



EXECUTIVE SUMMARY

13-23 STEINER PLACE, N PLAINFIELD NJ 07060

+/-12,500 SF Industrial Warehouse on +/-0.50 AC | B-2A Zoning

Marcus & Millichap

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EXCLUSIVELY LISTED BY

MICHAEL RESTREPO

Associate Investments

New Jersey

Direct: 201.742.6142

Michael.Restrepo@marcusmillichap.com

NJ #2560939

SCOTT GELLER

Director Investments

New Jersey

Direct: 201.742.6167

Scott.Geller@marcusmillichap.com

NJ #1649748

MATTHEW DE VILLA PANGANIBAN

Associate Investments

New Jersey

Direct: 201.742.6129

Matthew.Panganiban@marcusmillichap.com

NJ #2438961

ALEXANDER SOJA

Associate Investments

New Jersey

Direct: 201.742.6147

Alexander.Soja@marcusmillichap.com

NJ #2566968


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13-23 STEINER PL

BROKER OF RECORD

JIM MCGUCKIN

New Jersey

201-742-6100

License: NJ 2082114


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13-23 Steiner Place, N Plainfield NJ

13-23 Steiner Pl, North Plainfield, NJ, 07060



Listing Price
\$3,300,000



Building SF
12,500 SF



Price/SF
\$264.00

FINANCIAL

Listing Price	\$3,300,000
Down Payment	100% / \$3,300,000
Proforma NOI	\$212,496
Proforma Cap Rate	6.44%
Price/SF	\$264.00
Average Rent	\$16.90/SF
Occupancy	0%

PROPERTY

Square Feet	12,500 SF
Lot Size	0.5 Acres (21,780 SF)
Year Built	1919



13-23 STEINER PLACE, N PLAINFIELD NJ

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The Geller Group at Marcus & Millichap is pleased to present the exclusive opportunity to acquire 13-23 Steiner Place, North Plainfield, New Jersey, a versatile industrial property consisting of a 12,500-square-foot masonry warehouse situated on a 0.50-acre site. The single-story facility features 12-foot clear heights, four drive-in doors, and rail access, providing flexible functionality for warehousing, distribution, manufacturing, contractor services, and specialized industrial uses. The property is serviced by natural gas, city water, and city sewer, supporting a wide range of business operations.

The asset is located within North Plainfield's B-2A Business Zone, which permits a broad mix of business, professional, administrative, retail, public, religious, and community-oriented uses. The zoning district allows office buildings, retail stores, public facilities, and other complementary commercial uses, creating long-term flexibility for owner-users, investors, or future redevelopment. Established development standards for building height, setbacks, parking, and lot coverage further support long-term value.

North Plainfield is a well-established Central New Jersey business community strategically positioned within Somerset County, offering excellent access to Route 22, Interstate 78, Route 287, and the New Jersey Turnpike. The property is located just 0.5 miles from Route 22, providing immediate connectivity to one of the region's primary commercial corridors. A diverse economic base, mature infrastructure, and proximity to major business centers including Bridgewater, Piscataway, Edison, and Newark continue to drive commercial investment and business growth throughout the area.

Positioned within an established commercial and industrial corridor, 13-23 Steiner Place presents investors and owner-users with the opportunity to acquire a functional industrial asset offering strong operational capabilities, outstanding regional accessibility, and valuable zoning flexibility in one of Central New Jersey's most accessible business locations.

EXTERIOR DESCRIPTION

12,500 SF single-story masonry warehouse with 12' clear heights, four drive-in doors, and city utilities on a +/-0.50-acre site just 0.5 miles from Route 22.

