

FOR SALE OR LEASE
50,632± SF ON 3.8 ACRES

110

POMPONIO AVE S.
SO. PLAINFIELD, NJ



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

 For *more* information

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PROPERTY OVERVIEW

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POMPONIO AVE S.
SO. PLAINFIELD, NJ



The property is a 50,632-square-foot building built in 1991 on a 3.8 acres, with a depth of 250', the building has 40' column spacing, +2,500 amps, 277/480-volt, wet sprinkler system with fire sprinkler booster and jockey pumps and newly renovated offices. The property is located in the M-3 industrial zoned area and has four (4) loading docks and an abundance of parking with a truck court that can accommodate extra trailers in addition to 70 car parking. The taxes are \$86,613.66 (2023).

Pomponio Ave

io Ave

PROPERTY DETAILS

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BUILDING SIZE
50,632 SF



LOADING
4 Docks, 1 Drive-in



OFFICES
Fully Renovated



LOT SIZE
3.8 AC



CEILING HEIGHT
24' Clear



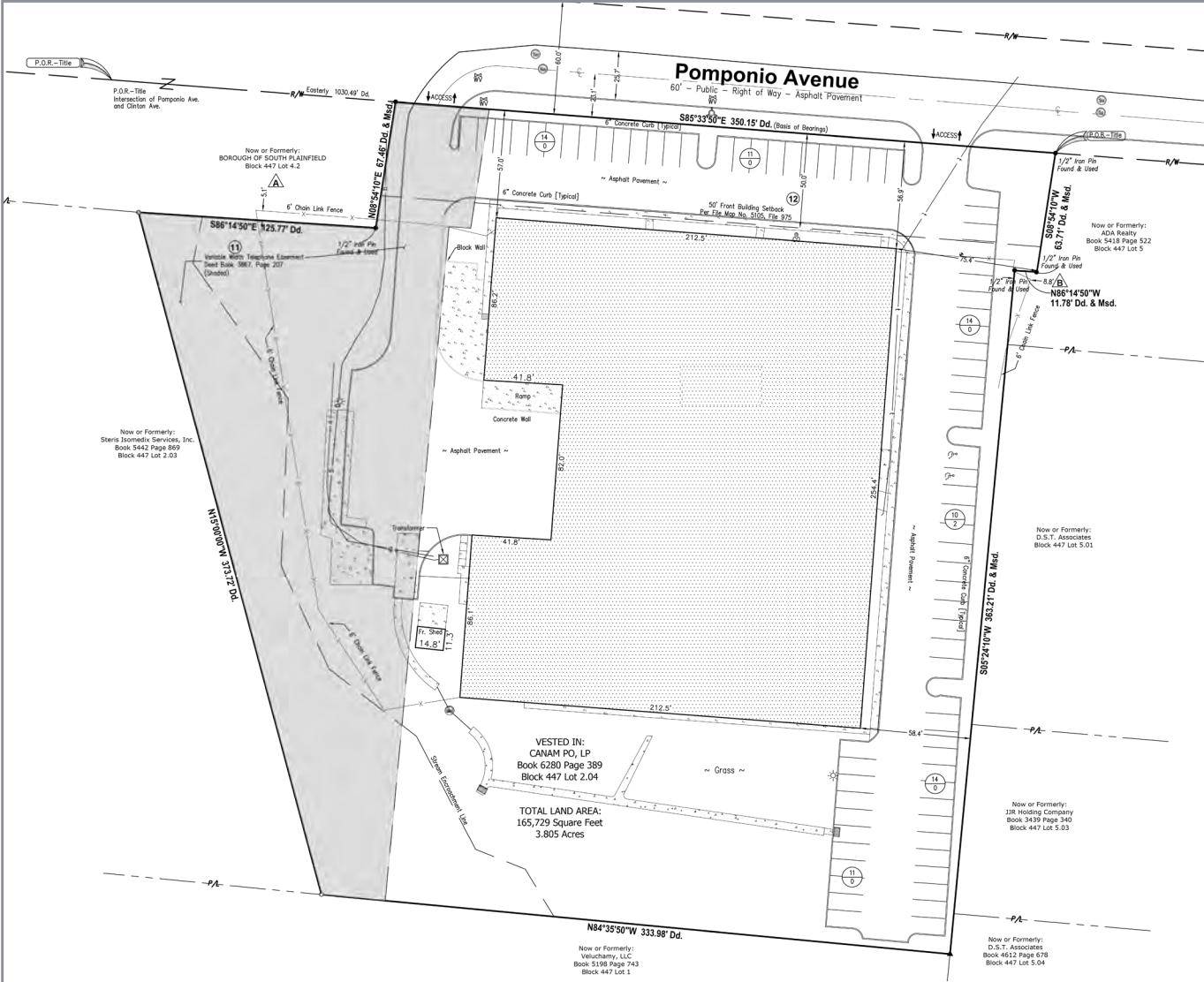
POWER
Heavy





PROPERTY SURVEY

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POMPONIO AVE S.
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COMMITMENT NO. 2017-80348 - SCHEDULE A, EXHIBIT A:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE BOROUGH OF SOUTH PLAINFIELD, COUNTY OF MIDDLESEX, AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:
BEGING known and designated as Lot 2.04 in Block 447 on a certain map entitled "Denholtz Associates, Boro. of S.Plainfield, Middlesex County, N.J. Final Map" filed April 27, 1987 in the Middlesex County Clerk's Office as Filed Map No. 5105 File 975.

- BEGINNING at a 1/2 inch iron pin found along the southerly line of Pomponio Avenue, easterly 1030.49 feet from the intersection of the easterly line of Clinton Avenue with the southerly line of Pomponio Avenue; thence
- 1) South 08 degrees 54 minutes 10 seconds West, a distance of 63.71 feet to a 1/2 inch iron pin found; thence
 - 2) North 86 degrees 14 minutes 50 seconds West, a distance of 11.78 feet to a 1/2 inch iron pin found; thence
 - 3) South 05 degrees 24 minutes 10 seconds West, a distance of 363.21 feet to a May Nail Found; thence
 - 4) North 84 degrees 35 minutes 50 seconds West, a distance of 333.98 feet to a 1/2 inch iron pin set; thence
 - 5) North 15 degrees 00 minutes 00 seconds West, a distance of 373.72 feet to a 1/2 inch iron pin set; thence
 - 6) South 86 degrees 14 minutes 50 seconds East, a distance of 125.77 feet to a 1/2 inch iron pin found; thence
