

LOGISTIC REALTY

INDUSTRIAL REAL ESTATE SERVICES

For Lease

2201 Roosevelt Ave, South Plainfield, N.J.
± 12,150 Ft.² on ± **2.2 Acres**

Bill Hettler **732.738.8888**

bill@logisticrealty.com

Resume: www.williamhettler.com



**Outside Storage
ALLOWED**

**Five (5) Oversized Drive Ins—
Drive Straight Through Facility**

± 2.2 Acres



Total Building: ± 12,150 Sq. Ft.
Zoning: M-3 Heavy Industrial
Loading: 5 Oversized Drive Ins
Office Area: ± 1,200 Sq. Ft. (Estimated)
Renovated 2019
Ceiling: 16' Ft. Clear Repair Shop;
20' Ft. Clear Rear
Utilities: HVAC Office
City Water & Sewer
Heavy Power
2,500 Gallon Diesel Tank
Taxes: \$ 23,976.00 (2020)
Lease Rate: \$ 20,000.00/Month Base



Entire Building Renovated 2019

2,500 Gallon Diesel



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2201 Roosevelt is....

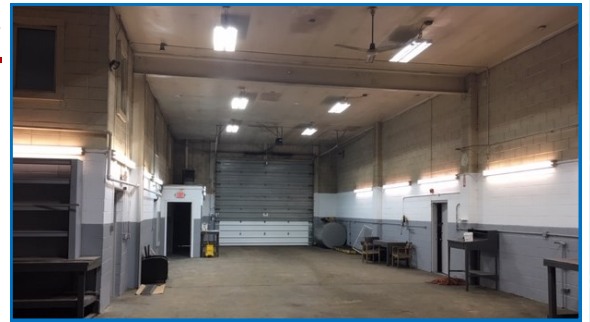


2.2 Acres Outside Storage

Ideal Truck/Trailer Storage Yard
Vehicle/Transportation Storage
Construction/Heavy Equipment
Contractor Supply Yard
Fully Fenced, Secure, & Lighted

Truck Repair– Drive Through Bay

Air Lines/Compressor Hook Up
Waste Oil, Workbench Area
Secure Parts Room
Full Locker/Break/Restroom w/Shower

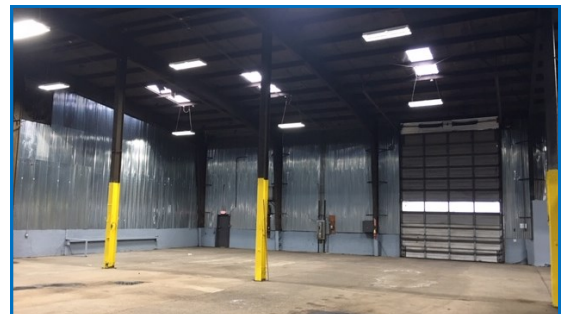


HEAVY POWER.....

1,200 Amps

Complete Renovation 2019

1,200 Sq. Ft. New Offices
New Roof / Skylights / Gutters
Roll Up Doors Reconditioned
New Liftmasters
New Insulation and Interior Paneling
HVAC / Water Heater
All Mechanical Systems Refurbished
Extensive Painting Throughout
Yard / Truck Parking Lot Regraded
Updated Perimeter Fencing / Lighting



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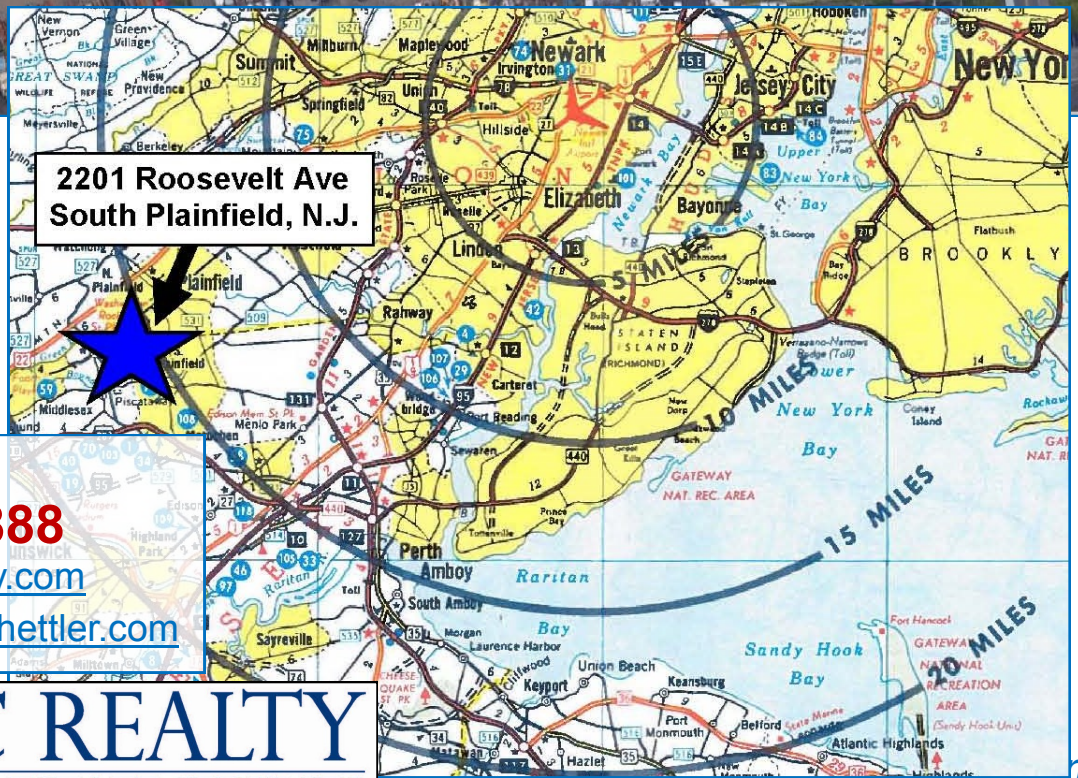
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2201 Roosevelt is....

Zoning- M-3 Industrial Zoning. Heavy Industrial Area.
Location- Minutes to Rt. 287 Exit #4.
24 Miles to Port Newark / Port Elizabeth



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