

700-710

North Avenue
PLAINFIELD, NJ

±18,000 SF INDUSTRIAL/FLEX FOR SALE
FENCED OUTDOOR STORAGE YARD ON ±0.63 ACRE SITE

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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INDUSTRIAL/FLEX UNIQUE OPPORTUNITY

Positioned within Plainfield's Transit-Oriented Development Netherwood District, this site offers a rare combination of functionality, flexibility, and future upside.

This 18,000 SF industrial/flex building with 2,200 SF of office space features two drive-in doors and fenced outdoor storage providing an ideal setup for owner-users or investors seeking a well-located, move-in-ready facility.

Unlike typical industrial properties, this site sits within an Urban Enterprise Zone, Opportunity Zone and a designated redevelopment corridor - offering potential tax advantages and long-term value appreciation as the area continues to revitalize.

Within close proximity to major highways, regional distribution routes, and the Netherwood train station, this property delivers both operational convenience and strategic positioning in one of Union County's most accessible industrial submarkets.

PROPERTY HIGHLIGHTS

- Building Size: ±18,000 SF
- Land Size: ±0.63 Acres
- Stories: 2
- Ceiling Height: 11'6" - 15' clear
- Drive-Ins: 2 (10' x 10' & 9' x 7')
- Fenced Outdoor Storage Yard
- 9 Parking Spaces
- Taxes (2024): \$13,098
- Power: 200a, 3-phase
- Zoning: Trainside Commercial Zone (TSC), a subdistrict of the Transit-Oriented Development Netherwood District
- Urban Enterprise Zone
- Opportunity Zone

Renderings are for illustrative purposes only and reflect a conceptual vision for the property. All development is subject to municipal approvals.