 - 7) North 08 degrees 54 minutes 10 seconds East, a distance of 67.46 feet to a 1/2 inch iron pin found, point also being along the southerly line of Pomponio Avenue (60 feet - public); thence
 - 8) Running along said line, South 85 degrees 33 minutes 50 seconds East, a distance of 350.15 feet to the point and place of BEGINNING.

The above description is drawn in accordance with a survey made by Milman Surveying, Inc., dated February 28, 2012 last revised March 15, 2012.

BEGING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

Block 447, Lot 2.04 on the official tax map of the Borough of South Plainfield, County of Middlesex, State of New Jersey

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 2017-80348 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

11. Utility easement to East Jersey Telephone and Telegraph Co. as contained in Deed Book 329, page 340, and as recited in Deed Book 3867, page 207.

12. Subject to setback lines, easements and buffers as shown on filed plan entitled "Denholtz Associates, Boro. of S. Plainfield, Middlesex County, N.J. Final Map" filed April 27, 1987 in the Office of the Clerk of Middlesex County as Filed Map No. 5105, File 975.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone (X) (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Middlesex, State of New Jersey, Community Panel No. 34023C0033F, Effective Date July 6, 2010.

ZONING:

As of July 5, 2017, we have not yet received the current zoning information for the subject property.

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Pomponio Avenue, a public right-of-way.
2. With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site. If any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Looking excavation, the exact location of underground features cannot be accurately depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
3. The posted address on site is 110 Pomponio Avenue, South Plainfield, New Jersey.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, pump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Fidelity National Title Insurance Company Title Commitment No. 2017-80348 with an effective date of May 12, 2017.
9. At the time of the survey, no party walls were observed.
10. At the time of the survey no Orthophotography was used to depict improvements.

BASIS OF BEARING:

The basis for all bearings shown hereon is the south right-of-way of Pomponio Avenue, known as being South 85°33'50" East, per deed of Middlesex County Records.

SURVEYOR'S OBSERVATIONS:

- Subjects fence appears to lie within adjacents property to the west 5.1' as shown.
- Subjects fence appears to lie within adjacents property to the east 8.8' as shown.



