downtown (TODD) Zones

TODD	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Floor Area Ratio (F.A.R.)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Minimum Number of Stories	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (MIA) (square feet)	MIA - Diameter of Circle (feet)
Central Business District	5,000	100	50	50	100	0	0	0	10	4.5	75%	90%	4	6	65	2,700	36
North Avenue Historic District (NAHD)	5,000	50	50	50	100	0	0	0	10	3	75%	90%	3	4	45	2,700	36
Cleveland Arts District (CLAD)	5,000	100	50	50	100	10	0	0	10	3.5	90%	90%	3	4.5 See Bonus	56		
College District (CD)	5,000	N/A	50	50	100	10	20	40	25	4.0	75%	90%	3	5	56		
Parking District (PD)	43,560	100 Sec Bonus	350	350	140	0	20	20	20	45	90%	95%	4	6	56		
Civic Historic District	5,000	50	50	50	100	10	5	10	10	3	75%	90	2	4	45	1,256	40
Transition District																	
Mixed Use	5,000	25	50	50	100	10	5	10	15	1.8	60%	70%	N/A	3	35	2,100	32
Commercial Uses	5,000	N/A	50	50	100	10	5	10	15	1.8	60%	80%	N/A	3	35	1,500	27
Apartment	22,000	12	150	150		30	25	50	30	N/A	30%	40%	N/A	3	40	5,300	51
Town-house	43,560	10	150	150	150	25	30	60	30	N/A	30%	45%	N/A	2.5	35	11,800	76

(MC 2012-20, November 26, 2012; MC 2015-34 § 2)

PLAINFIELD CODE

USES	TODD Central Business District (TODD/CBD)	TODD North Avenue Historic District (TODD/NAHD)	TODD Cleveland Arts District (TODD/CLAD)	TODD Parking District (TODD/PD)	TODD College District (TODD/CD)	TODD Civic Historic District (TODD/CHD)	TODD Transition District (TODD/TD)
Parking structure				X			
Laundromat							X
Nursing home							X
Adult day care facility	X						X
Assisted living facility							X
Funeral home							X
Wireless communication facility	X			X			
House of worship							X
Fraternal organization	X						X
College					X		
Open space	X	X	X	X	X	X	X
Cannabis Class 5 (See § 17:9-24A)	X	X	X	X	X		X

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 RVanderbeck@blauberg.com

Nicholas Bio *Associate* 973.379.6644 x 233 NBio@blauberg.com

Alex Dombrowski *Associate* 973.379.6644 x 229 ADombrowski@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

LAND USE
SCHEDULE A – TODD USE RESTRICTIONS (Section 17:9)

TRANSIT ORIENTED DEVELOPMENT DOWNTOWN (TODD) DISTRICTS - SCHEDULE A
[MC 2012-20, November 26, 2012; MC 2015-34; amended 8-16-2021 by Ord. No. MC 2021-24; 12-13-2021 by Ord. No. MC 2021-39]

USES	TODD Central Business District (TODD/CBD)	TODD North Avenue Historic District (TODD/NAHD)	TODD Cleveland Arts District (TODD/CLAD)	TODD Parking District (TODD/PD)	TODD College District (TODD/CD)	TODD Civic Historic District (TODD/CHD)	TODD Transition District (TODD/TD)
Mixed-use structure	X	X	X	X	X	X	X
Apartments						X	X
Townhouses							X
Child-care center	X	X	X		X	X per N.J.S.A. 40:55D-66.6	X
Retail sales	X	X	X	X	X		X
Personal service establishment	X	X	X	X	X		X
Office	X	X	X	X	X	X	X
Art studio		X	X		X		X
Art gallery		X	X		X		X
Museum		X	X		X	X	X
Restaurants	X	X	X	X	X		X
Tavern	X	X	X		X		X
Nightclub	X	X	X		X		
Bank, with drive-through facility				X			X
Bank, excluding drive-through facility	X		X	X	X		X
Health and fitness club	X	X	X	X	X	X	X
Theater	X						
Hotel	X	X					
Banquet hall	X						X
Parking lot	X				X		X