13-23 STEINER PLACE, N PLAINFIELD NJ

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	1814_100_5.03, 1814_100_5.02, 1814_100_5.01
Zoning	B-2A
Year Built	1919
Lot	0.5 AC
Intersection/Cross Street	Steiner Place

CONSTRUCTION

Framing	TBD
Exterior	TBD
Parking	Surface - 7
Roof	TBD
Floor Plate	TBD
Floor Support	TBD
Load Factor	TBD
Clear Height	12"
Column Spacing	TBD
Dock Doors	N/A
Grade Level Doors	4 tot.
Amenities	TBD
Space Breakdown	Varies
Rail Access	Yes
Power	TBD

PARKING

Number of Parking Spaces	Surface - 7
Truck Parking	Surface - 7
Parking Ratio	0.56:1,000 SF

MECHANICAL

HVAC	TBD
Elevators	No
Spinklers	Dry
Percent with AC	TBD

UTILITIES

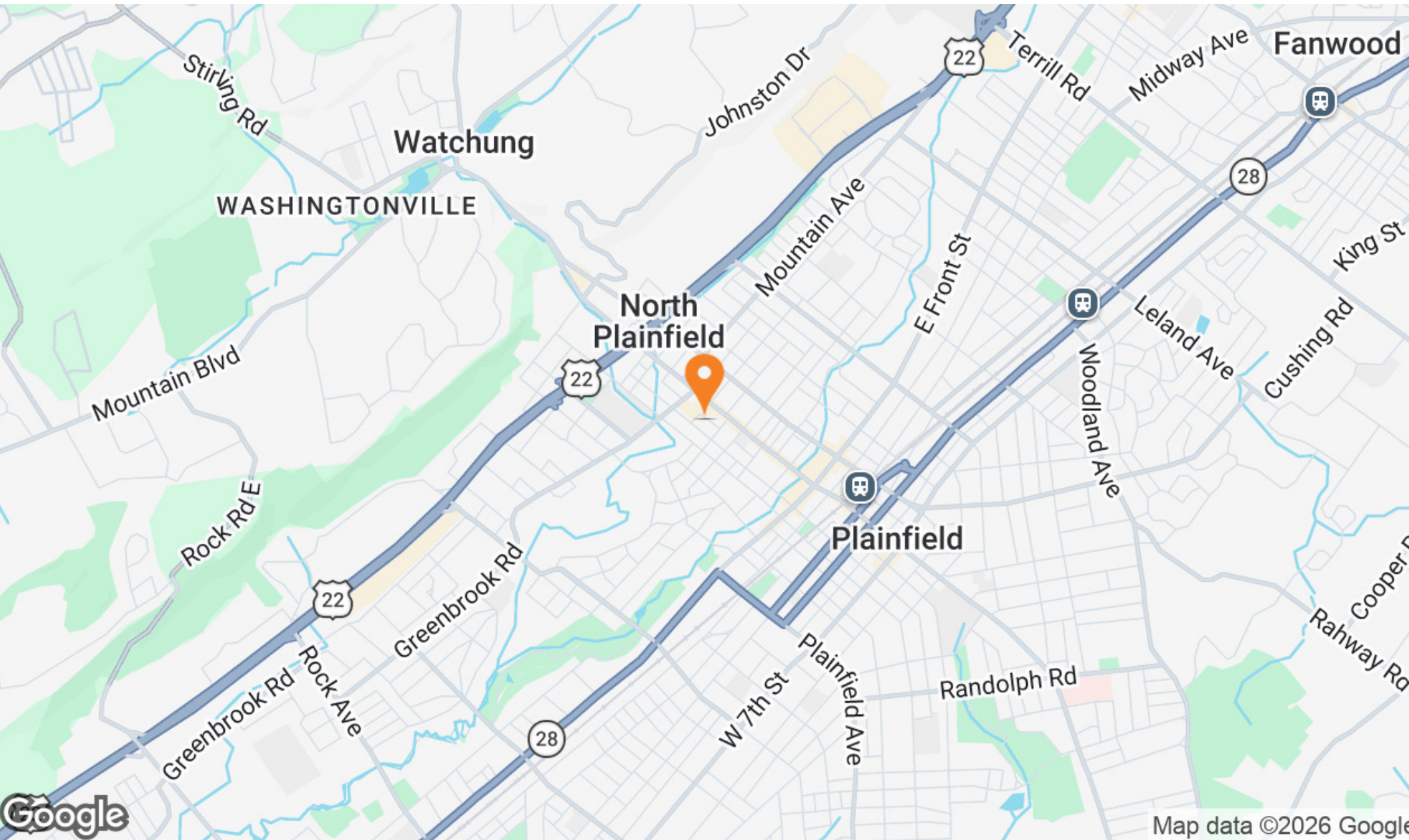
Electric	Public Service Electric & Gas Co.
Sewer	Middlesex County UA
Water	NJ American - Raritan
Natural Gas	Public Service Electric and Gas Co.

