



INDUSTRIAL PROPERTY FOR LEASE

22,000 SF on 1.97 Acres

3301-3393 South Clinton Avenue

South Plainfield, NJ 07080



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **BUILDING SIZE:**
Approximately 22,000 sq. ft. (dividable to 11,000)
- **GROUNDS:**
Approximately 1.97 acres
- **CONSTRUCTION:**
Walls: Corrugated metal paneling and concrete block over steel framing
Roof: Metal Deck
Columns: 38 ft wide and 30 ft long
- **YEAR BUILT:**
2024
- **BUILDING DIMENSIONS:**
109.55' BY 200.81'
- **CEILING HEIGHTS:**
Production/Primary Area: 25-30 FT Clear
- **COLUMN SPACING:**
38 ft wide and 30 ft long
- **TRUCK LOADING:**
1 loading dock
12 drive-in doors
- **LIGHTING:**
LED
- **WATER:**
City water Supplied by Middlesex Water Company

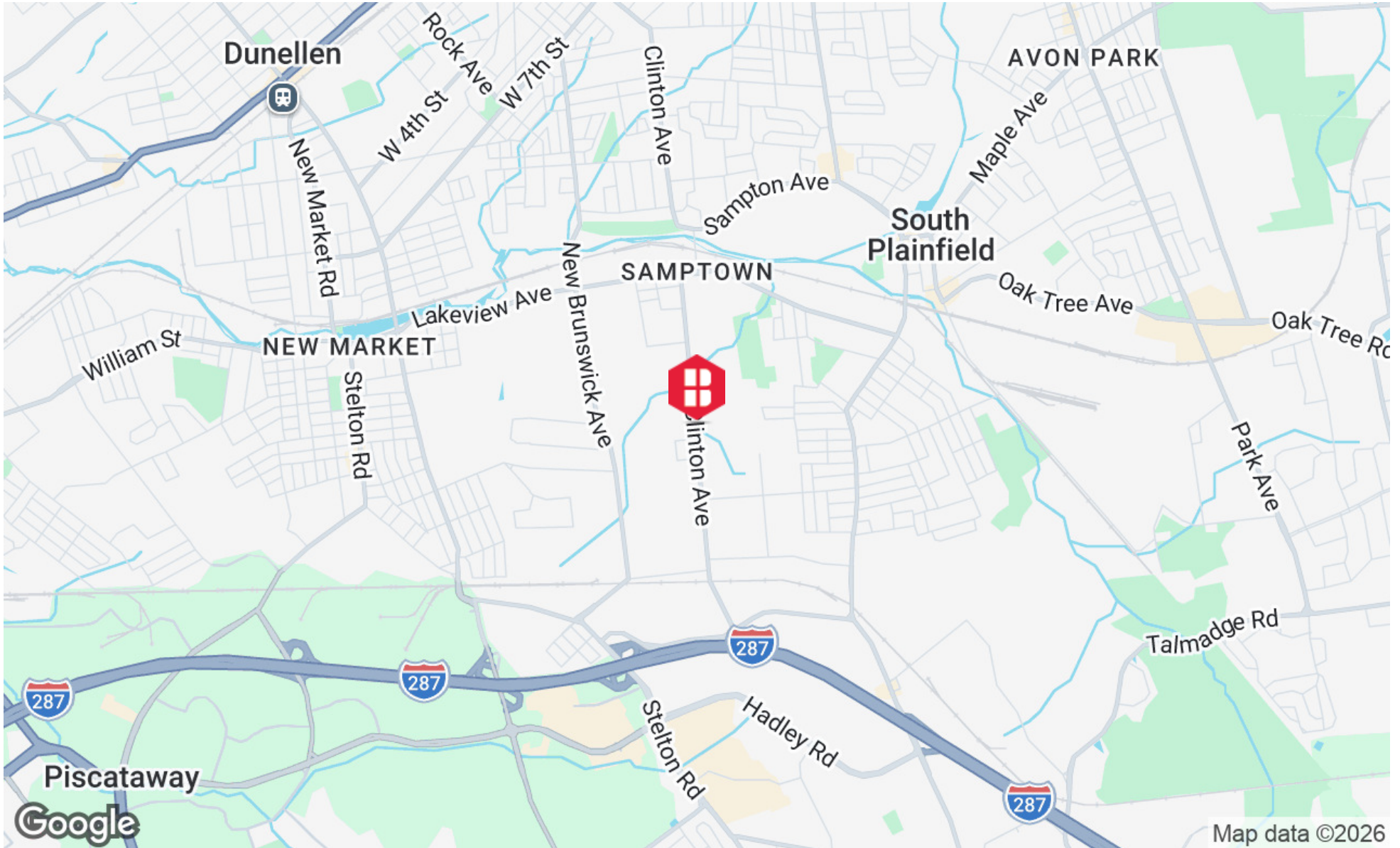
PROPERTY HIGHLIGHTS

- **SEWER:**
City sewer Supplied by Middlesex Water Company
- **NATURAL GAS:**
Supplied by PSE&G
- **FIRE PROTECTION:**
Fully sprinklered - wet system
- **HEAT:**
Gas-fired Space Heaters in warehouse
- **AIR CONDITIONING:**
HVAC in office
- **OFFICE SPACE:**
To Suit
- **LAVATORIES:**
2 (1 Men's/1 Women's)
- **PARKING:**
36 marked surface spaces
- **OPERATING EXPENSES:**
\$4.50/SF (2026 estimated)
- **LOCATION:**
The property is ideally located in South Plainfield with immediate access to major regional corridors, including Interstate 287 and US Route 1. Its strategic position provides convenient connectivity to the New Jersey Turnpike (Exit 10), Interstate 95, and key logistics routes throughout Central New Jersey, as well as efficient access to the Ports of New York and New Jersey and Newark Liberty International Airport.

ADDITIONAL PHOTOS



LOCATION MAP





Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>

PRIMARY CONTACTS



Matthew Fennelly
Vice President
215.448.6236
mfennelly@binswanger.com



Michael Torsiello, SIOR
Senior Vice President
215.448.6210
mtorsiello@binswanger.com