

Specifications

±120,886 SF
TOTAL BUILDING SIZE

Wet System
SPRINKLER

±78,886 SF
AVAILABLE UNIT

±20'
CEILING HEIGHT

±12.81 AC
TOTAL ACREAGE

Office & Warehouse
HVAC UNIT A

Gas Suspended
HEAT

42' x 32'
COLUMN SPACING

Suite 1: 600 Amps, 480/277 – 3Ph, 4W
Suite 2: 1,400 Amps, 440v, 3Ph, 4W
POWER

Suite 1: 6 Docks, 1 DI (Add'l Can Be Added)
Suite 2: 4 Docks, 1 DI
LOADING

Temperature Controlled
NOTES

\$2.35 PSF
OPEX

OPA-1
ZONING

\$12.95 PSF NNN
LEASE RATE

Please Call
SALE PRICE

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

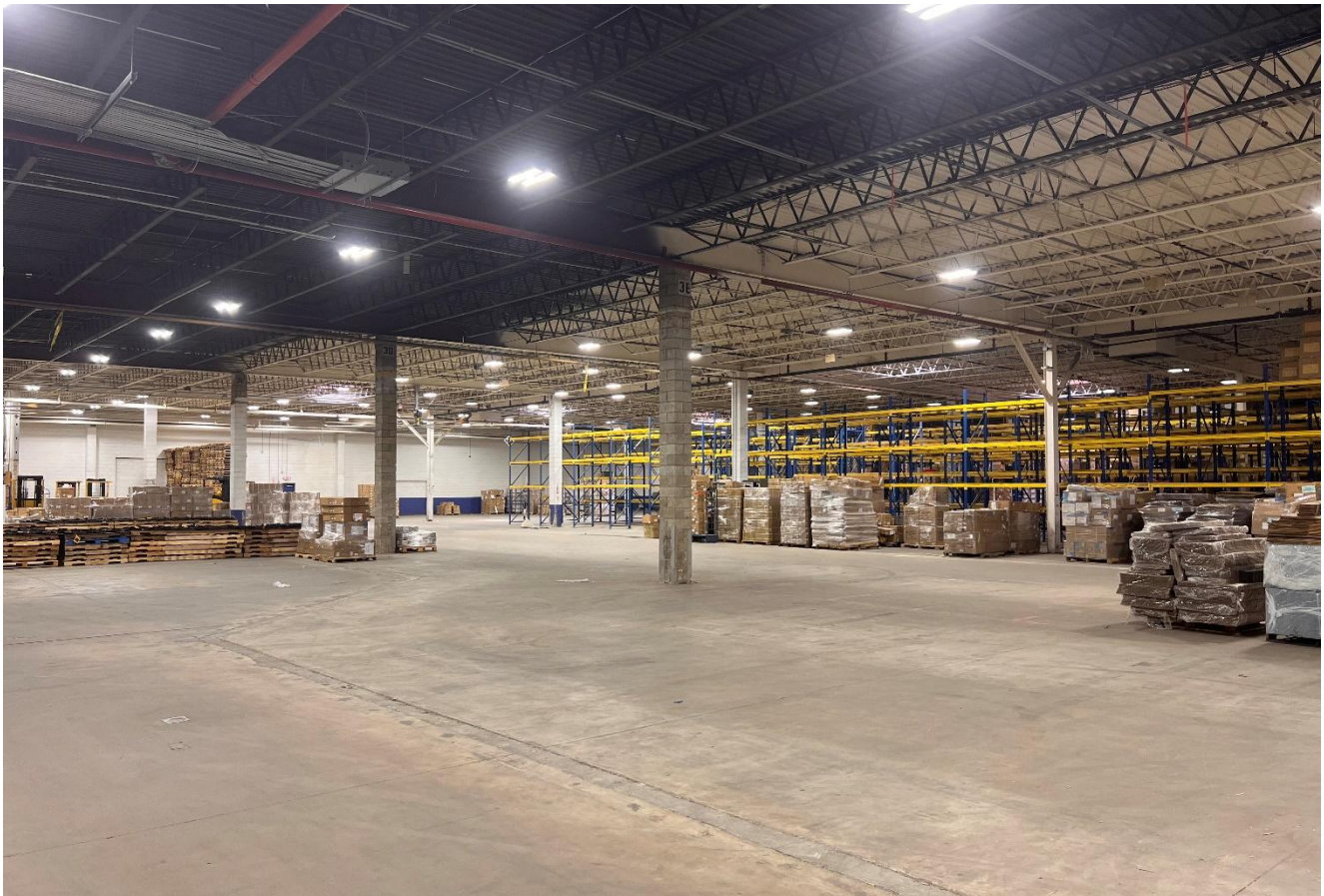
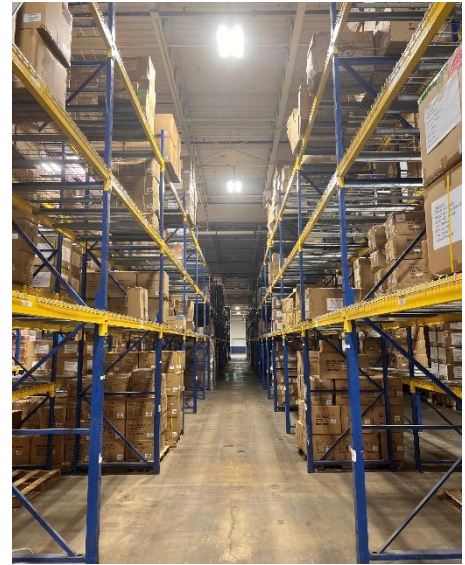
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FOR LEASE | 140 SOUTH AVENUE | SOUTH PLAINFIELD, NJ