SYMBOL LEGEND	
R/W	- Right-of-Way
P/L	- Adjacent Property Line
C	- Centerline
P.O.B.	- Place/Point of Beginning
P.O.R.	- Place/Point of Reference
(X)	- Encroachment/Protrusion
(X)	- Schedule B-Section II item
Dd.	- Deed
Cleanout	- Cleanout
Sanitary Manhole	- Sanitary Manhole
Monumentation Found as Noted	- Monumentation Found as Noted
5/8" Steel w/ Cap Set	- 5/8" Steel w/ Cap Set
Stamped "Milman 3303420723"	- Stamped "Milman 3303420723"
No. of Regular Parking Spaces	- No. of Regular Parking Spaces
No. of Handicap Parking Spaces	- No. of Handicap Parking Spaces
Manhole	- Manhole
Curb Inlet Basin w/ Grate	- Curb Inlet Basin w/ Grate
Fire Hydrant	- Fire Hydrant
Water Valve	- Water Valve
Electric Transformer	- Electric Transformer
Signal Post	- Signal Post
Handicap Space	- Handicap Space
Sign	- Sign
Wall (As Noted)	- Wall (As Noted)
Light Pole	- Light Pole
Subject's Access	- Subject's Access
Concrete Area	- Concrete Area
No Parking Area	- No Parking Area
Building Area	- Building Area
Fence (As Noted)	- Fence (As Noted)
Gas	- Gas
Underground Telephone	- Underground Telephone

TOTAL LAND AREA:

165,729 Square Feet
3.805 Acres

PARKING:

74 Parking Spaces
2 Handicapped Spaces
76 Total Parking Spaces

CERTIFICATION:

To: Fidelity National Title Insurance Company:

