



Available For Immediate Occupancy

INDUSTRIAL / OFFICE PROPERTY

FOR SALE & LEASE

12,500 SF WAREHOUSE AVAILABLE WITH OFFICE SPACE

4475 South Clinton Avenue, South Plainfield, NJ 07080

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

NICHOLAS A. SAVASTANO

Sales Associate

nsavastano@blauberg.com

973.379.6644 x234



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

Industrial Building with Office Space

LOCATION DESCRIPTION

Corner of South Clinton and Hamilton Boulevard
1 Mile from I-287

SITE DESCRIPTION

Total Building Size: ±57,000 SF (2 Stories)

Available Space: ±40,000 SF Warehouse

Lot Size: ±2.56 Acres

Zoning: M-3

Parking: 137 Spaces (Off-Street)

Construction: Masonry

Ceiling Height: 22 Feet

Power: 800 Amp

Utilities: Gas

Loading Docks: 4 (2 Interior and 2 Exterior)

Drive-Ins: 6 (14' High Doors)

Permitted Uses Include: Day Care/ Senior Care, Gym, After-School Programs (Kumon, Mathnasium), Dental Clinic, Professional Offices

Owner Occupies Warehouse But Willing To Vacate

Please Call for Sale Price or Lease Rate

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	711 SF	NNN	Please Call for Lease Rate	Office
Suite 201	800 SF	NNN	Please Call for Lease Rate	Office
Suite 203	800 SF	NNN	Please Call for Lease Rate	Office
Suite 207	1,727 SF	NNN	Please Call for Lease Rate	Office
Suite 211	350 SF	NNN	Please Call for Lease Rate	Office
Suite 230	400 SF	NNN	Please Call for Lease Rate	Office
1st Floor Storage - 30	30 SF	NNN	Please Call for Lease Rate	Storage

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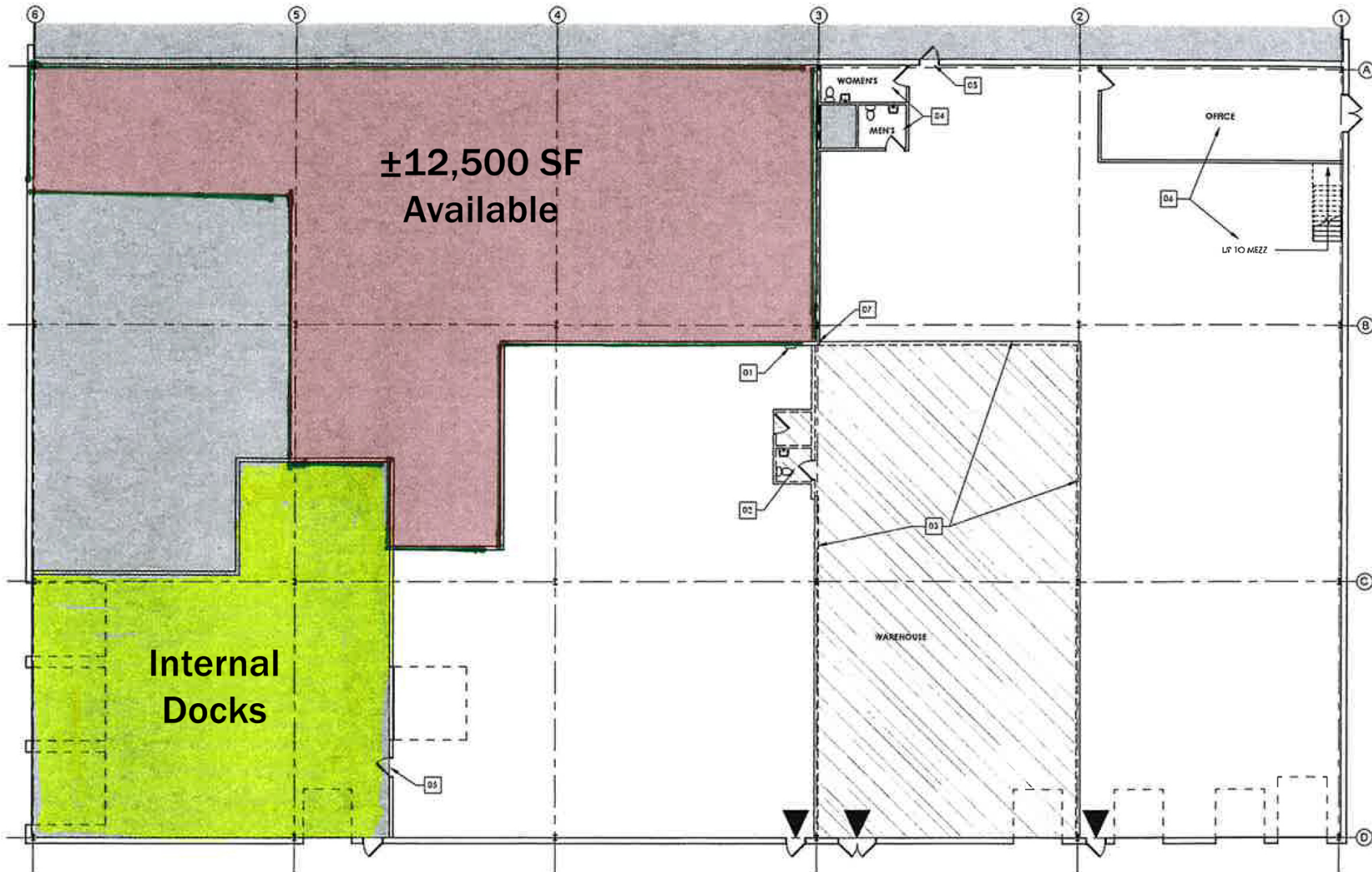
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	5,995	94,259	349,458
2019 Estimate	5,929	93,500	344,689
2010 Census	5,731	92,237	330,703
Growth 2019-2024	1.11%	0.81%	1.38%
Growth 2010-2019	3.45%	1.37%	4.23%
2019 Population Hispanic Origin	793	14,552	76,581
2019 Population by Race:			
White	1,871	39,637	180,622
Black	963	17,457	61,312
Am. Indian & Alaskan	44	526	2,489
Asian	2,861	33,523	92,124
Hawaiian & Pacific Island	5	71	378
Other	185	2,286	7,765
U.S. Armed Forces:	0	34	56
Households:			
2024 Projection	2,077	31,172	117,484
2019 Estimate	2,055	30,896	115,673
2010 Census	1,989	30,326	109,770
Growth 2019 - 2024	1.07%	0.89%	1.57%
Growth 2010 - 2019	3.32%	1.88%	5.38%
Owner Occupied	1,016	20,928	69,101
Renter Occupied	1,039	9,968	46,572
2019 Avg Household Income	\$116,373	\$113,259	\$106,745
2019 Med Household Income	\$99,546	\$94,797	\$84,952
2019 Households by Household Inc:			
<\$25,000	145	3,056	15,815
\$25,000 - \$50,000	180	4,012	18,441
\$50,000 - \$75,000	324	4,300	17,121
\$75,000 - \$100,000	386	5,152	16,226
\$100,000 - \$125,000	305	4,039	12,557
\$125,000 - \$150,000	266	3,350	9,985
\$150,000 - \$200,000	247	3,631	12,796
\$200,000+	203	3,356	12,732