MISC

Opportunity Zone	Yes
Flood	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Environmental	TBD
Redevelopment	TBD

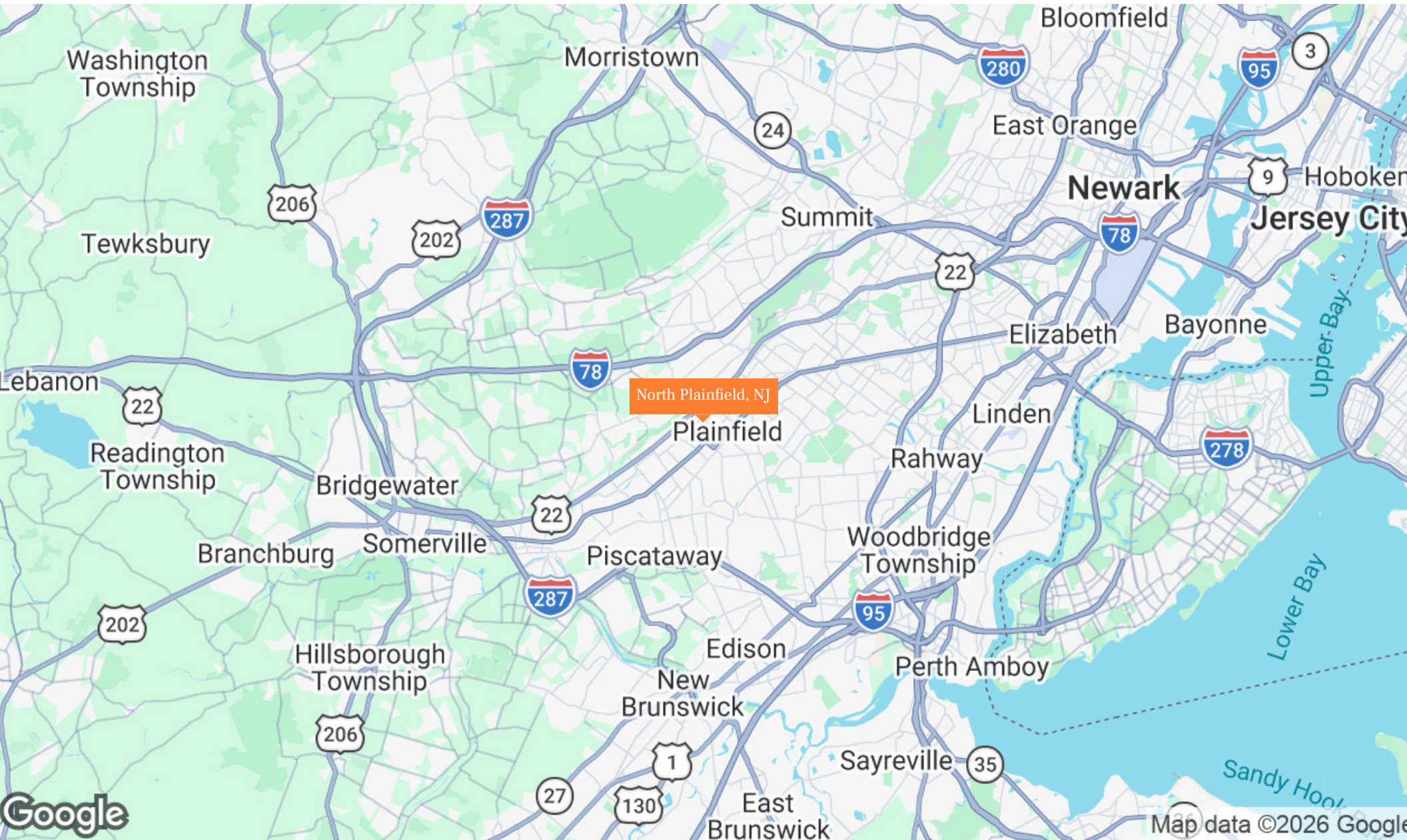