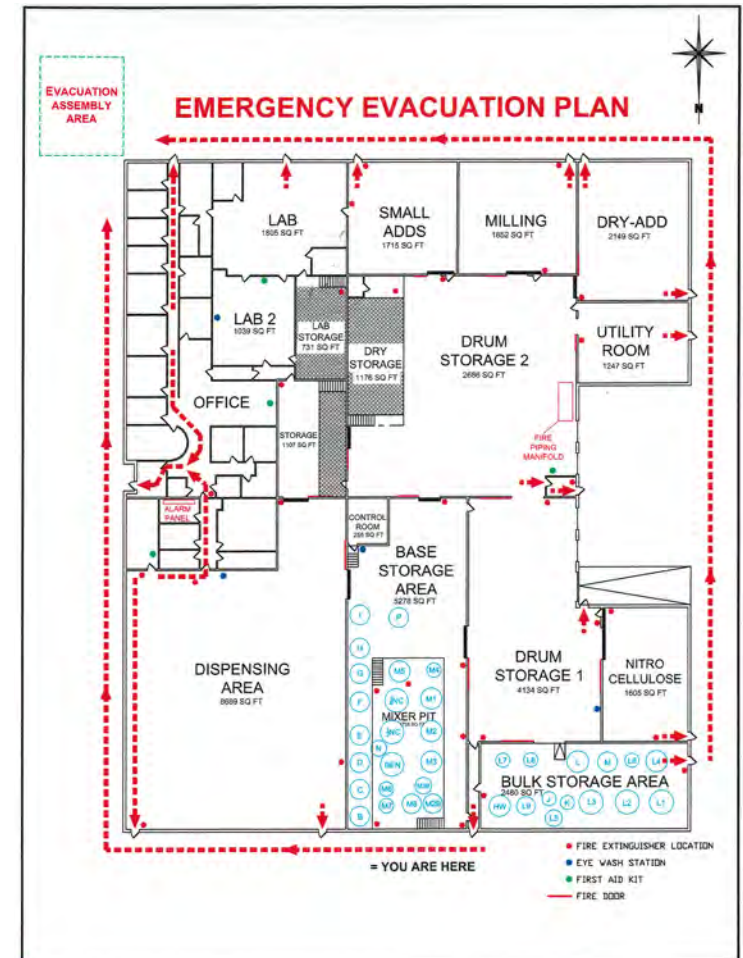
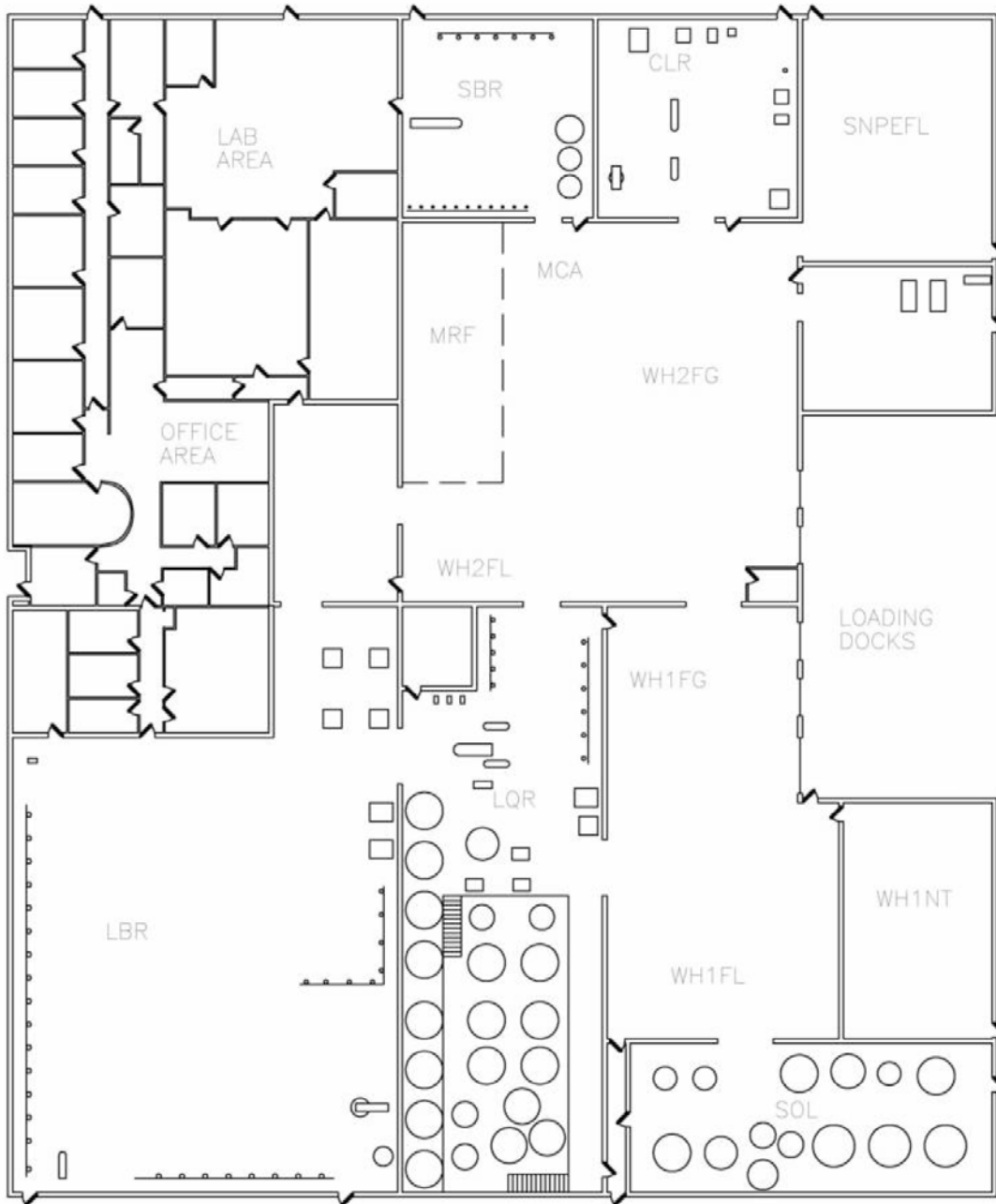
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11, 13, 15, 16 and 17 of Table A thereof. The field work was completed on June 11, 2017.

