

56,800 SF Flex / Industrial Warehouse with Office



4475 S Clinton Ave, South Plainfield NJ

- **Industrial Facility with Occupied & Available Space** •
- **Exceptional Flexibility for Owner-Users and Tenants** •

FOR ADDITIONAL
INFORMATION CONTACT:

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Ridge Stone Realty Group is pleased to present this well-located industrial facility available for sale or lease to qualified buyers and tenants. The property encompasses approximately $\pm 56,800$ square feet, including 36,250 square feet of functional warehouse space and 20,550 square feet of office space, all situated on a ± 2.56 -acre site. The building features an efficient layout with 22-foot clear ceiling heights, strong loading capabilities with five dock-high doors—three interior and two exterior—and three drive-in doors, supported by 800 amps of power. Durable masonry construction and 137 off-street parking spaces further enhance the property's operational appeal for a wide range of industrial users.

Positioned at the highly visible corner of South Clinton Street and Hamilton Boulevard, the property offers excellent exposure and is located just one mile from Route 287, providing convenient access to major regional highways and transportation corridors. With its combination of prominent frontage, substantial office space, and versatile warehouse functionality, this facility represents an exceptional opportunity for distribution, flex, and permitted office users seeking a strategic and efficient location.



Total Building Size
 $\pm 56,800$ SF



Warehouse Space
36,250 SF



Office Area
20,550 SF /
2 Story



Lot Size
2.56 Acres



Loading Docks
5 Docks
3 Interior / 2 Exterior



Drive-Ins
3



Ceiling Height
22'



Utilities
Gas



Power
460 Volts
800 AMPS



Zoning
M-3



Parking
137 Spaces



Construction:
Masonry



Owner-User Opportunity

- **Occupied Warehouse Space:** 31,400 SF
- **Available Warehouse Space:** 4,850 SF
- **Occupied Office Space:** 12,340 SF
- **Available Office Space :** 350 SF - 8,200 SF

Position your business for growth while generating income from day one.

The expansive vacant warehouse and office areas offer immediate operational capacity, while the existing occupied portions provide built-in revenue, creating a rare opportunity to both operate and invest within the same property.

Tenant Opportunity

- **Available Warehouse Space:** 4,850 SF
- **Available Office Space:** 350 SF - 8200 SF

A substantial, ready-to-occupy footprint for industrial or office users.

Tenants can take advantage of large, flexible spaces ideal for distribution, manufacturing, or administrative operations, with the ability to tailor the environment to their needs.

