

For Lease

📍 1200 Springfield Road, Union, NJ

🏠 +/-18,500 SF Service Facility on 4.8 AC



Get in Touch

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20' x 14'

OVERHEAD DOOR



Location Highlights

- **Zoned Industrial (I-1)**
- Access to Routes 22 & 1-9, I-78, I-95 and Garden State Parkway
- 10 Miles to **Newark Liberty Airport**
- 12 Miles to **Port Newark / Elizabeth**

Property Highlights

- +/- **18,500 SF** Service Facility
- +/- **9,500 SF** Maintenance Shop
- +/- **2,500 SF** Machine Shop
- +/- **5,500 SF** First Floor Offices
- +/- **750 SF** Second Floor Offices
- New Roof | 20 Year Warranty**

Loading & Parking

- 4.8 AC** Fully Renovated, Paved, Fenced & Lit
- 4 Over Head Doors**
- (1) **20' x 14'**
- (1) **18' x 14'**
- (1) **12' x 14'**
- (1) **10' x 10'**



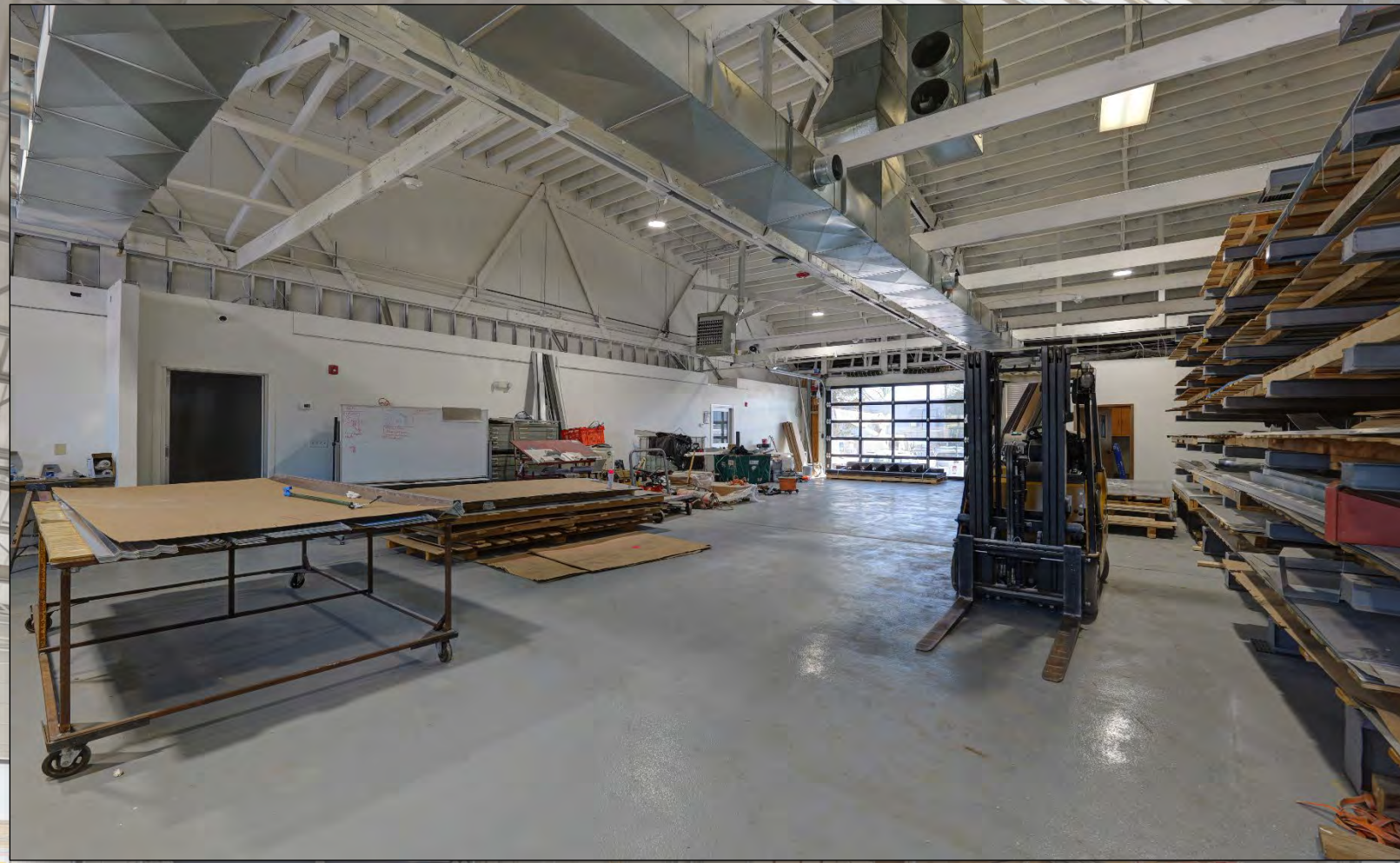




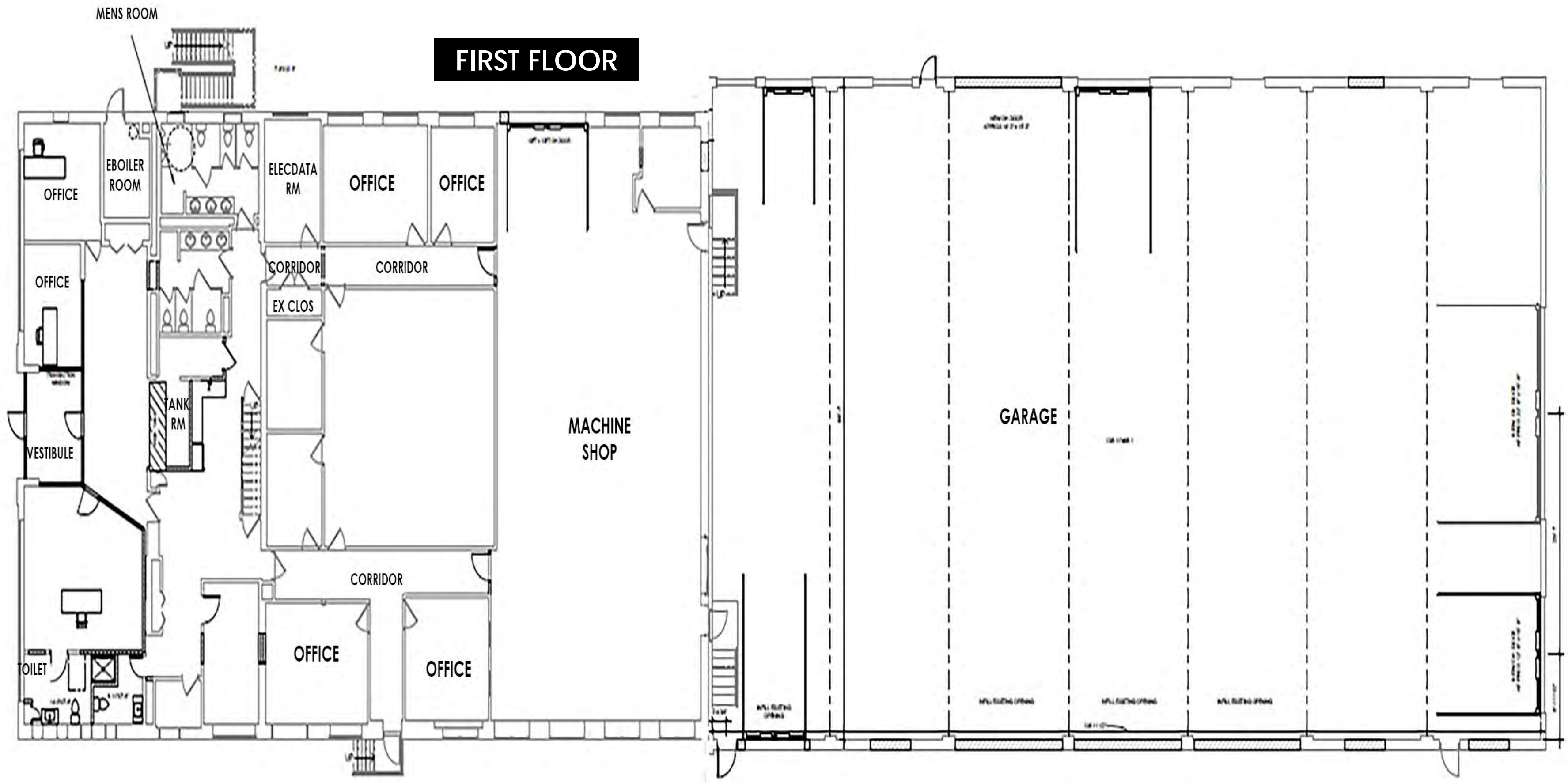
0.5 MILES TO ROUTE 22



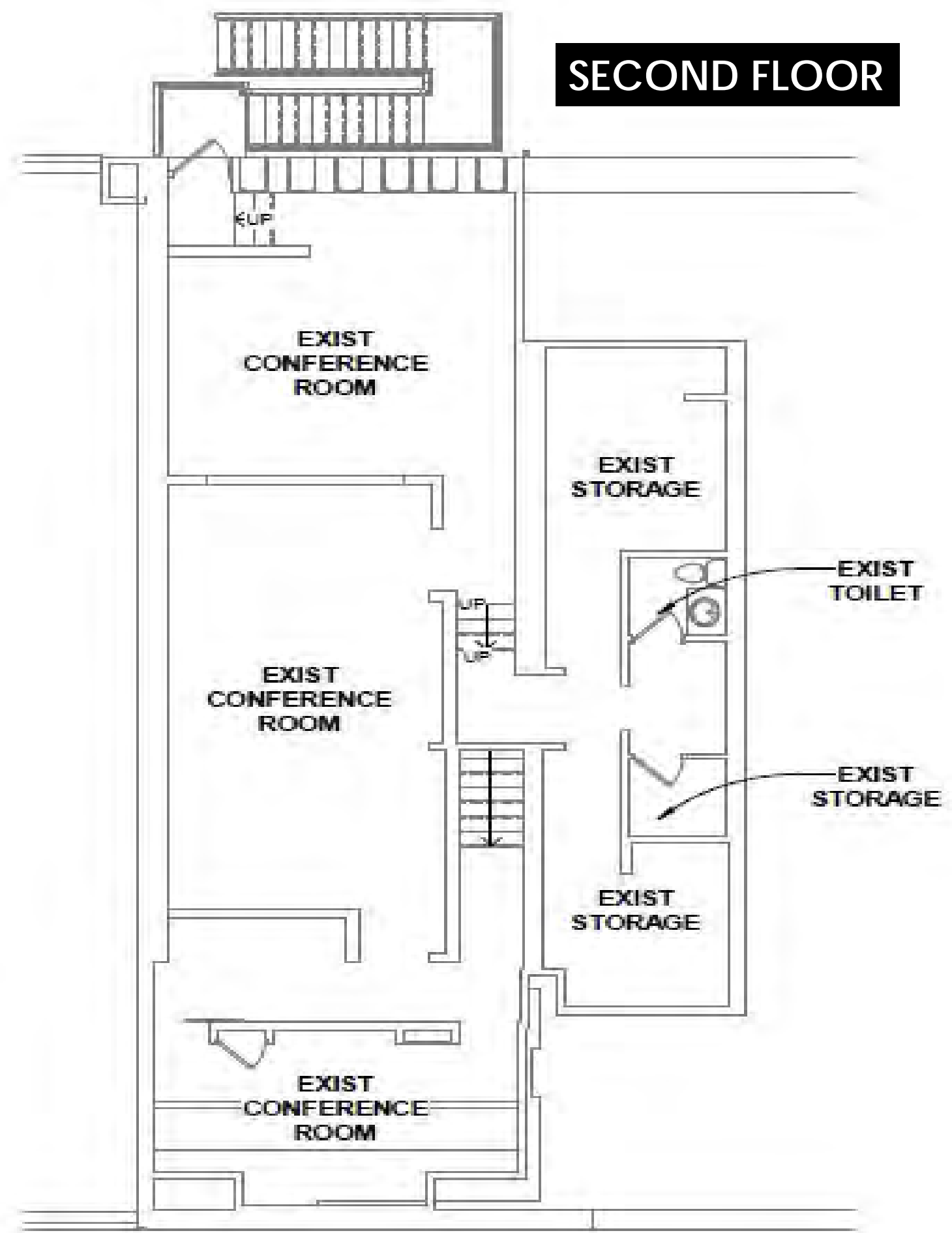




FIRST FLOOR



SECOND FLOOR



Office Improvements

- **Fully Remodeled Office Space:**
 - Fluorescent Lighting replaced with LEDs
 - New Floors, Walls & Ceilings
 - Glass Doors, Partitions and New Windows
- All asbestos tiles professionally removed
- Main Server Room remodeled and improved
- New Blinds & Kitchen Cabinets
- Duct Work & HVAC Unit Replaced

Site Improvements

- **New Roof | 20 Year Warranty**
- Asbestos Panels for Soffit removed professionally, replaced with plywood
- **Fire Monitoring System installed:**
 - Smoke Detectors
 - Annunciators
 - Pull Stations
- New Hot Water Heater Installed
- 8" Concrete Pad installed for outside fueling station
- New Fence across front of yard
- 2, 30' electric gates for exit/entrance

