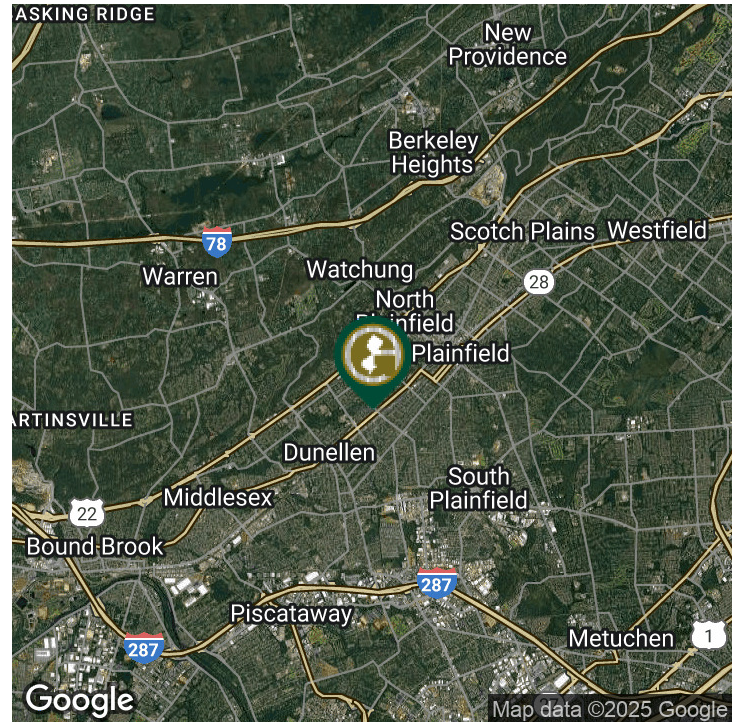


1340 WEST FRONT STREET  
PLAINFIELD, NJ 07063

## MANUFACTURING PROPERTY FOR SALE OR LEASE

### Vacant and Ready to Go



#### OFFERING SUMMARY

Sale Price:	Call For Details
Building Size:	+/- 20,000 SF
Heavy Power	3 Phase 480 Volts
Lot Size:	+/- 1.1 acres
Loading:	1 Oversized Drive In
2024 Taxes:	\$42,673.28
Sale Price:	Call For Details

#### PROPERTY OVERVIEW

20,000 sf Manufacturing/Fabrication Building Available for Sale.

- Located near skilled and unskilled labor
- HEAVY POWER

Two ancillary buildings:

1. +/- 3,000 sf used for storage with 18' ceiling height and oversized door
2. +/- 6,000 sf used for storage and licensed paint booth

Call Josh for any questions and to schedule a tour 908 - 256 - 0262

#### PROPERTY HIGHLIGHTS



#### SHELDON GROSS REALTY, INC.

80 MAIN STREET  
WEST ORANGE, NJ 07052  
SHELDONGROSSREALTY.COM

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com

Joshua Glusky | (O): 973.325.6200 Ext.121 | (C): 908.256.0262 | jglusky@sheldongrossrealty.com

*for more information:*

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.

## URBAN ENTERPRISE ZONE (UEZ)

### PROPERTY DESCRIPTION

20,000 sf Manufacturing/Fabrication Building Available

### (UEZ) ALLOWS FOR QUALIFIED BUSINESSES TO OBTAIN:

1. Businesses participating in the UEZ Program can charge half the standard sales tax rate on certain purchases, currently 3.3125% effective 1/1/2018.

2. UEZ businesses may enjoy tax exemptions on certain purchases including capital equipment acquired and investments made to build a new facility, expand, or upgrade an existing facility.

3. The New Jersey Business Action Center plays a key role in helping grow, retain and attract business to the State. The center serves as a "one-stop" shop for business. The team at the Center works to encourage entrepreneurship by supporting New Jersey's businesses of all sizes, supporting global competitiveness of New Jersey companies, as well as to promote the State's attractiveness as a vacation destination and business investment location nationally and internationally.

4. Business Retention and Relocation Assistance Grant, available through the EDA, ("BRRAG") for relocation and retention of at least 250 non-retail jobs where the grant is a material factor. Special limitations/bonuses for UEZs.

5. Assistance from the New Jersey Department of Labor through its One Stop Centers in hiring, training, and retraining existing or new employees.



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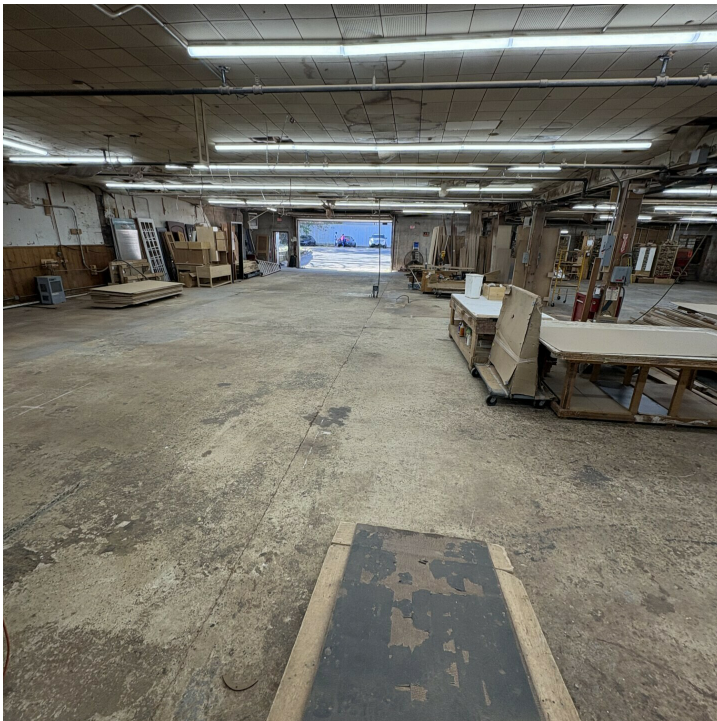
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## INDUSTRIAL PROPERTY FOR SALE OR LEASE



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