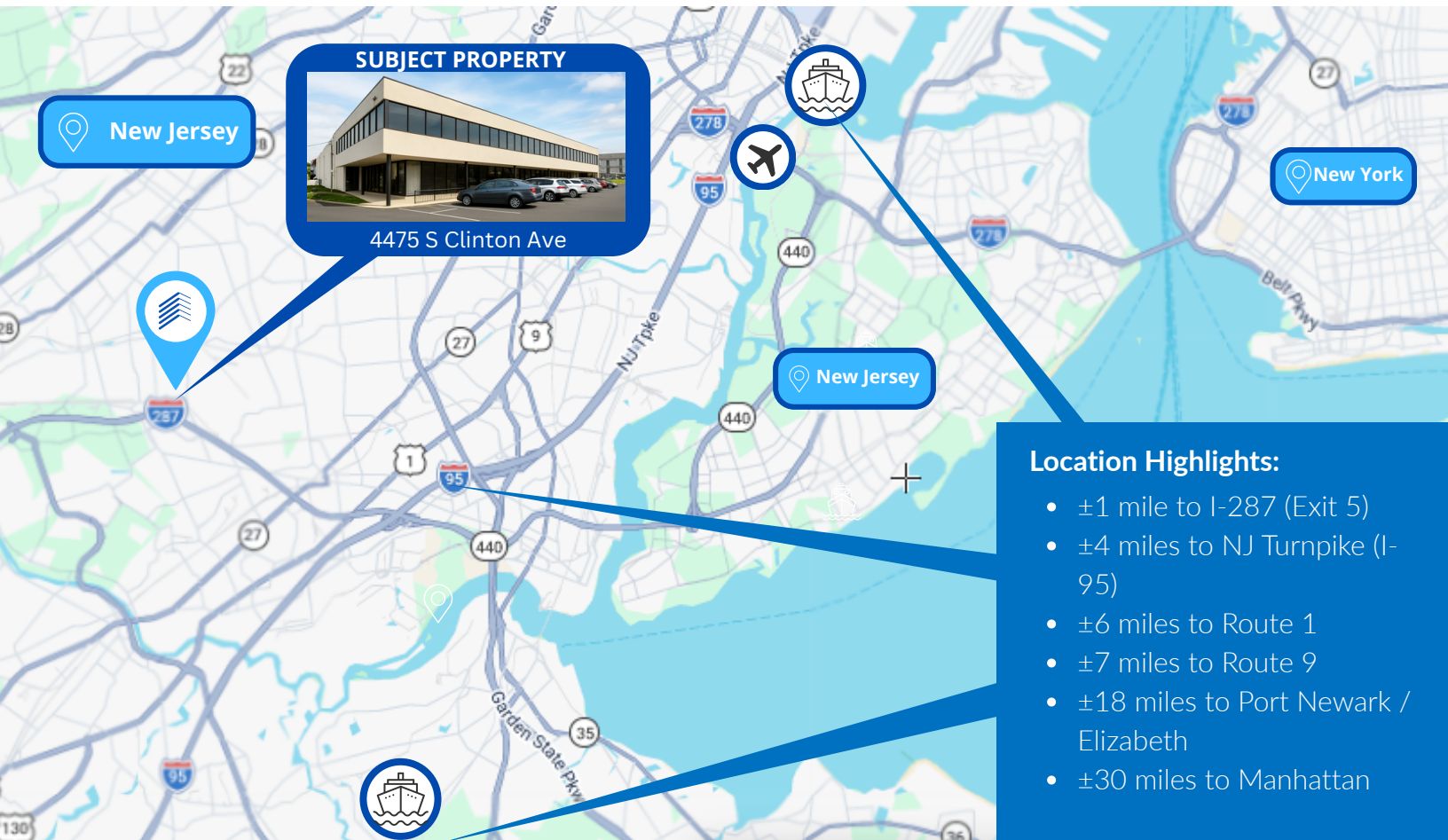
Property Highlights

- ✓ **±56,800 SF Functional Industrial Facility:** Efficient warehouse and office configuration designed to support a wide range of industrial and flex users.
- ✓ **Excellent Highway Access:** Just one mile from Route 287, providing convenient connectivity to regional highways and key New Jersey markets.
- ✓ **Strong Loading & Clear Heights:** Features 22' clear ceiling heights, 5 dock-high doors (3 interior, 2 exterior), and 3 oversized drive-in doors for streamlined shipping and receiving.
- ✓ **Heavy Power & Infrastructure:** Equipped with 800 amps of power and gas utilities, supporting demanding industrial and operational requirements.
- ✓ **Ample Parking & Site Coverage:** Situated on a ±2.56-acre lot with 137 off-street parking spaces, accommodating employees, fleet vehicles, and visitors.
- ✓ **Highly Visible Corner Location:** Prominently located at the corner of South Clinton Street and Hamilton Boulevard, offering excellent visibility and accessibility.
- ✓ **Office / Warehouse Layout:** Attractive office frontage with warehouse space positioned at the rear, providing a professional presence and operational efficiency.
- ✓ **Flexible Zoning & Permitted Uses:** M-3 zoning allows for a variety of industrial and approved office uses, including professional office, medical, fitness, and educational programs.