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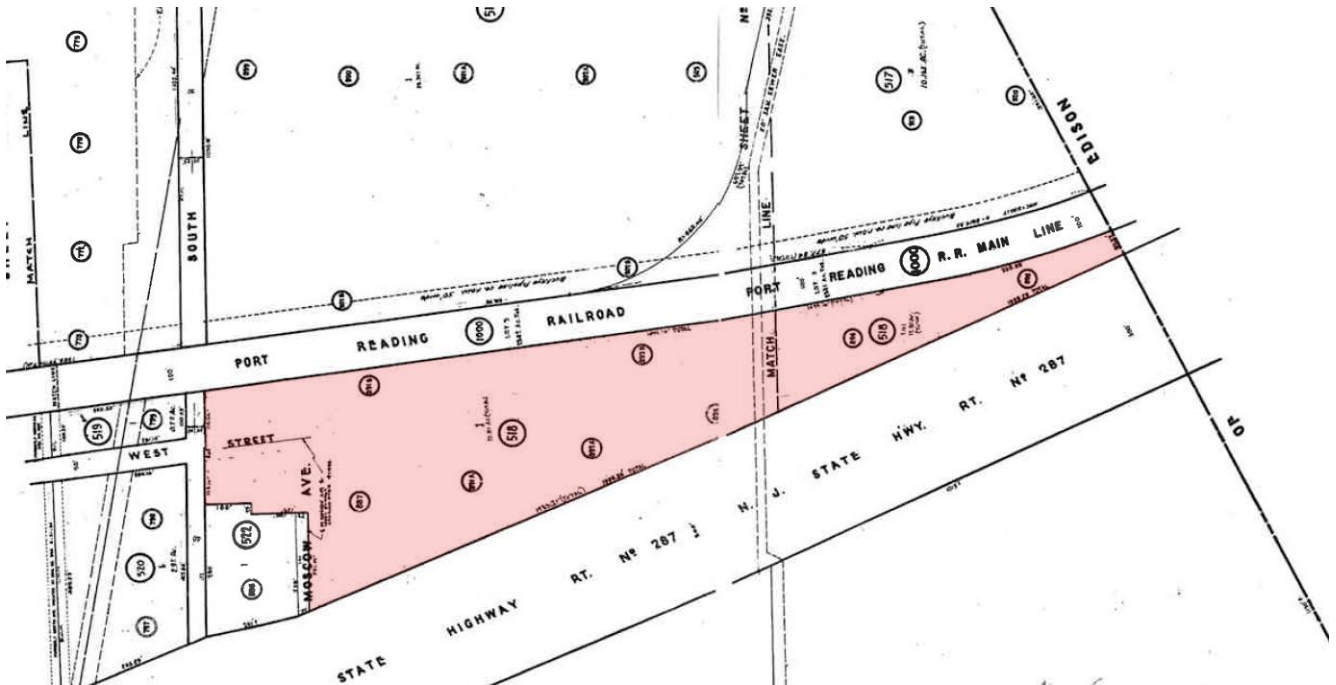