13-23 STEINER PLACE, N PLAINFIELD NJ

LOCAL MAP



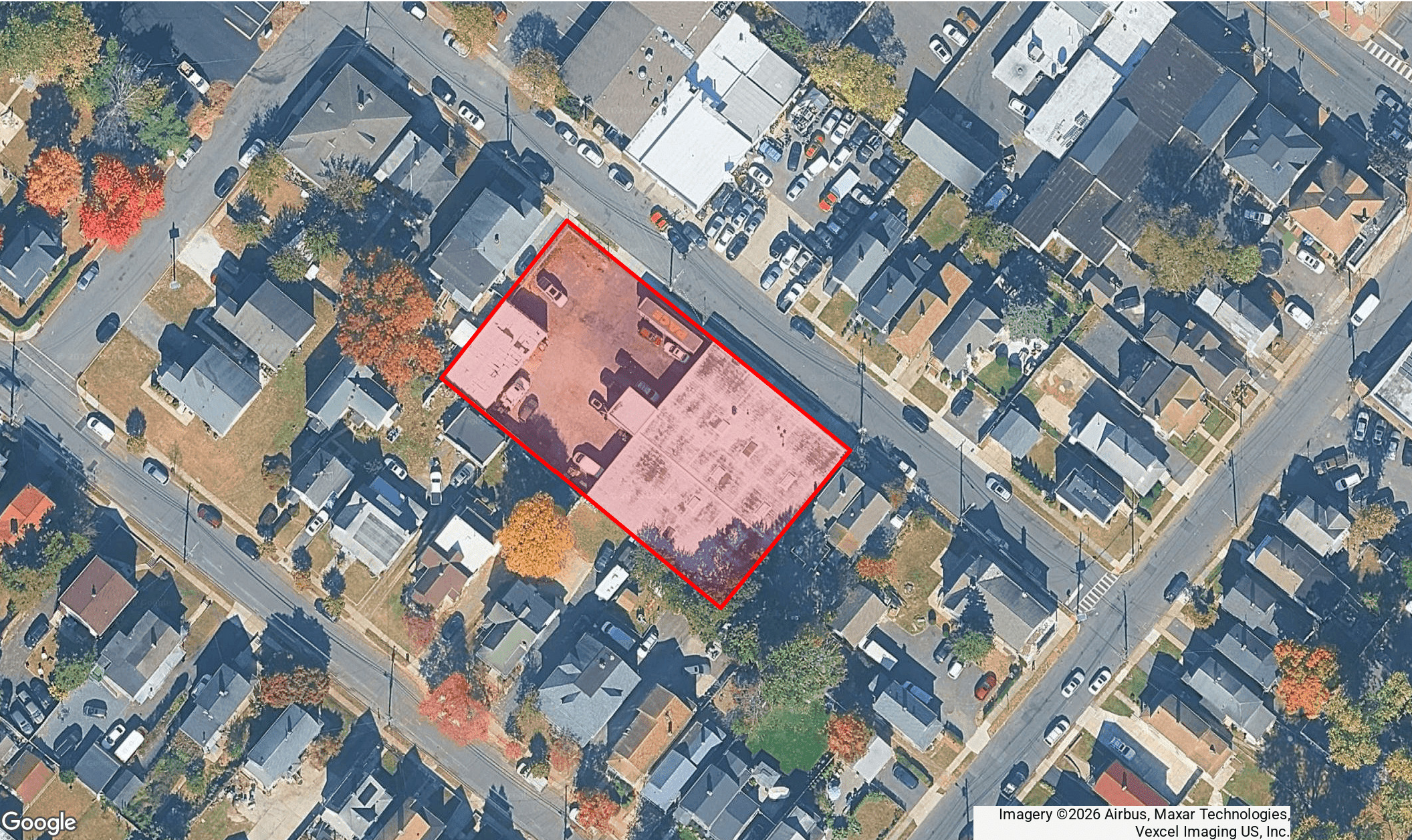
13-23 STEINER PLACE, N PLAINFIELD NJ

REGIONAL MAP



13-23 STEINER PLACE, N PLAINFIELD NJ