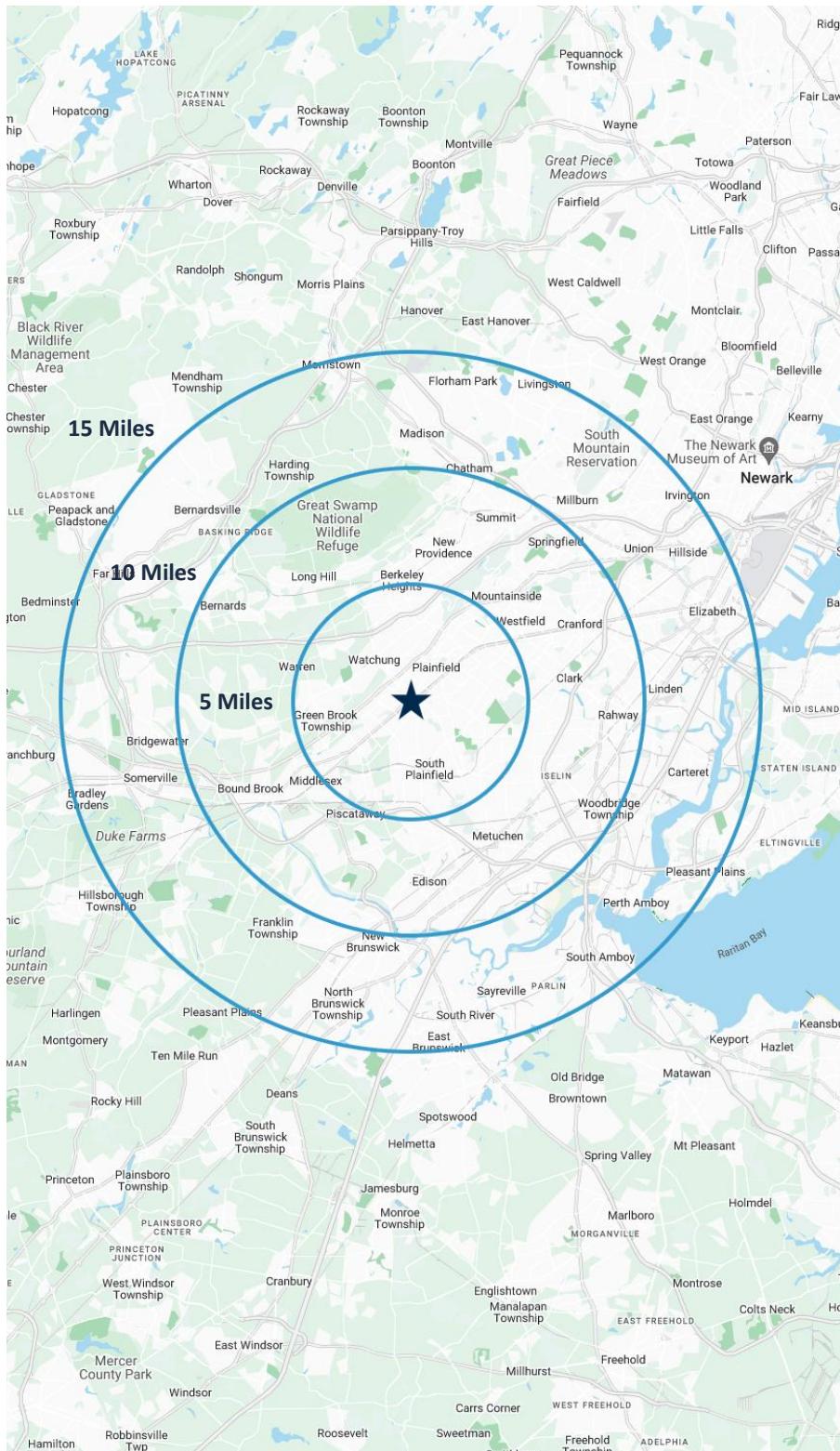
17 Attachment 1:9

Supp 7, Mar 2022

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 RVanderbeck@blauberg.com
 Nicholas Bio *Associate* 973.379.6644 x 233 NBio@blauberg.com
 Alex Dombrowski *Associate* 973.379.6644 x 229 ADombrowski@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



5 MILES

- Total Population: 275,221
- Households: 93,671
- Median Household Income: \$144,596
- Average Household Size: 2.9
- Transportation to Work: 147,891
- Labor Force: 218,861

10 MILES

- Total Population: 1.04M
- Households: 368,385
- Median Household Income: \$133,115
- Average Household Size: 2.8
- Transportation to Work: 560,337
- Labor Force: 842,521

15 MILES

- Total Population: 2.35M
- Households: 843,514
- Median Household Income: \$119,005
- Average Household Size: 2.7
- Transportation to Work: 1.23M
- Labor Force: 1.89M