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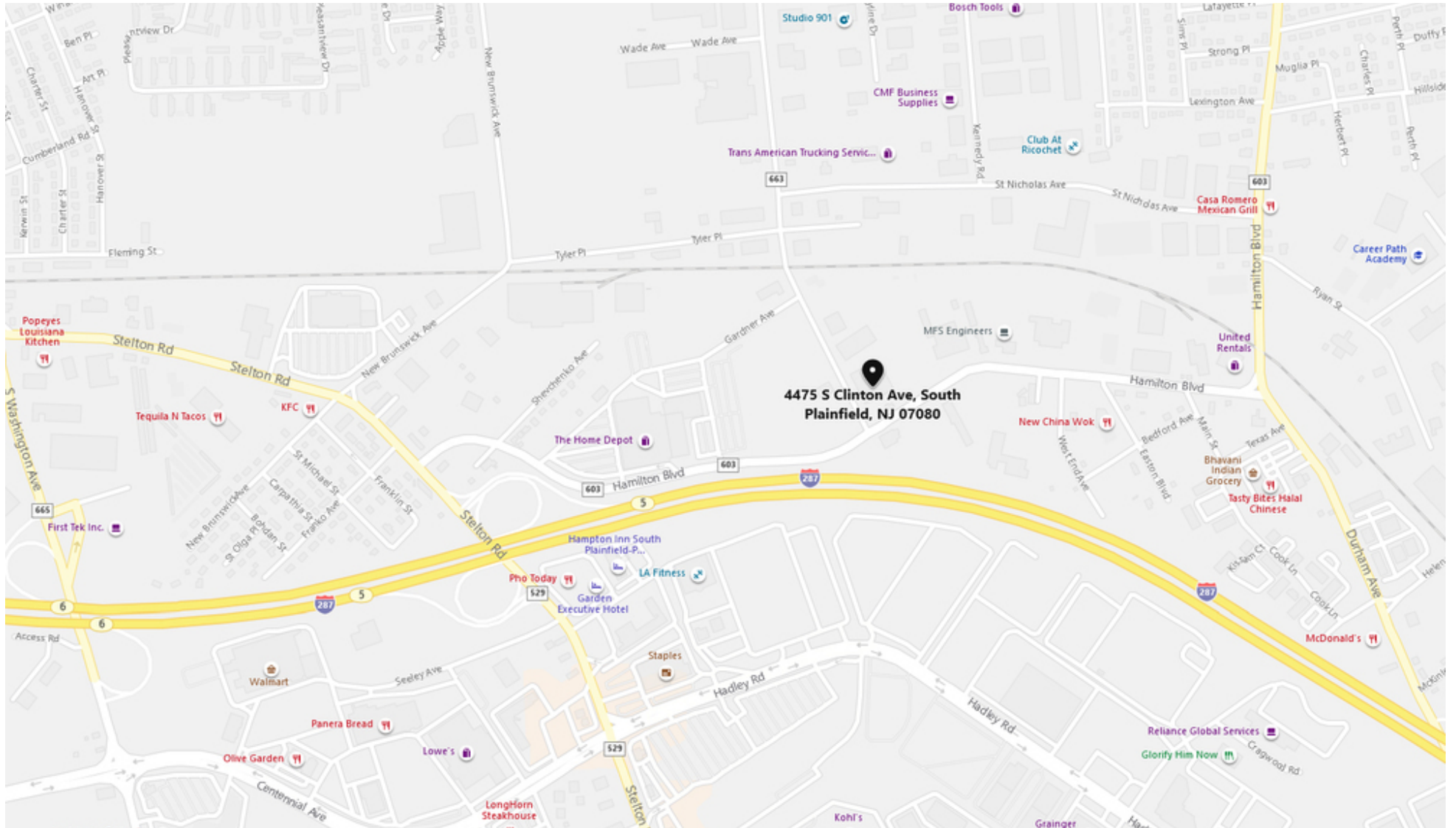
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