AERIAL MAP



Google

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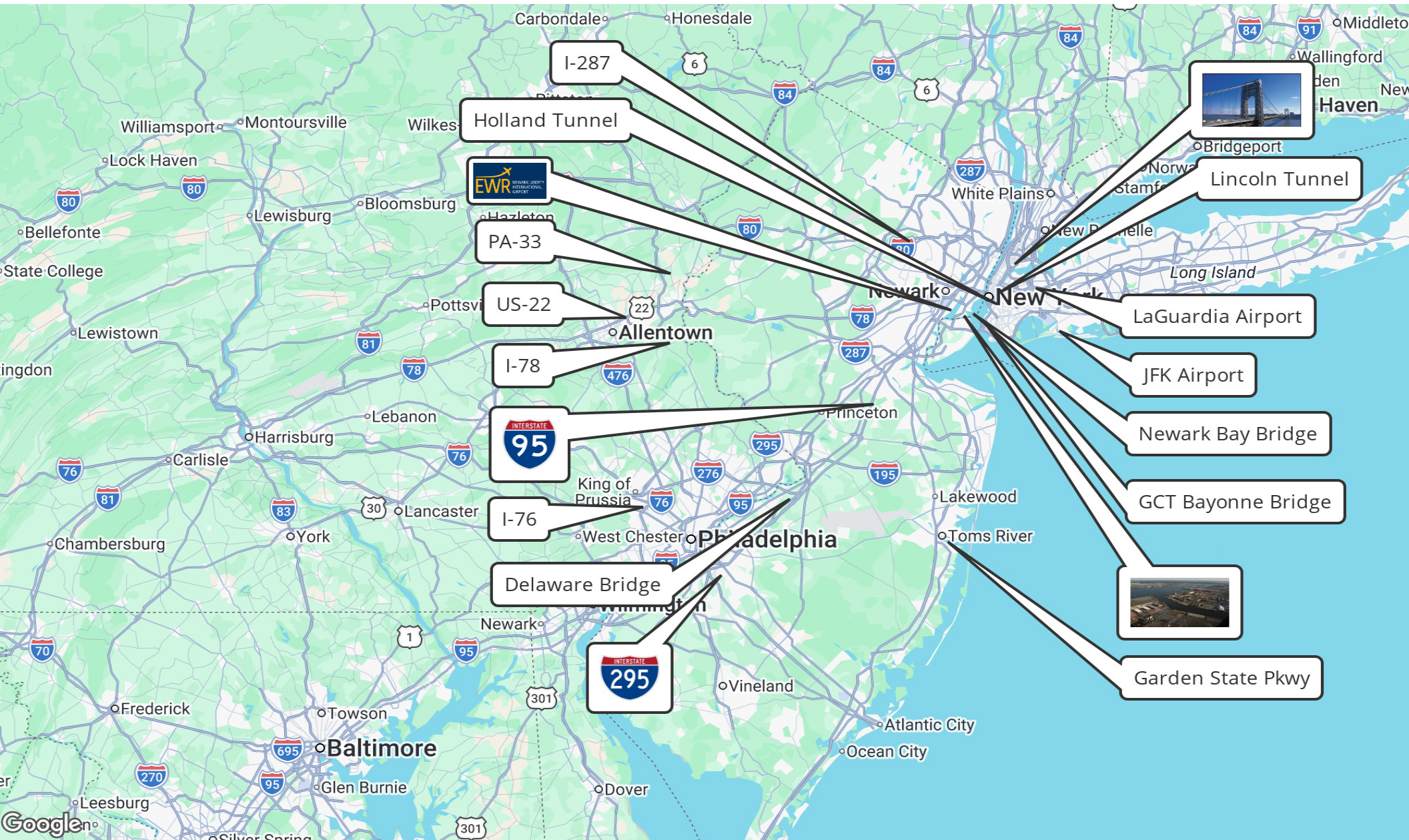
13-23 STEINER PLACE, N PLAINFIELD NJ