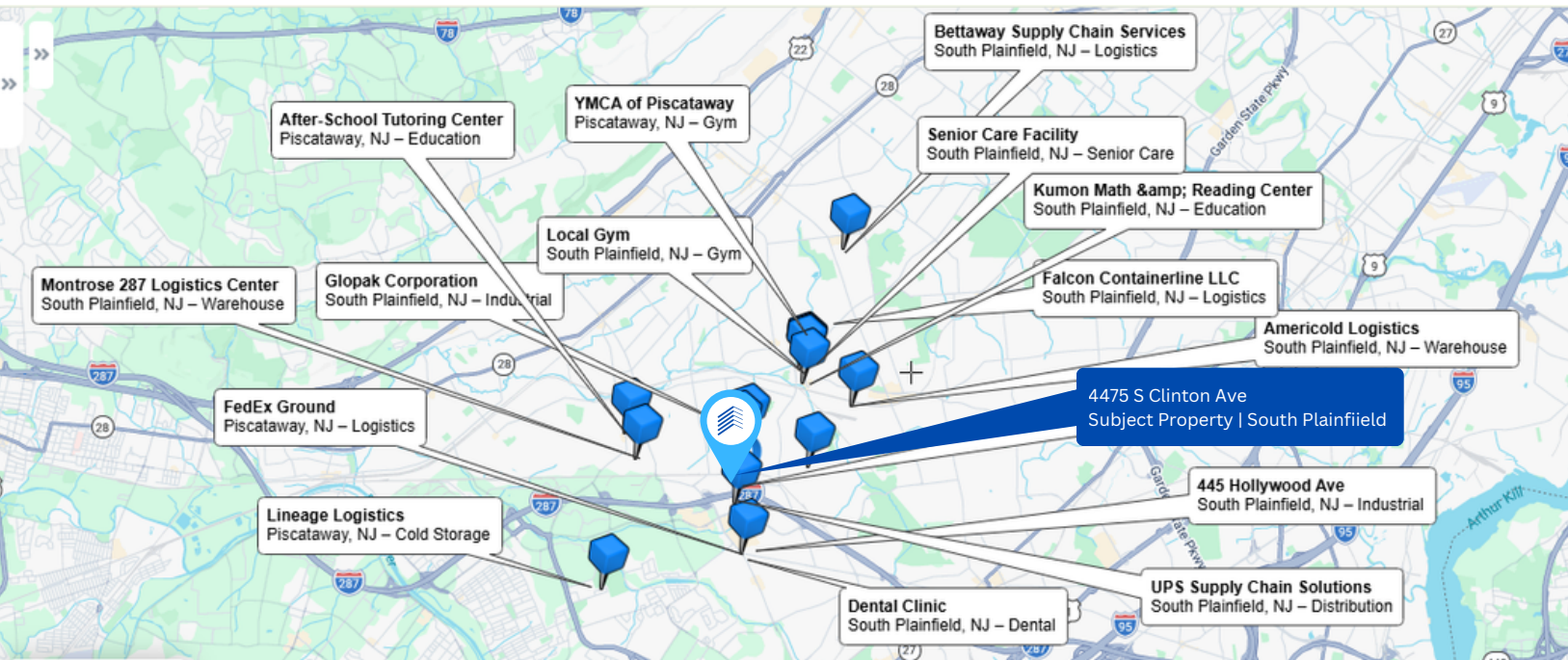






Prime Industrial Access | Central New Jersey Logistics Hub | Ideal for Distribution & Manufacturing

- ✓ **Immediate Access to Route 287** — less than 1 mile to Route 287 with direct access to the NJ Turnpike (Exit 10), Route 1 & 9, and the Garden State Parkway.
- ✓ **Strategically Positioned for Port & Regional Distribution** — convenient access to Port Newark/Elizabeth, supporting import/export and port-driven logistics.
- ✓ **Central New Jersey Advantage** — efficiently serves New Jersey, New York City, Long Island, Pennsylvania, and the broader Mid-Atlantic region.
- ✓ **Proven Industrial Submarket** — South Plainfield is a well-established corridor for national distributors, manufacturers, and logistics operators.
- ✓ **Labor & Infrastructure Ready** — access to a skilled industrial labor pool and strong transportation infrastructure.
- ✓ **Ideal for Regional & Last-Mile Operations** — suitable for regional fulfillment, light manufacturing, and last-mile delivery.
- ✓ **Business-Friendly Industrial Zoning** — M-3 zoning allows for a wide range of industrial, warehouse, and permitted office uses.



Population (S Plainfield Borough):
~25,000

Employed Population:
~12,700

White-collar dominated:
~82%% of labor force

Median Household Income:
~\$126,000

- ✓ **Solid consumer base:**—S Plainfield's population provides a dependable local market for services, housing support, and ancillary operations.
- ✓ **Strong household earnings** — Median income above \$125k suggests economic resilience and stable residential demand.
- ✓ **Diverse workforce** — A mix of white-collar and blue-collar employment supports both commercial service employment and industrial labor needs.
- ✓ **Labor reach**— While local population is modest in size, proximity to larger Middlesex County and nearby urban/suburban labor sheds broadens effective workforce catchment.

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Aron Fulop has been a dedicated member of the Real Estate Industry since 2018, successfully navigating both Investment and End User sales. He specializes in Sale and Lease transactions across New York, New Jersey, and Pennsylvania, with a particular focus on Industrial properties.

Throughout his career, Aron has successfully executed numerous high-profile deals, showcasing his extensive experience in assisting clients on both the buyer and seller sides of Commercial real estate. His deep understanding of the market, coupled with his commitment to outworking the competition, enables him to consistently identify the most advantageous deals in a highly competitive environment.

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