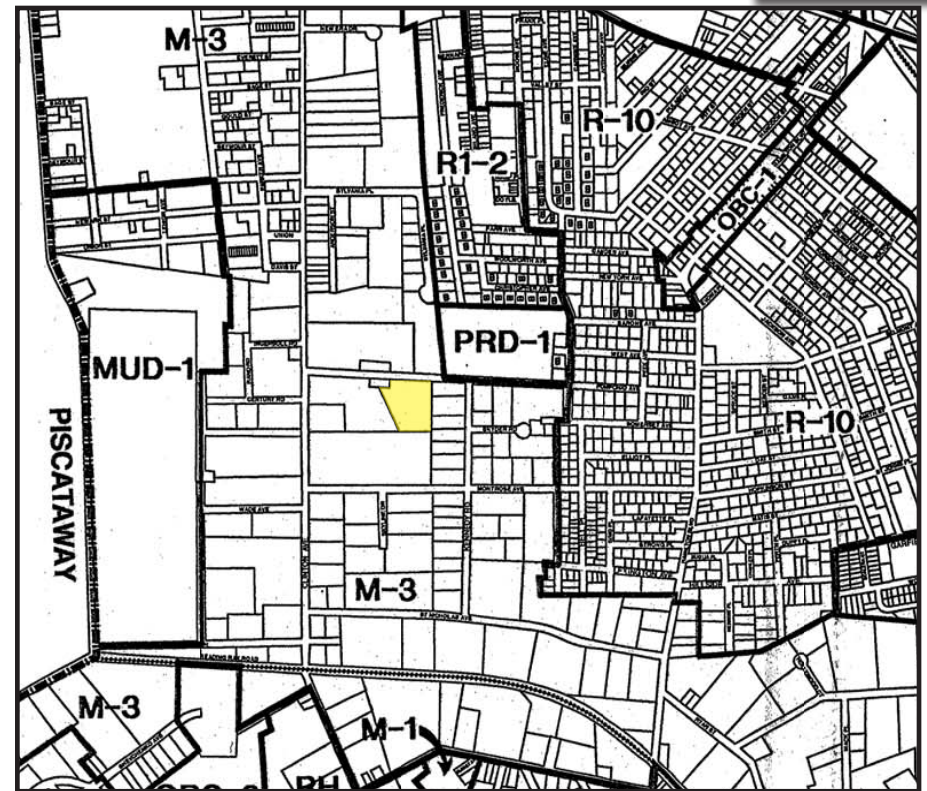
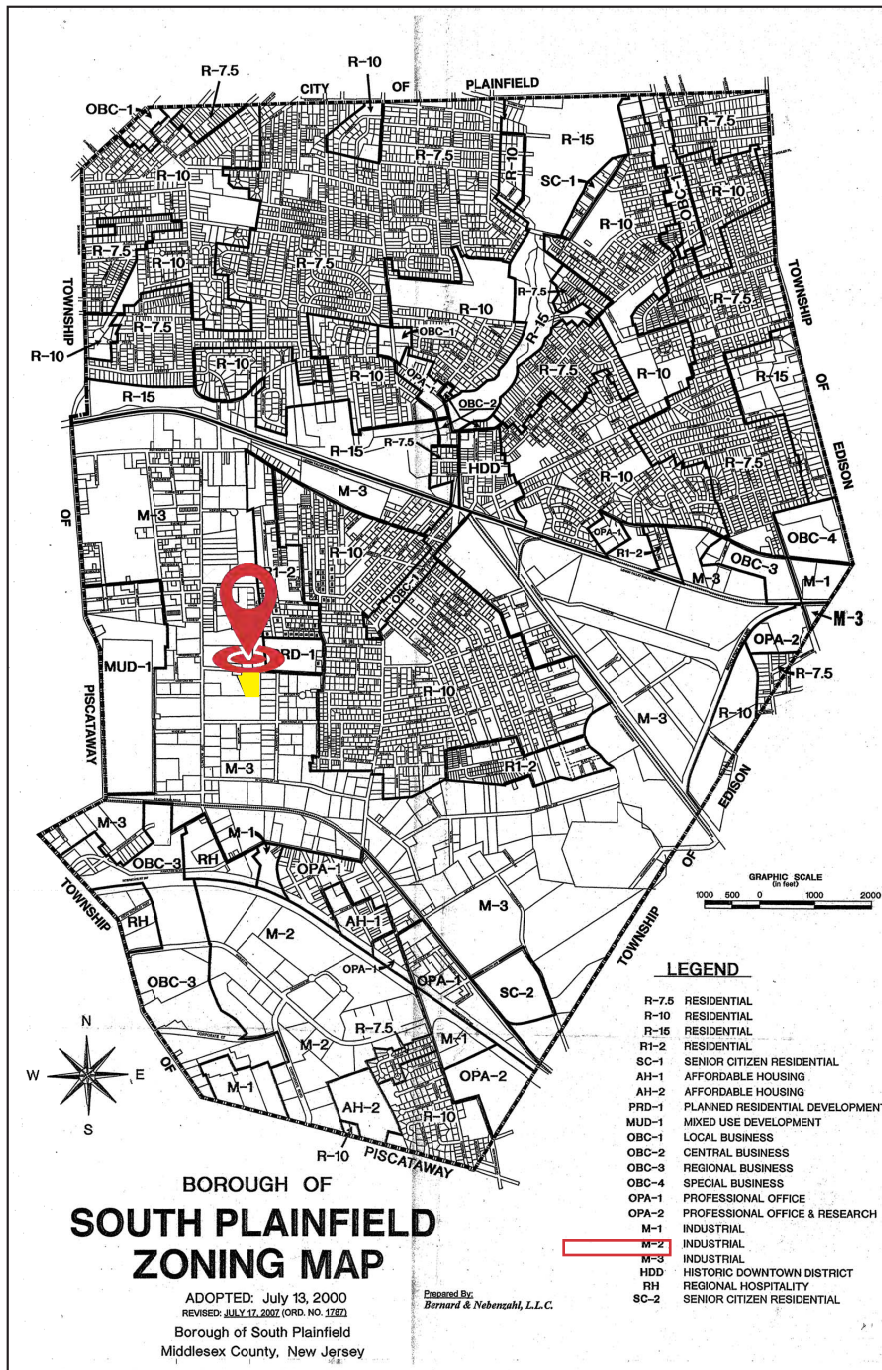
Date of Plot or Map: July 5, 2017.

