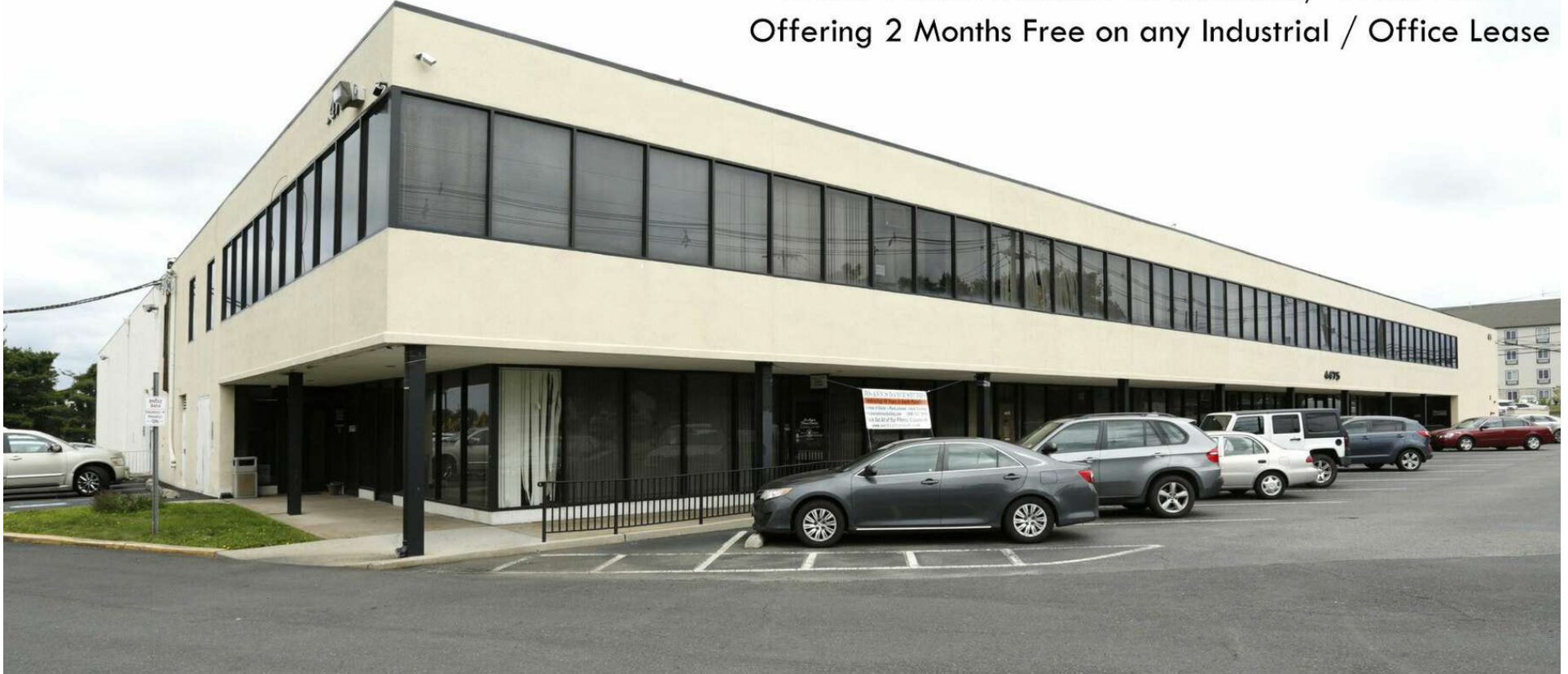


Available For Immediate Occupancy
Broker Bonus Available on Industrial / Office Lease
Offering 2 Months Free on any Industrial / Office Lease



INDUSTRIAL / OFFICE PROPERTY

FOR SALE & LEASE

±56,800 SF WAREHOUSE WITH OFFICE SPACE FOR SALE OR LEASE

4475 South Clinton Avenue, South Plainfield, NJ 07080

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

NICHOLAS A. SAVASTANO

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PROPERTY DESCRIPTION

Industrial Building with Office Space

±20,000 SF Warehouse Space Available for Lease

±12,000 SF Warehouse

±6,362 SF Total Office Space and 30 SF of Office Storage Available for Lease

LOCATION DESCRIPTION

Corner of South Clinton and Hamilton Boulevard

1 Mile from I-287

SITE DESCRIPTION

Total Building Size: ±56,800 SF (2 Stories)

Available Space: ±32,000 SF Warehouse, ±6,362 SF Office and ±30 SF Storage

Lot Size: ±2.56 Acres

Zoning: M-3

Parking: 137 Spaces (Off-Street)

Construction: Masonry

Ceiling Height: 22 Feet

Power: 800 Amp

Utilities: Gas

Loading Docks: 5 (3 Interior and 2 Exterior)