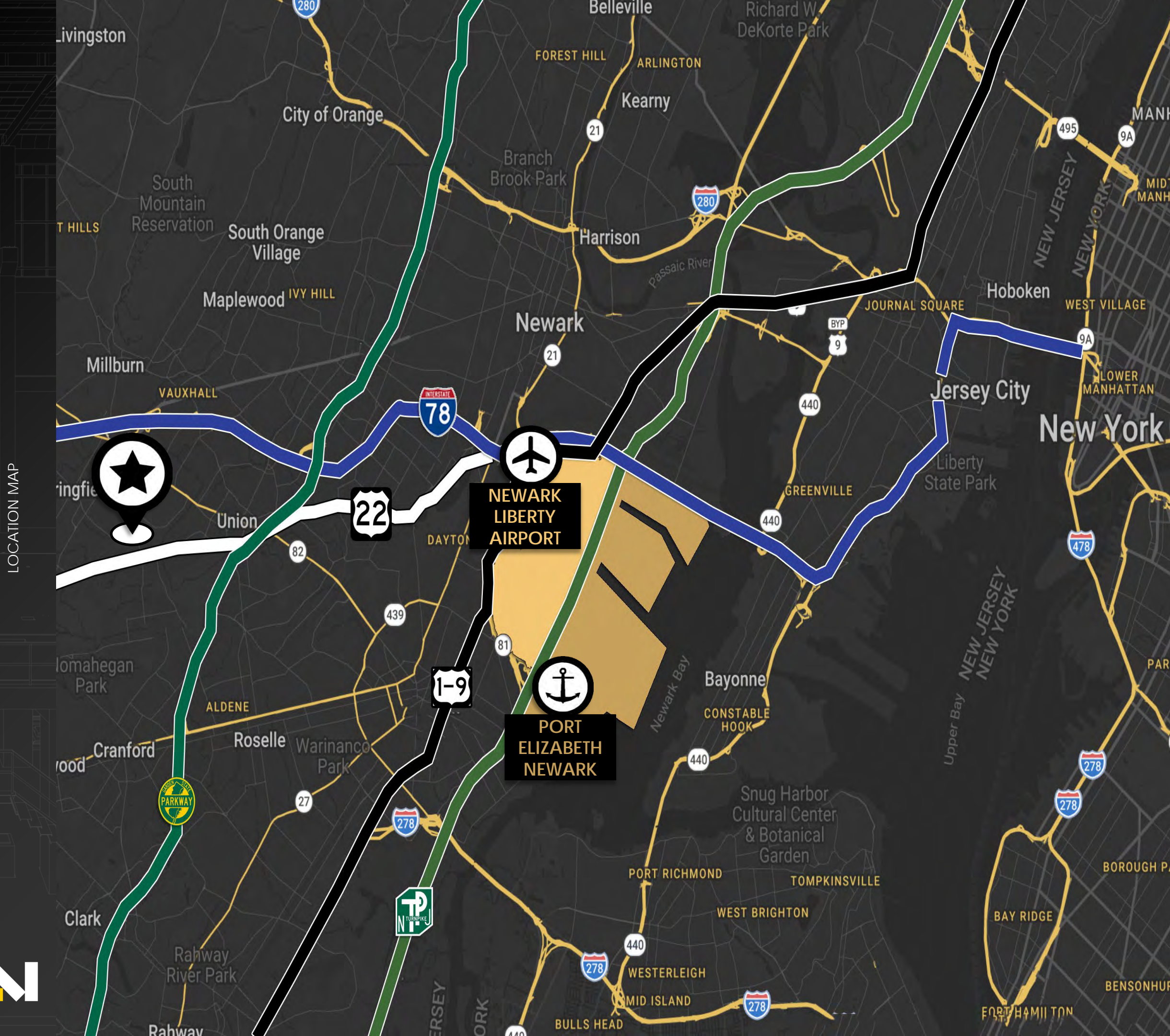
Warehouse Improvements

- Demo Office removed to create metal shop
- Removed All Walls and Ceiling to create open warehouse space
- Installed new lighting and Sika 3 stage epoxy flooring
- Created Shop Office
- New 14' Glass Overhead Door Installed
- Small Server box installed in garage for WiFi and cameras
- New shop heaters installed

Technological Improvements

- Integrated Technology System that works throughout the entirety of the building, including metal shop & warehouse (system is also connected to app on smartphone)
- **Features Include:**
 - Advanced security access control (includes door access control)
 - Facial Recognition
 - Pin Number
 - Key Fob and/or Apple ID on iPhone
 - Wifi (Including access points)
 - VPN
 - Saas (software as a service)
 - Power over ethernet switchers
 - Routers 10G cloud gateway
- Mix of enhanced 4k and 8k IP cameras with AI detection capabilities (inside and outside of the building)





 1200 Springfield Road, Union, NJ

The city of **Union, NJ** is located in close proximity to the **Newark Submarket** with access to:

- Newark Liberty Airport
- Port Elizabeth/Newark
- Holland Tunnel

With road access to:

- Routes 22 & 1-9
- I-78 and I-95
- Garden State Parkway



Route 22 Retail



FERGUSON



Manufacturing, Logistics, & Service Companies



WOODBIDGE BUILDERS



For more information please contact:

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