

# 379 | COUNTY ROAD



**For Lease**

3.4AC WITH 8,000 SF | CLIFFWOOD, NJ

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Metz  
Industrial Group

## Contact Us

### Exclusive Brokers:

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A photograph of a shipping yard with numerous stacked shipping containers in various colors (red, blue, orange, yellow) and a white truck with a yellow trailer in the foreground.

3.4 Acre Low Coverage  
Industrial (IOS) Site equipped  
with 8,000 SF maintenance  
facility.

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# Property Highlights



Lot Size: 3.4 AC  
Building Size: 8,000 SF  
Ceiling Height: 13'6" - 21'  
Ample Car & Trailer Parking

8 Drive - In Doors  
Paint Booth On Site  
Fenced & Secured Lot  
LED Lighting

Immediate Access to Route 35  
10 Miles to NJ Turnpike Exit 10  
28 Miles to Port Newark/  
Elizabeth

# AERIAL VIEW

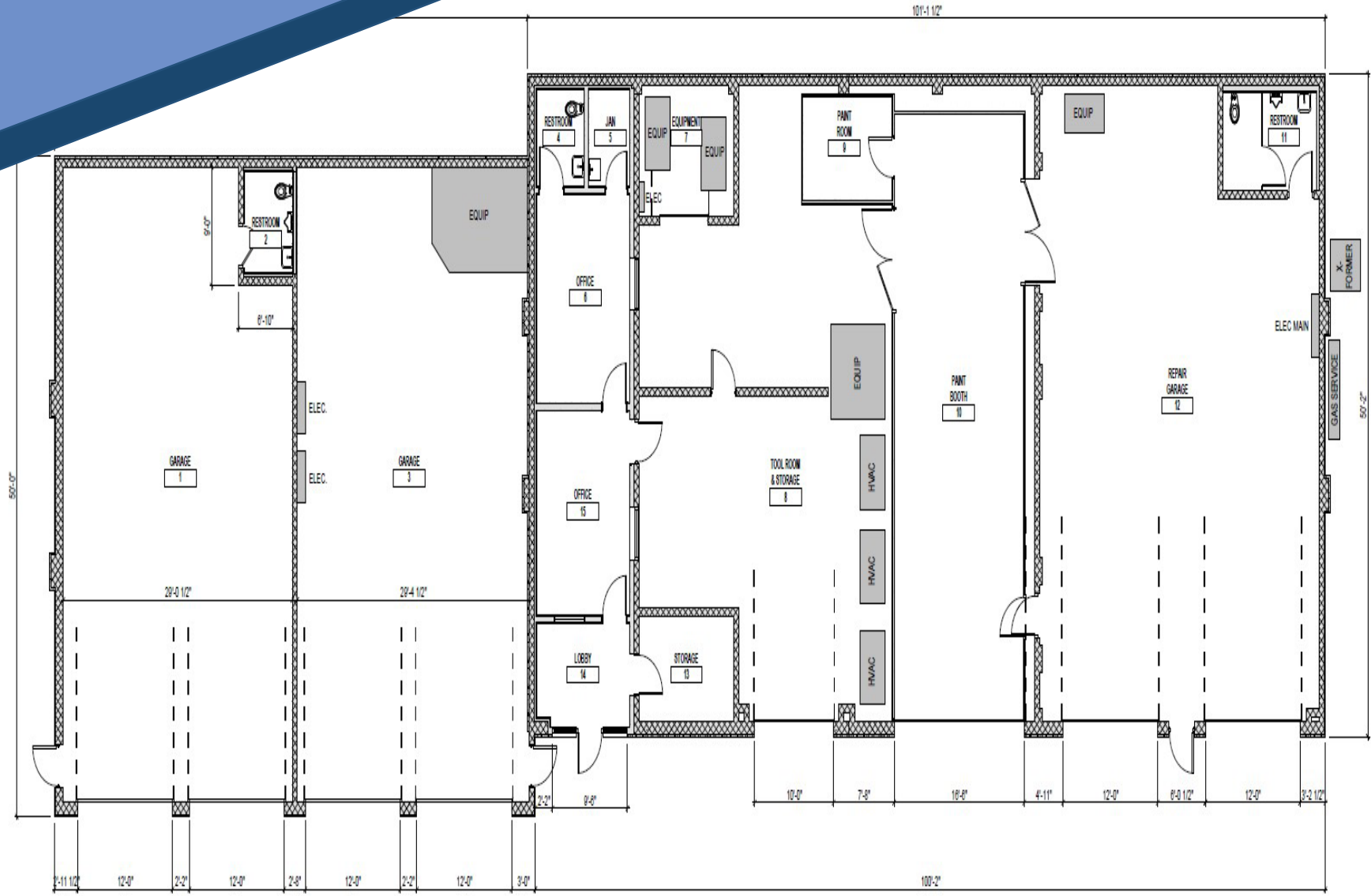


# LOCATION MAP





# FLOOR PLAN



# NJ TRANSIT MAP



### Legend

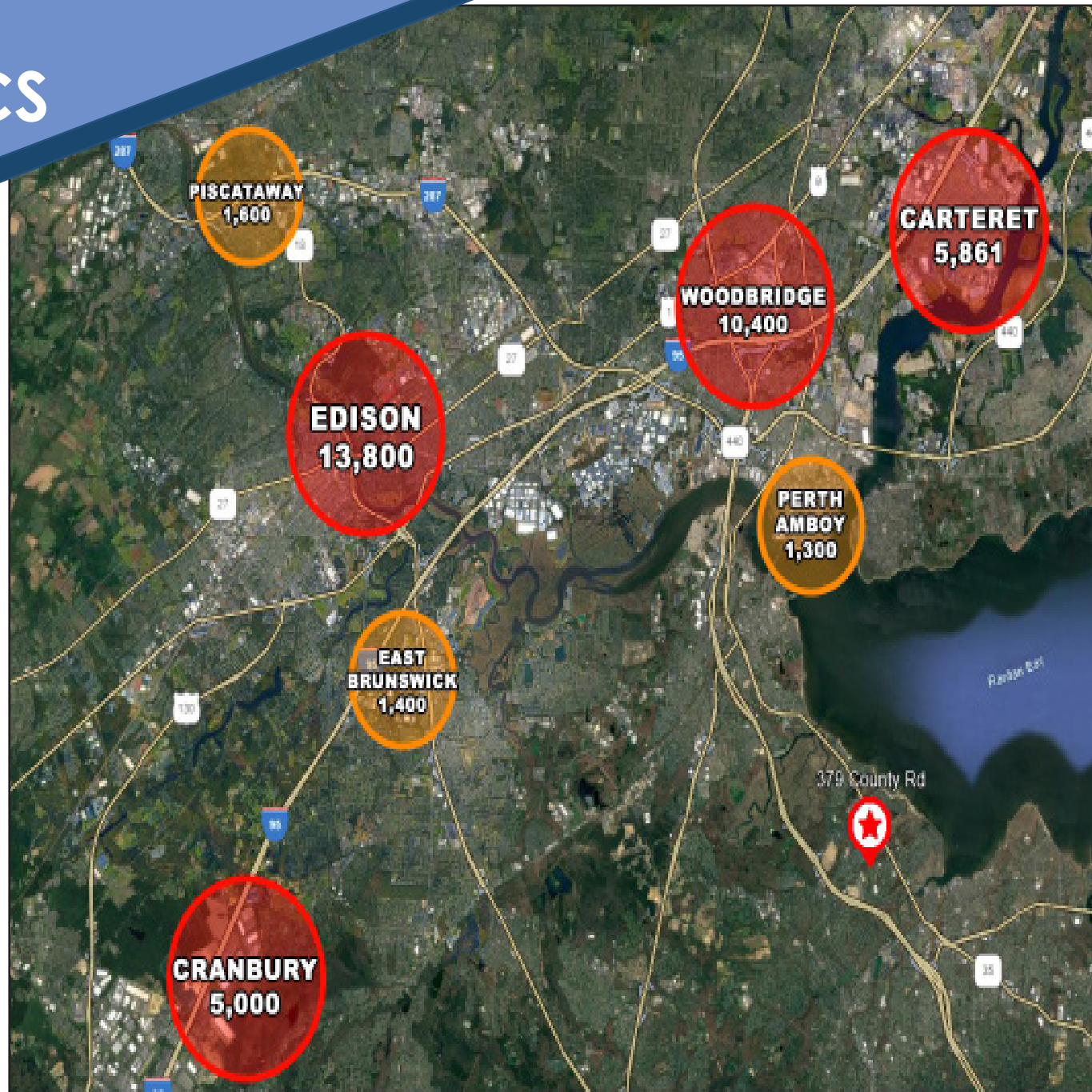
- Plainsboro Plaza**
    - MS 818
    - Major terminal or transfer point
    - Limited service trips; see bus schedule for details
    - Passenger rail line & station
    - Park & Ride lot
    - Regular service bus line
    - Peak period commuter service; see bus schedule for details
    - Toll road/freeway exit number
  - Regular service**
    - Peak period or limited service trips
    - 139 138 NJ Transit Regional & Commuter
    - 818 801 NJ Transit Local
    - A3 A2 Academy Bus routes\*
    - 400 500 Suburban Transit/Coach USA routes\*
    - 300 600 Suburban-Academy coordinated routes\*
    - M5 M1 Middlesex County Area Transit (MCAT) shuttles
    - C1R 851 Somerset County shuttles\*
    - MFA 130 Other Service Providers\*
    - R Transfer point for Rutgers University Campus Bus Service
- \* Numbers and letters used to designate these routes (e.g. A3) are used for the purpose of clarity on this map only. They do not apply to bus markings and/or schedules.