Drive-Ins: 3 (14' High Doors)

Permitted Office Uses Include: Day Care/ Senior Care, Gym, After-School Programs (Kumon, Mathnasium), Dental Clinic, Professional Offices

Please Call for Sale Price or Lease Rate

NOTES

- ±32,000 SF Total Industrial Space Available Immediately
- Broker bonus available
- 2 months free for any office / industrial lease

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201 Office	800 SF	NNN	Please Call for Lease Rate	Office
Suite 203 Office	800 SF	NNN	Please Call for Lease Rate	Office
Suite 205 Office	485 SF	NNN	Please Call for Lease Rate	Office
Suite 206 Office	2,200 SF	NNN	Please Call for Lease Rate	Office
Suite 207 Office	1,727 SF	NNN	Please Call for Lease Rate	Office
Suite 211 Office	350 SF	NNN	Please Call for Lease Rate	Office
1st Floor Storage - 30	30 SF	NNN	Please Call for Lease Rate	Storage
Suite 112 Warehouse	20,000 SF	NNN	Please Call for Lease Rate	Warehouse
Suite 113 Warehouse	12,000 SF	NNN	Please Call for Lease Rate	Warehouse

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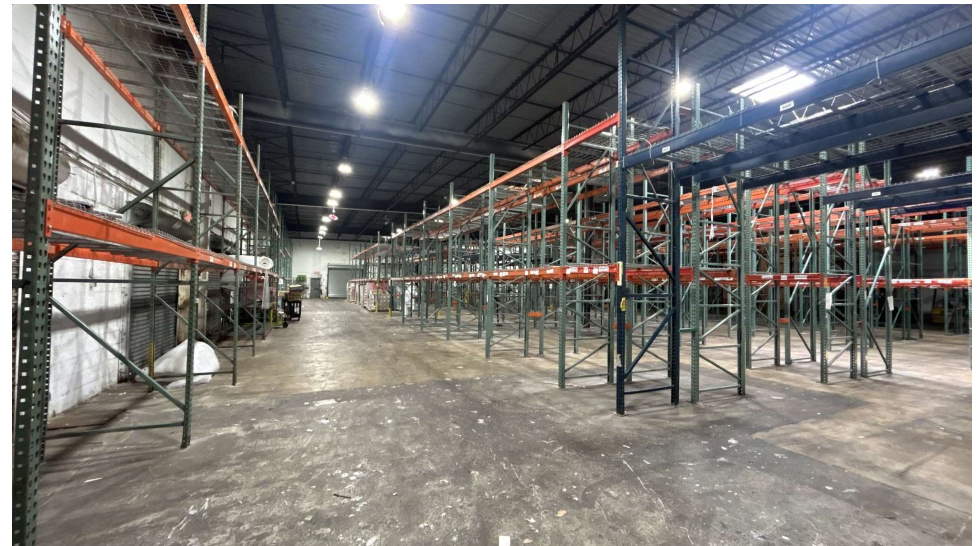
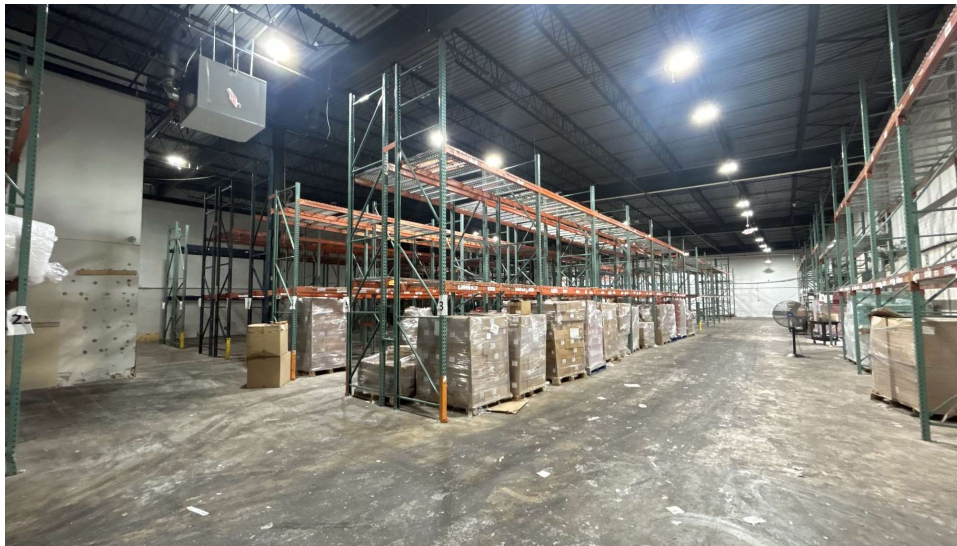
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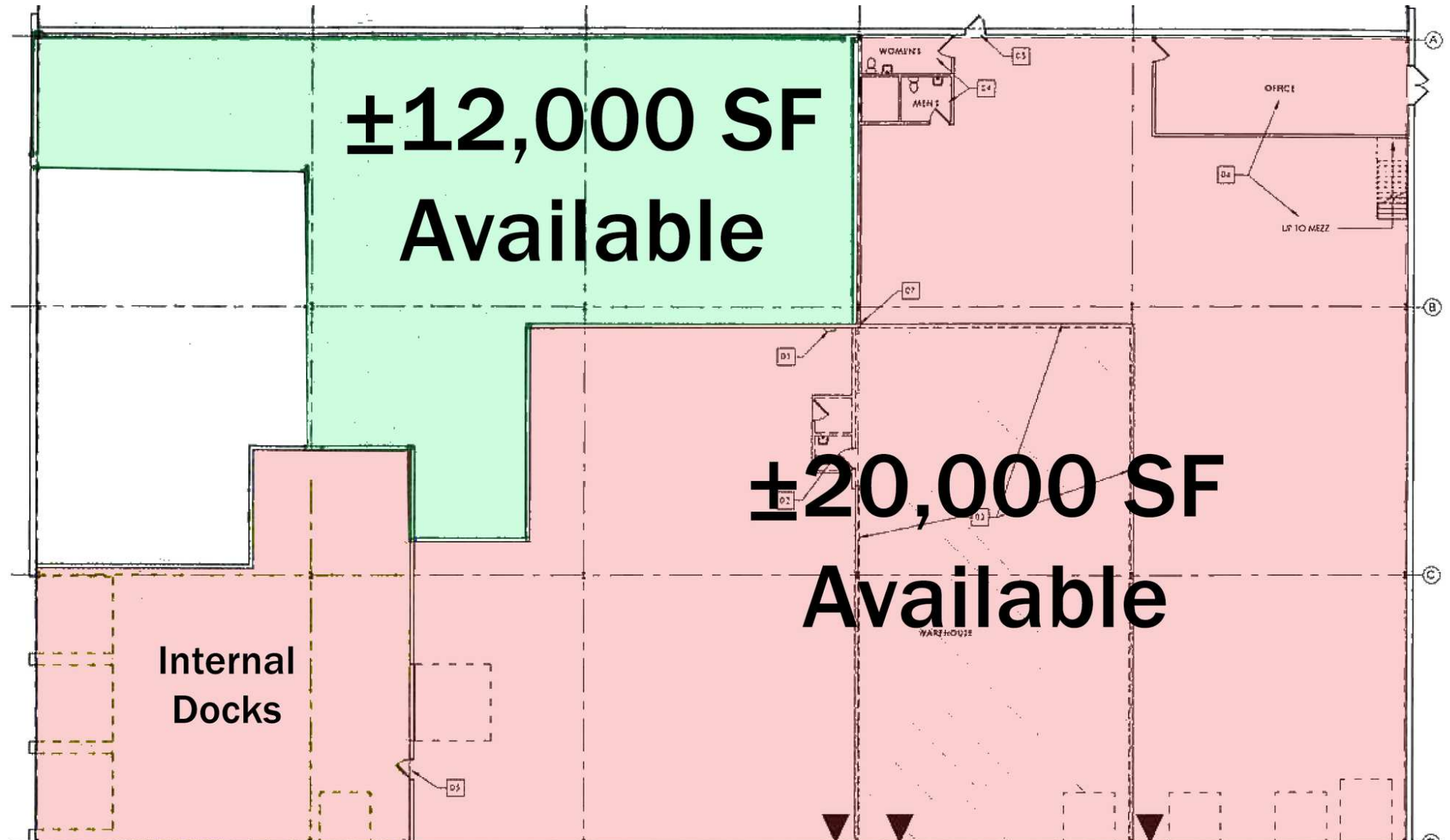