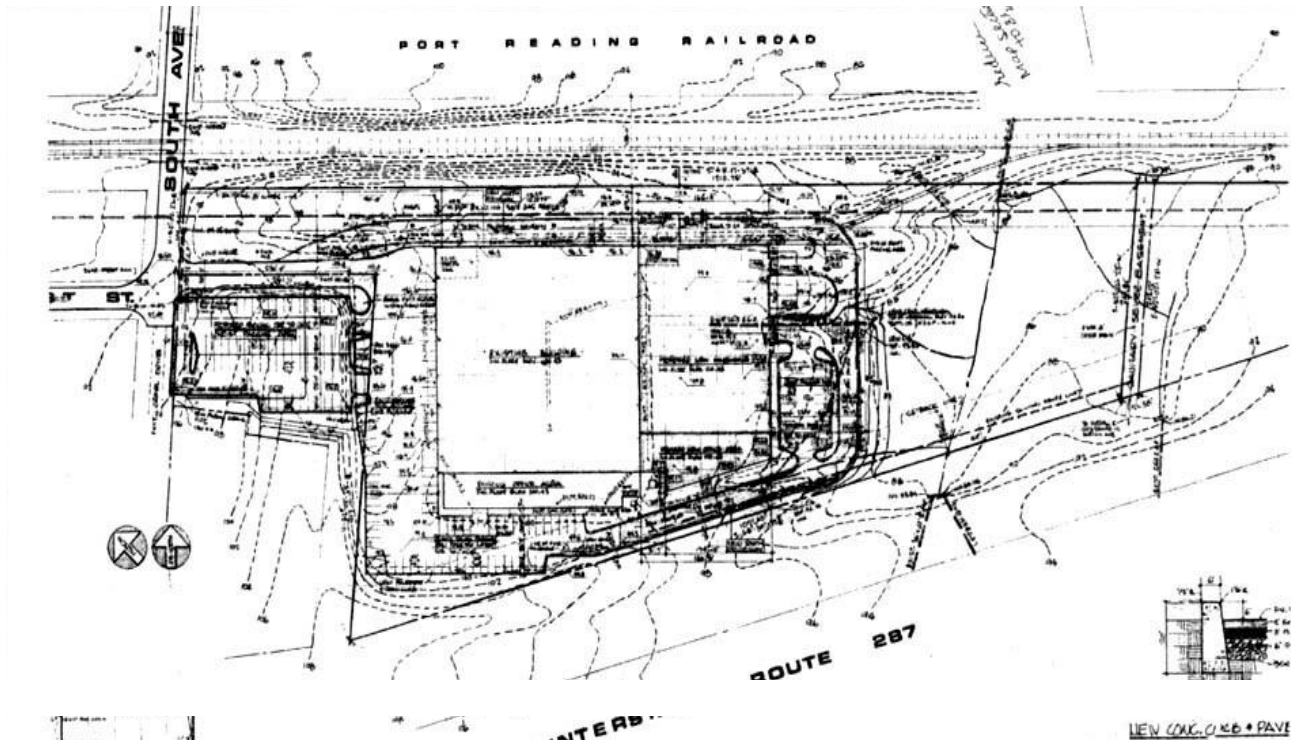
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5 MILES

