

New Construction

4,602 SF Industrial Property For Sale

2398 Beryllium Road, Scotch Plains, NJ



For More Information Contact Exclusive Broker

Jeffrey Goldfinger, Vice President | 908.405.7447 | jgoldfinger@bussel.com

Bussel Realty Corp. | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | bussel.com

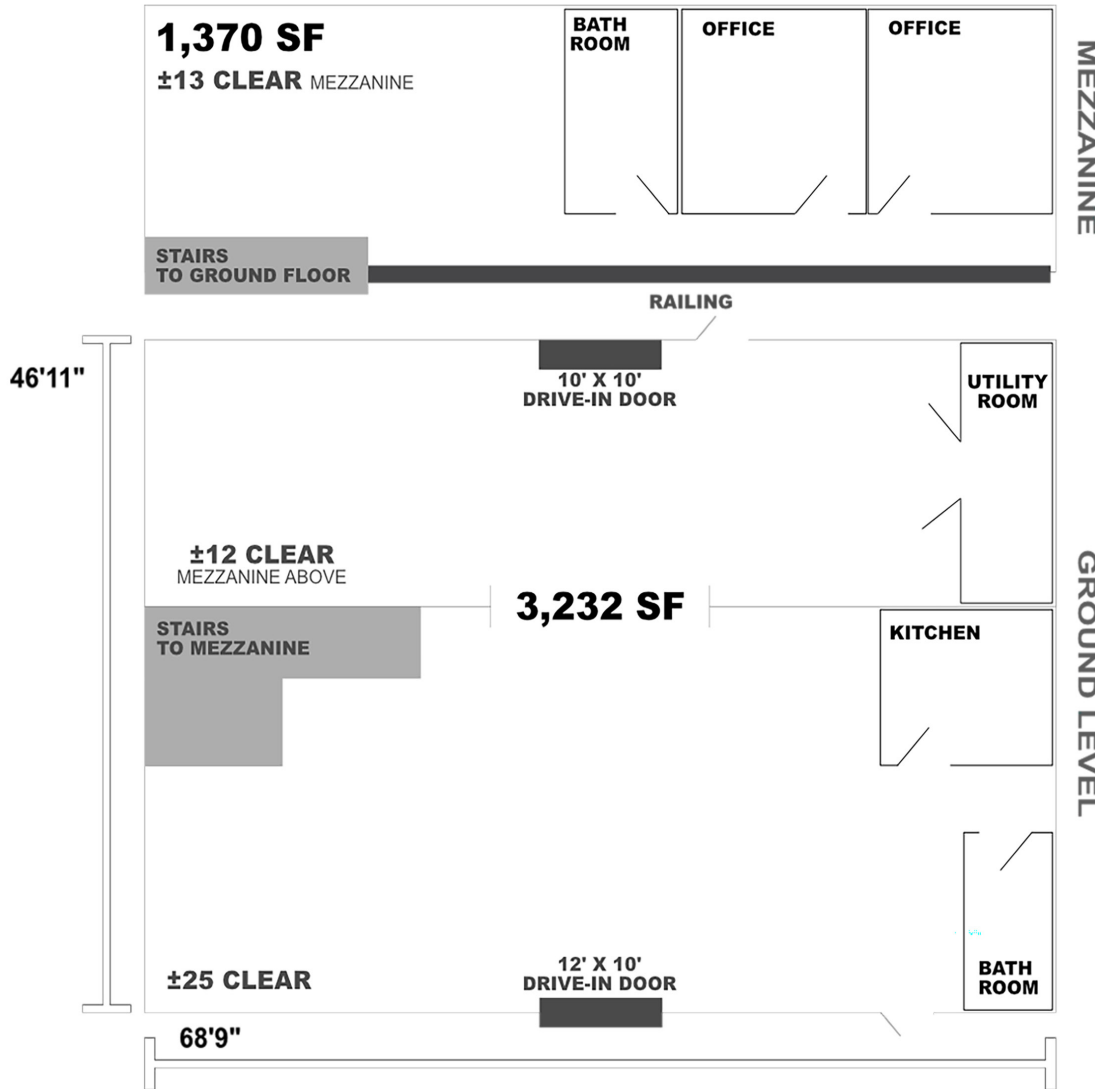
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Property Highlights

4,602 SF Industrial Space | Scotch Plains, NJ



Prime New Construction



Property Highlights

- **4,602 SF** Total Building
 - **3,232 SF** Ground Floor
 - **1,370 SF** Mezzanine
 - 2 Drive-in Doors
(1) 12' x 10' , (1) 10' x 10'
 - Ample Parking in Rear
 - 2 Private Offices
 - 2 Bathrooms & Kitchen
- New Construction**

Location Highlights

- Access to Routes 22, 28 & 1-9, I-78, Garden State Parkway and NJ Turnpike
- **25 Minutes** to Newark Liberty Airport
- **35 Minutes** to Port Elizabeth / Newark
- **40 Minutes** to the Holland Tunnel

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Zoning

4,602 SF Industrial Space | Scotch Plains, NJ



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M-1 | Industrial Zone

Permitted primary uses.

- Office buildings for executive, engineering, and administrative purposes.
- Scientific or research laboratories devoted to research, design and/or experimentation and processing and fabricating incidental thereto. *(provided no materials or finished products shall be manufactured, processed or fabricated on said premises for sale, except such as are incidental to the laboratory research, design or experimentation conducted on the premises.)*
- Any light manufacturing, processing, packaging or assembly use, research laboratory, or other similar industrial uses which can demonstrate the capability to maintain standards.
- Contractors' storage buildings and storage yards and other such outdoor storage of equipment and vehicles. *(provided that no such area is within the existing or required front yard area, whichever is smaller, and is screened by fencing or landscaping from public view from a public street or from an adjacent residential zone, or as the approving authority requires.)*



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Warehouse Photos

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Office Photos

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Aerial View

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