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	5,995	94,259	349,458
2019 Estimate	5,929	93,500	344,689
2010 Census	5,731	92,237	330,703
Growth 2019-2024	1.11%	0.81%	1.38%
Growth 2010-2019	3.45%	1.37%	4.23%
2019 Population Hispanic Origin	793	14,552	76,581
2019 Population by Race:			
White	1,871	39,637	180,622
Black	963	17,457	61,312
Am. Indian & Alaskan	44	526	2,489
Asian	2,861	33,523	92,124
Hawaiian & Pacific Island	5	71	378
Other	185	2,286	7,765
U.S. Armed Forces:	0	34	56
Households:			
2024 Projection	2,077	31,172	117,484
2019 Estimate	2,055	30,896	115,673
2010 Census	1,989	30,326	109,770
Growth 2019 - 2024	1.07%	0.89%	1.57%
Growth 2010 - 2019	3.32%	1.88%	5.38%
Owner Occupied	1,016	20,928	69,101
Renter Occupied	1,039	9,968	46,572
2019 Avg Household Income	\$116,373	\$113,259	\$106,745
2019 Med Household Income	\$99,546	\$94,797	\$84,952
2019 Households by Household Inc:			
<\$25,000	145	3,056	15,815
\$25,000 - \$50,000	180	4,012	18,441
\$50,000 - \$75,000	324	4,300	17,121
\$75,000 - \$100,000	386	5,152	16,226
\$100,000 - \$125,000	305	4,039	12,557
\$125,000 - \$150,000	266	3,350	9,985
\$150,000 - \$200,000	247	3,631	12,796
\$200,000+	203	3,356	12,732