- Total Population: 352,241
- Households: 117,070
- Median Household Income: \$116,127
- Average Household Size: 2.9
- Transportation to Work: 179,153
- Labor Force: 285,529

10 MILES

- Total Population: 1.08M
- Households: 381,605
- Median Household Income: \$120,367
- Average Household Size: 2.8
- Transportation to Work: 549,084
- Labor Force: 873,662

15 MILES

- Total Population: 2.14M
- Households: 763,913
- Median Household Income: \$123,259
- Average Household Size: 2.7
- Transportation to Work: 1.09M
- Labor Force: 1.73M

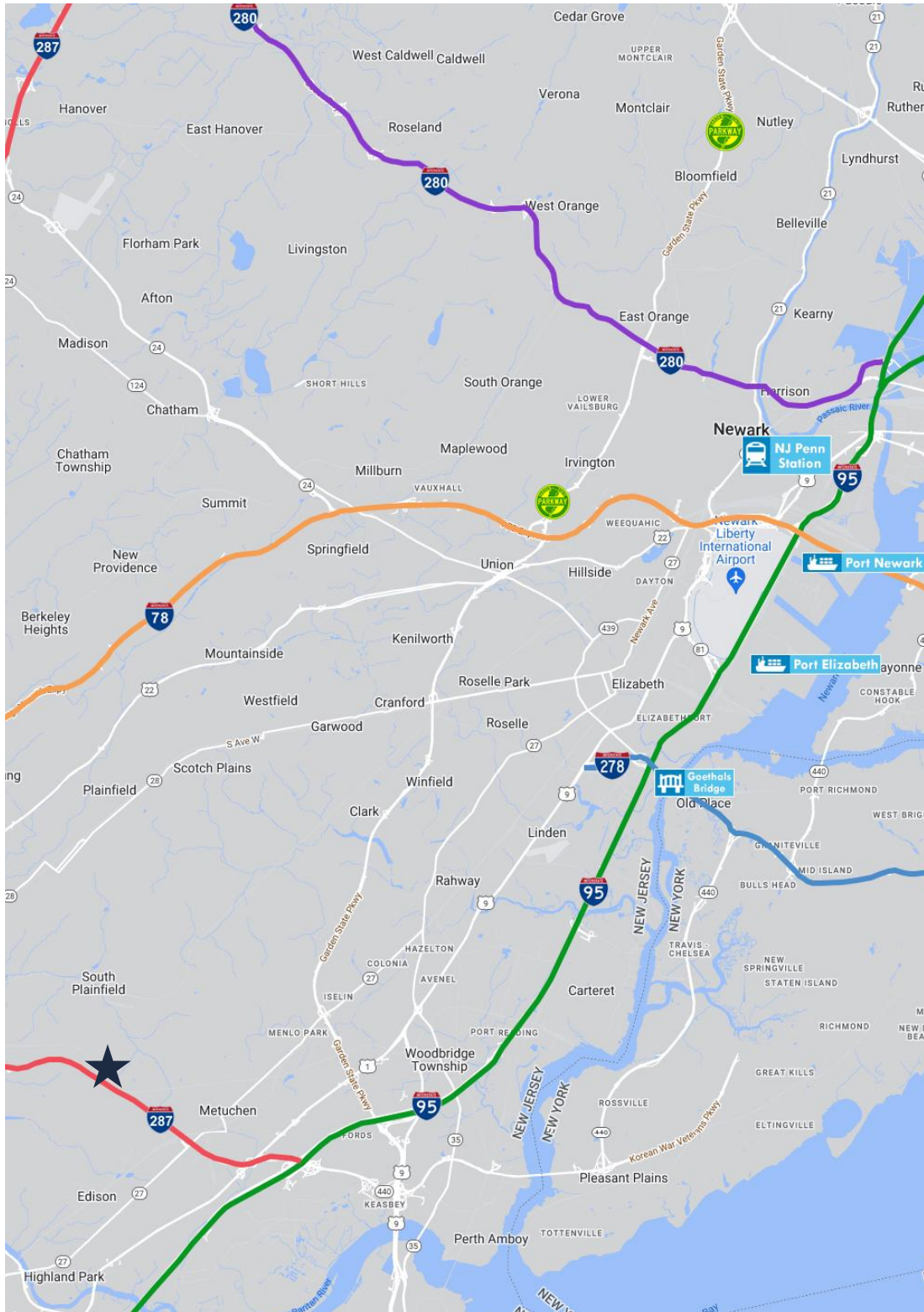
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ACCESSIBILITY



1.2 MI
I-287



2.9 MI
Route 27



4.8 MI
US Hwy 1 & 9



5.7 MI
I-95 Exit 10



7.7 MI
GSP Exit 130



18.9 MI
Goethals Bridge



25.8 MI
Ports Newark
and Elizabeth



30.9 MI
Holland Tunnel



32.6 MI
Lincoln Tunnel

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