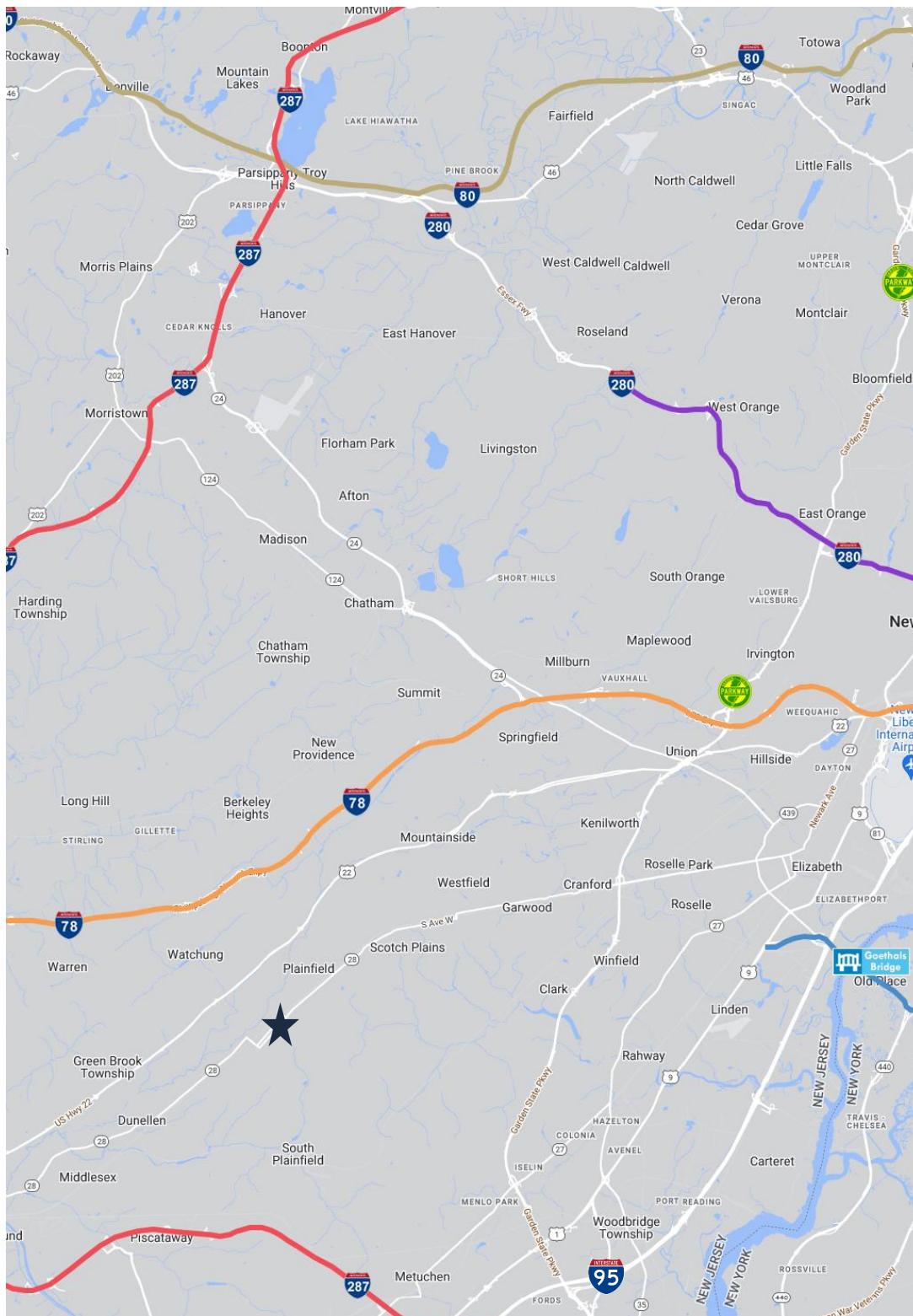
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 RVanderbeck@blauberg.com

Nicholas Bio Associate 973.379.6644 x 233 NBio@blauberg.com

Alex Dombrowski Associate 973.379.6644 x 229 ADombrowski@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



ACCESSIBILITY



1.1 MI
Route 22



3.1 MI
I-78 Exit 40



4.1 MI
I-287



7.3 MI
GSP Exit 132



9.0 MI
I-95 Exit 10



17.7 MI
Newark Airport

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 RVanderbeck@blauberg.com

Nicholas Bio *Associate* 973.379.6644 x 233 NBio@blauberg.com

Alex Dombrowski *Associate* 973.379.6644 x 229 ADombrowski@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.