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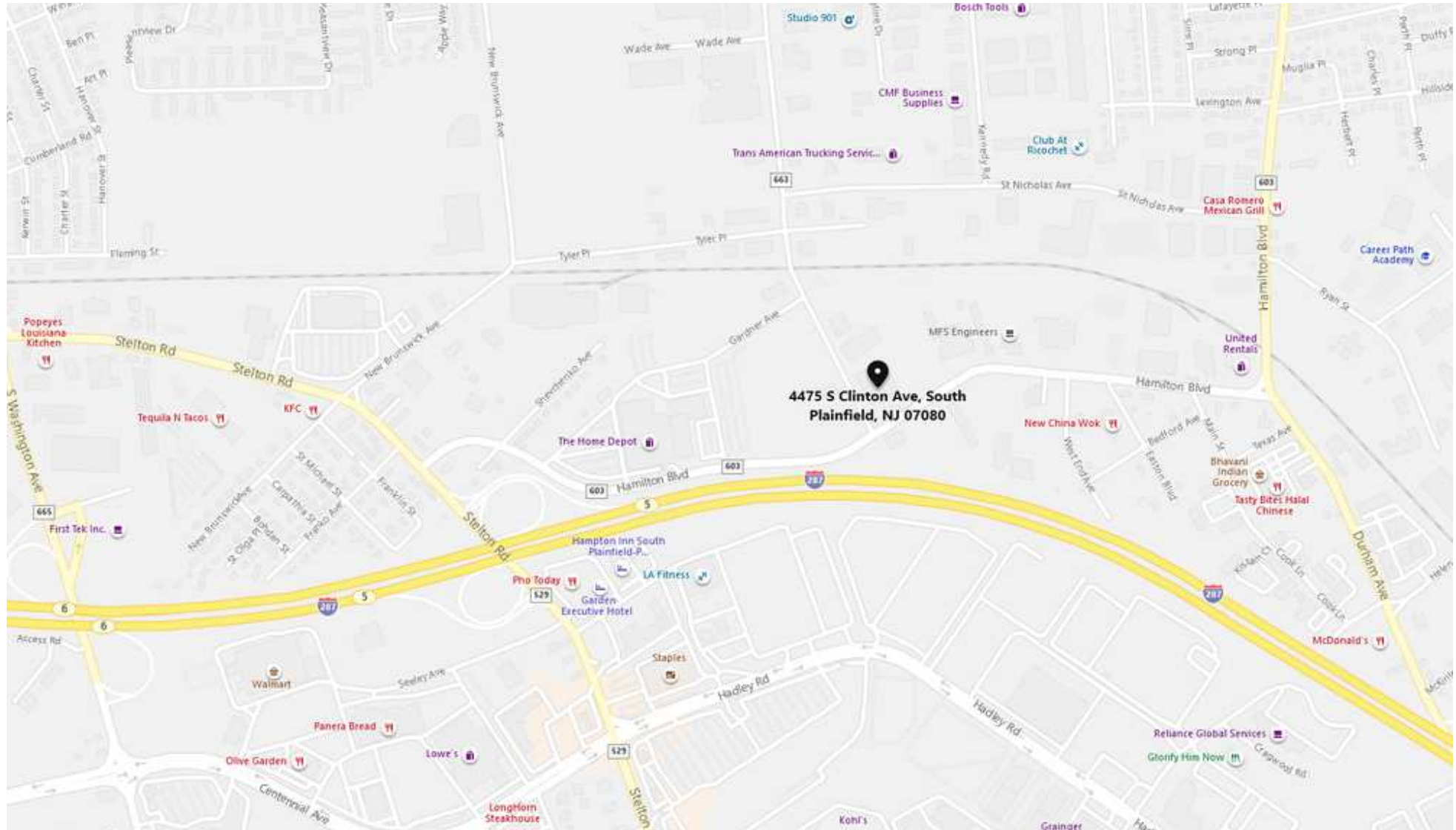
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