FLOOR PLAN

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M-3 INDUSTRIAL

§ 540-45 M-3 Industrial Zone.

A. Permitted uses:

- (1) All uses permitted in the M-1 Zone.
 - (2) The manufacture, fusing and production of quartz and of silica and quartz products; the manufacture of electrical instruments and electrical components; the manufacture and production of all types of precious and base metals and alloys in ingot form, refining, melting, casting and working of precious and base metals and alloys; manufacture and production of precious base and alloy metal products, including processing, milling, machine fabrication and assembling; manufacture and production of nonhydrocarbon chemical and catalyst products, plating compounds and solutions, diamonds and other precious stone products, brazing fluxes, light metal parts, liquid gold and other precious and base metal organic-based paints, casting compounds and cements, gas-measuring equipment and gas-generating and storage equipment.
 - (3) Warehouse and distribution center, including sales at retail of a clearance nature; provided, however, that such sales activities occur not more frequently than one every quarter for a period, in each case, of not more than seven consecutive days' duration.
 - (4) Lumberyards.
 - (5) Residential uses are expressly prohibited.
 - (6) Class 2 (Licensed Cannabis Manufacturer), Class 3 (Licensed Cannabis Wholesaler), and Class 4 (Licensed Cannabis Distributor) shall be permitted in those M-3 industrial zones as depicted in the shaded green areas of the map attached as Schedule A to this Ordinance, which map shall be available in the office of the Borough Clerk, limited to two Licensed Cannabis Manufacturers, two Licensed Cannabis Wholesalers, and one Licensed Cannabis Distributor having been granted licenses and permission of the Borough to operate at any given time.
Editor's Note: Schedule A is available in the office of the Borough Clerk.
[Added 8-16-2021 by Ord. No. 2207]
- B. Lot and yard requirements: see Schedule.[1]
- [1]Editor's Note: The Schedule of General Requirements is included as an attachment to this chapter.
- C. Off-street parking requirements: see Article VI.
- D. Signs: see Article VIII, § 540-54.
- E. Buffer zone requirements shall be the same as set forth for the M-1 Zone.

§ 540-43 M-1 Industrial Zone.