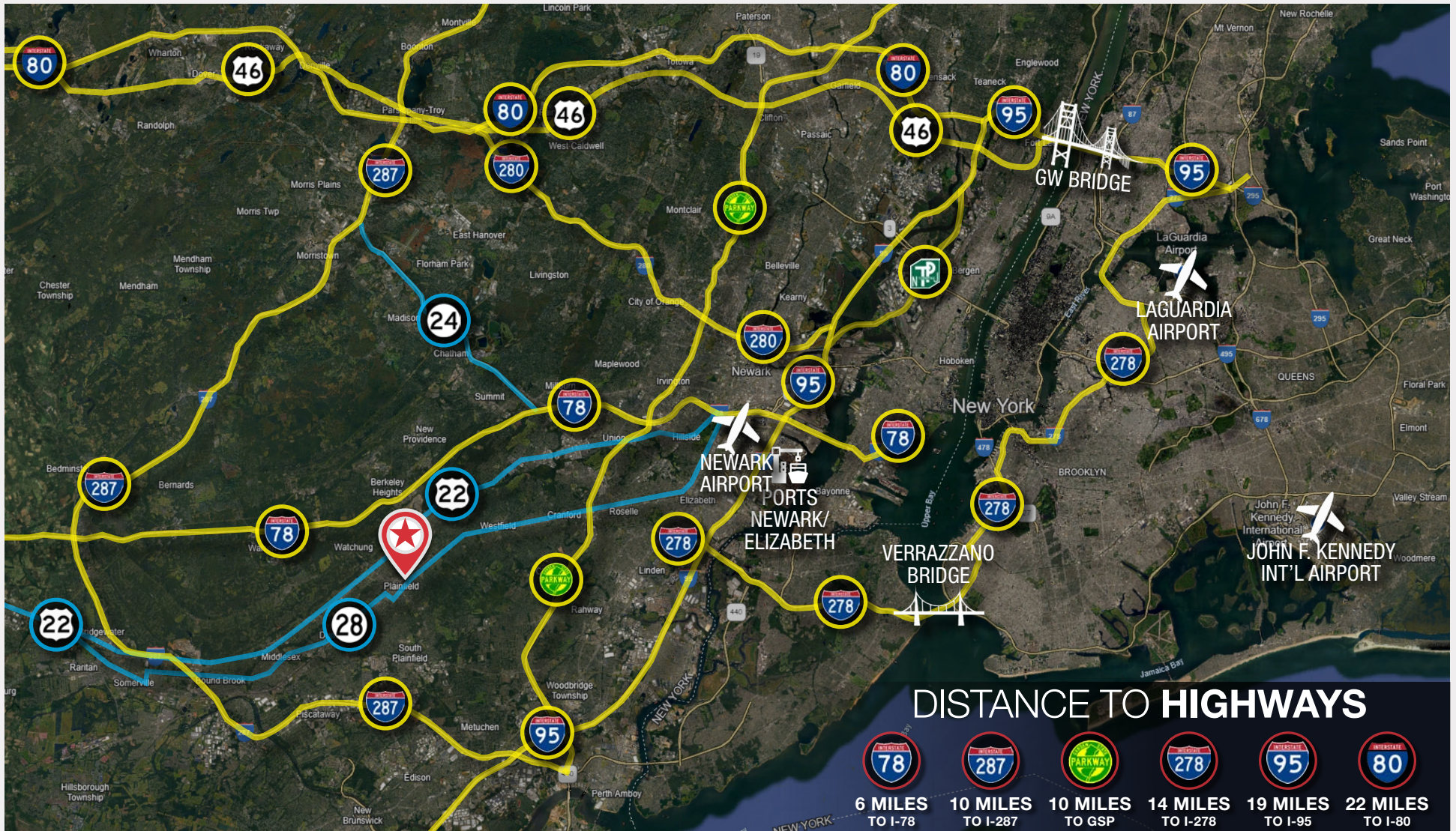
CONCEPTUAL RENDERINGS



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LOCATION BENEFITS

Centrally located along Plainfield's revitalized North Avenue corridor, this site offers exceptional accessibility and visibility for industrial and flex users alike. The property sits just minutes from Route 22, I-78, I-287, I-280 and the Garden State Parkway, providing seamless connections to regional distribution hubs across New Jersey and New York.