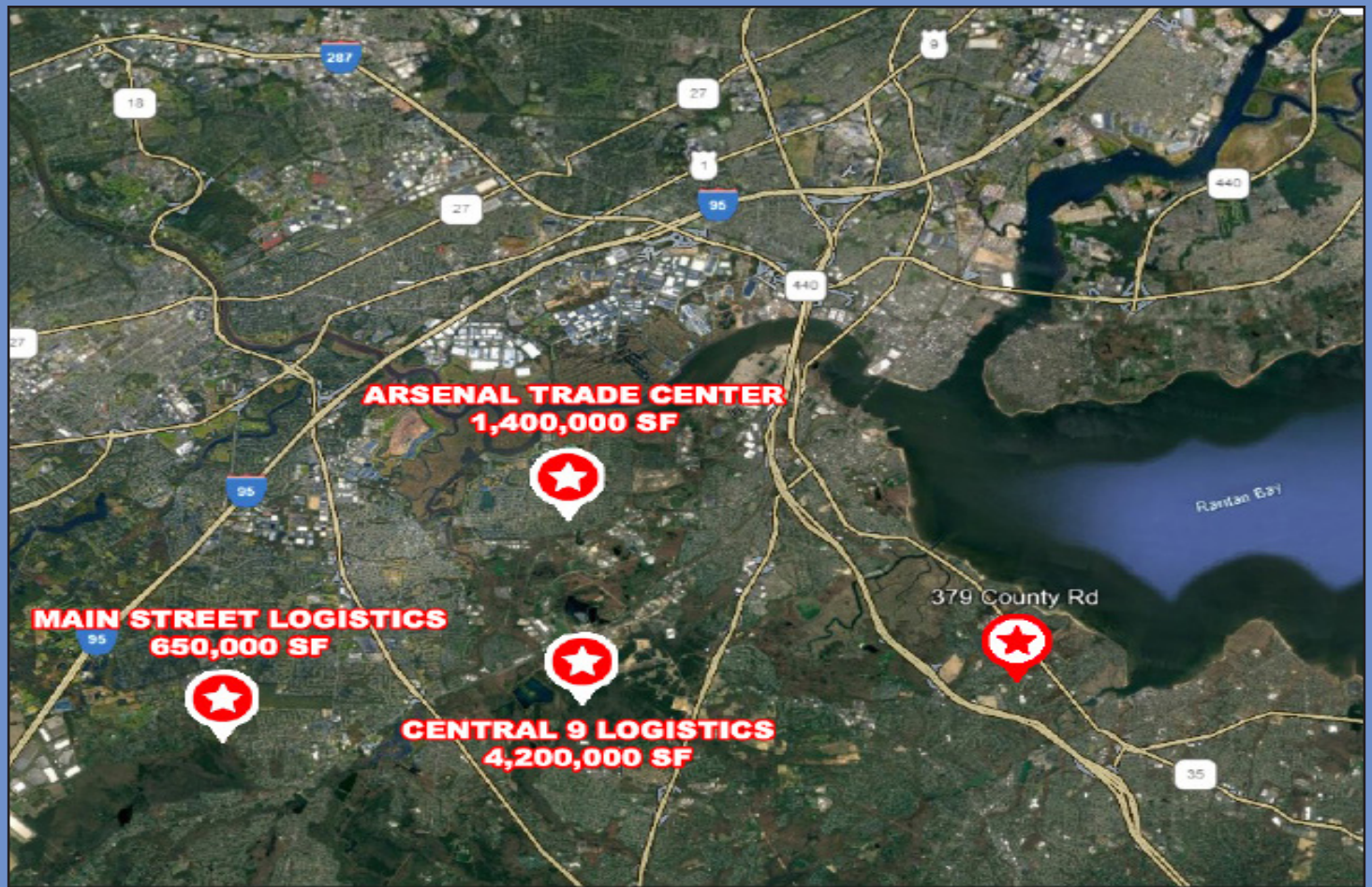
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# LABOR DEMOGRAPHICS

Cliffwood, NJ is in close proximity to high density pockets of warehouse and transportation labor forces. Most notably Edison (13,800), Woodbridge (10,400), Carteret (5,861), and Cranbury (5,000).





## NEW DEVELOPMENTS IN THE SURROUNDING AREA

- **Central 9 Logistics | 4,200,000 SF**  
Jake Brown Road, Old Bridge, NJ
- **Arsenal Trade Center | 1,400,000 SF**  
50 Minisink Ave, Sayreville, NJ
- **Main Street Logistics | 650,000 SF**  
85 Main Street, Spotswood, NJ


# NEW DEVELOPMENT

## POPULATION DEMOGRAPHICS

Statistic   Radius	1 Mile	3 Mile	5 Mile
Population	12,859	64,262	164,934
Median Age	41.1	43	42.5
Number of Households	4,899	24,260	60,339
Median Household Income	\$104,059	\$104,201	\$103,419
Median Household Value	\$312,628	\$345,226	\$370,831

1, 3 & 5 Mile Radius of 379 County Road, Cliffwood, NJ

# DEMOGRAPHIC HIGHLIGHTS



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FOR LEASE**

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