RETAILER MAP



13-23 STEINER PLACE, N PLAINFIELD NJ

BRIDGES & TUNNELS MAP













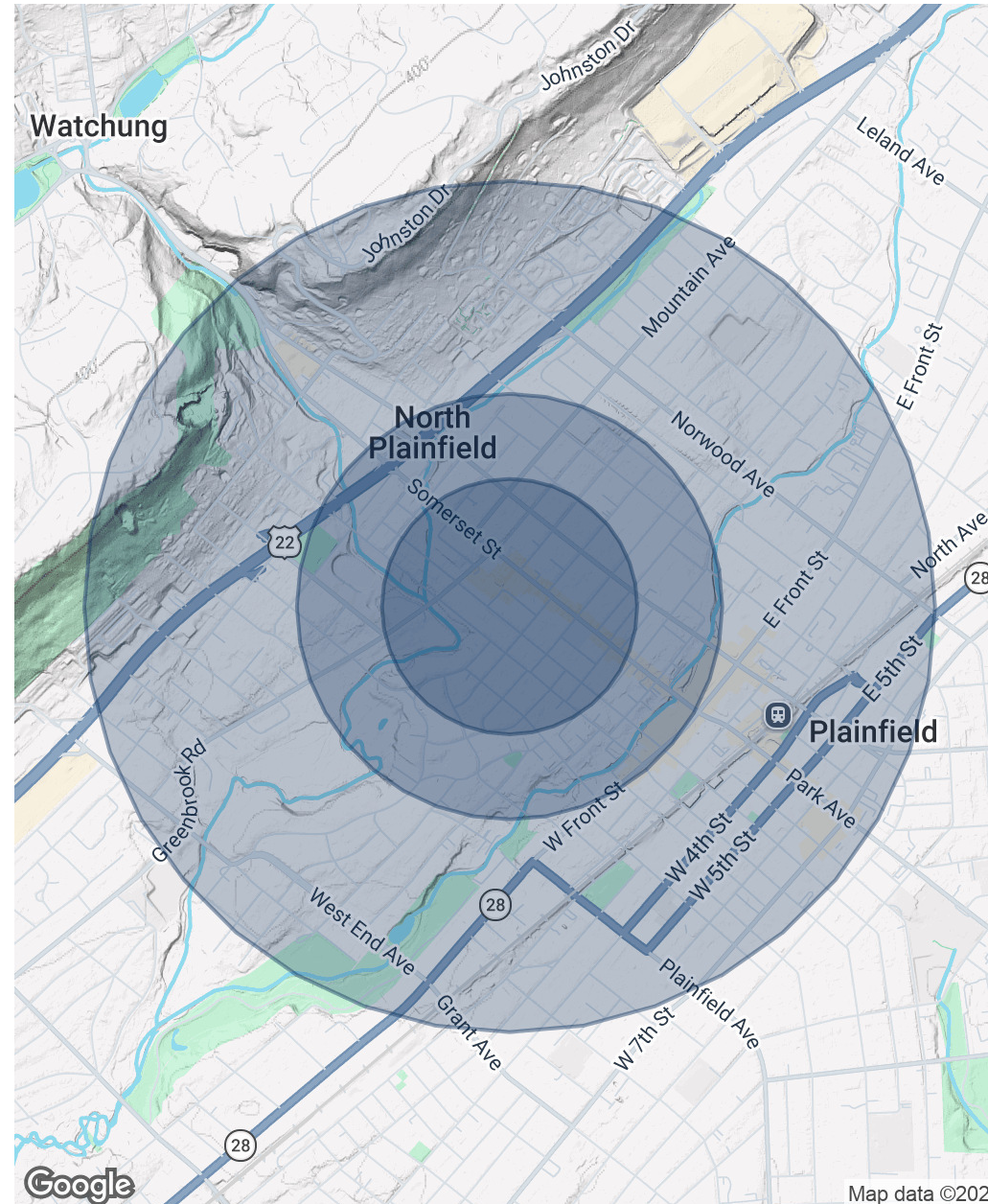
13-23 STEINER PLACE, N PLAINFIELD NJ

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,524	10,249	31,915
Average Age	37	36	36
Average Age (Male)	36	36	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	727	2,962	9,680
# of Persons per HH	3.5	3.5	3.3
Average HH Income	\$97,513	\$92,921	\$87,436
Average House Value	\$335,435	\$366,791	\$466,798

2020 American Community Survey (ACS)



EXCLUSIVELY LISTED BY

MICHAEL RESTREPO

Associate Investments

New Jersey

Direct: 201.742.6142

Michael.Restrepo@marcusmillichap.com

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SCOTT GELLER

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