WAREHOUSE PHOTO

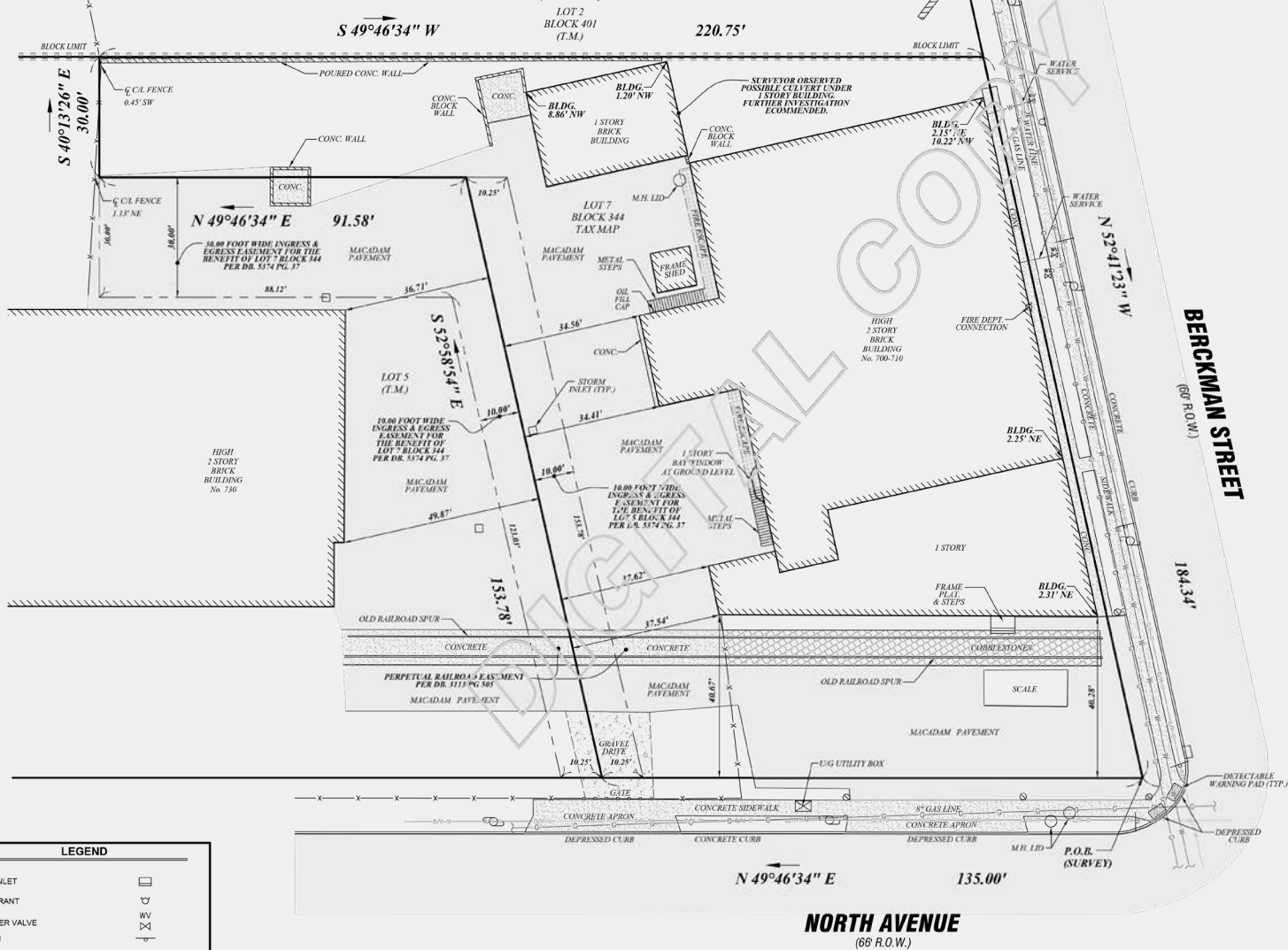


SITE SURVEY



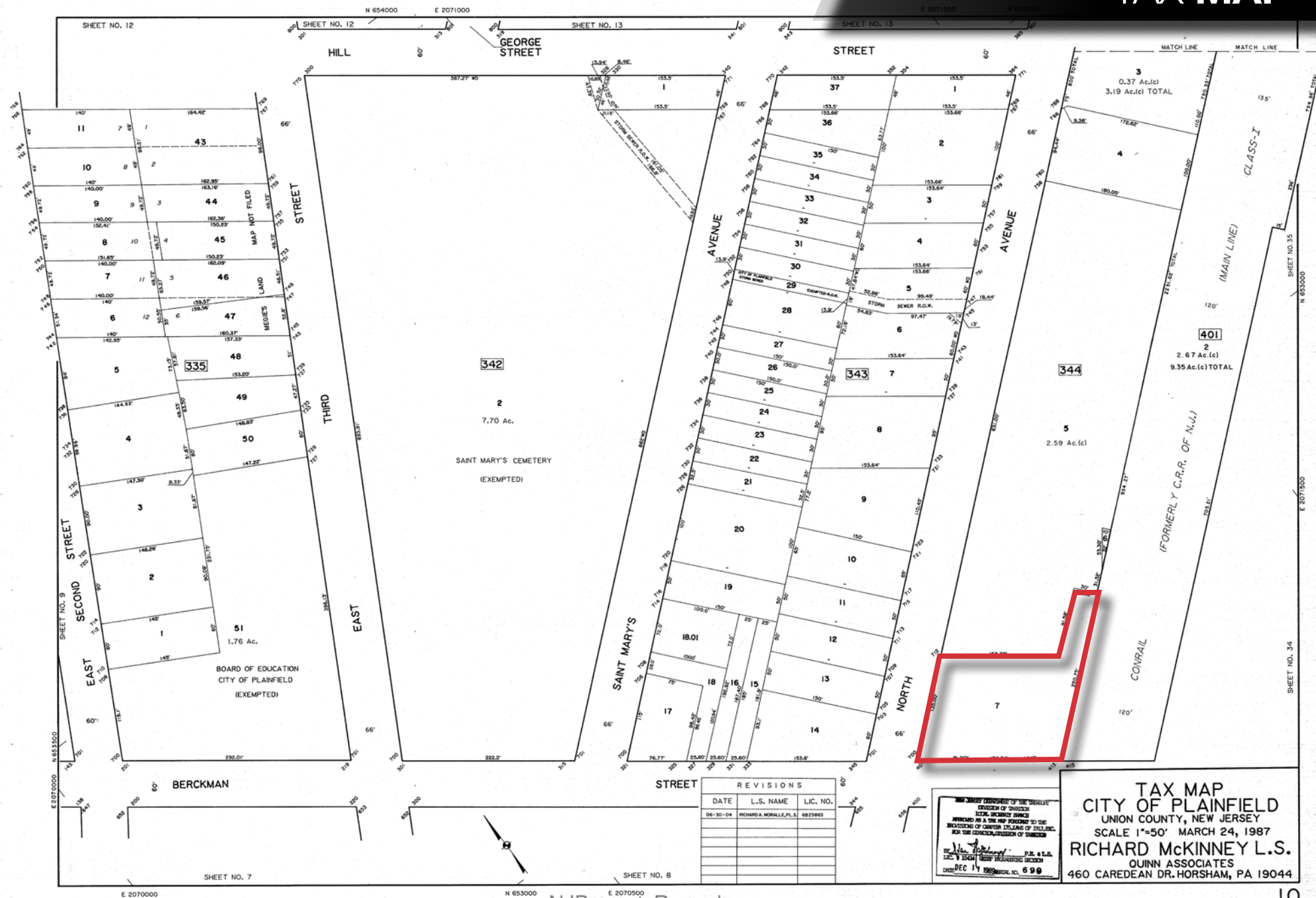
SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN DEED NOTICE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AMENDED DEED NOTICE WITH THE DEPARTMENT AS RECORDED IN DEED BOOK 471 PAGE 9 AND DEED BOOK 517 PAGE 18.

CONRAIL CLASS I (MAIN LINE) (FORMERLY CENTRAL RAILROAD OF NEW JERSEY)



700-710
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PLAINFIELD, NJ

TAX MAP



| REVISIONS | | |
|-----------|---------------------------|----------|
| DATE | L.S. NAME | LIC. NO. |
| 06-30-04 | RICHARD A. MORALE, P.L.S. | 6825863 |
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THE JERSEY DEPARTMENT OF TREASURY
 DIVISION OF TAXATION
 NOTICE OF TAXPAYER'S RIGHTS
 RECORDED IN THE NEW JERSEY STATE ARCHIVES TO THE
 RECORDS OF CHANCERY IN 1983, P.L. 1983-103
 FOR THE DEPARTMENT OF TREASURY






Richard A. Morale P.R. S.E.S.
 L.L.C. & L.L.P. (FORMER DEPARTMENT OF TREASURY)
 DATE: DEC 14 1983 RECORD NO. 699

TAX MAP
 CITY OF PLAINFIELD
 UNION COUNTY, NEW JERSEY
 SCALE 1"=50' MARCH 24, 1987
RICHARD MCKINNEY L.S.
 QUINN ASSOCIATES
 460 CAREDEAN DR. HORSHAM, PA 19044



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