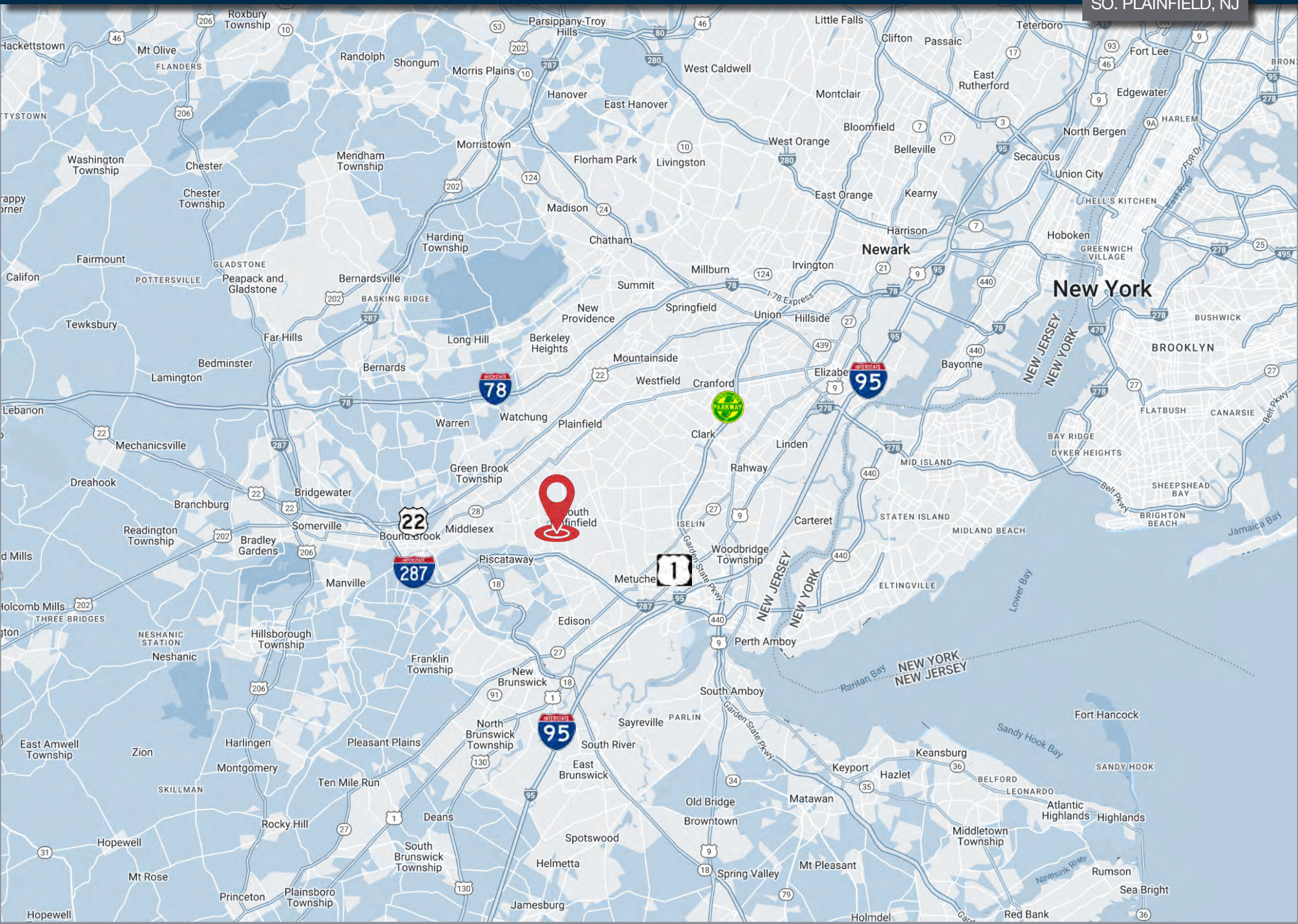
A. Permitted uses:

- (1) Office buildings for executive, administrative, business, educational or professional purposes.
- (2) Scientific or research laboratories devoted to research, design and/or experimentation; processing and fabricating incidental thereto may be permitted.
- (3) Uses of a light manufacturing nature as follows:
 - (a) Manufacturing of light machinery comprising any of the following: carburetors and small machine parts; cash registers; sewing machines; typewriters, calculators and other office machines.
 - (b) Fabrication of metal products comprising any of the following: baby carriages, bicycles and other nonmotorized vehicles; metal furniture; musical instruments; sheet metal products; toys.
 - (c) Fabrication of paper products comprising any of the following: bags, bookbinding; boxes and packaging materials; office supplies; toys.
 - (d) Fabrication of wood products comprising any of the following: boats; boxes, cabinets and wood workings; furniture; toys.
 - (e) Food and associated industries comprising any of the following: bakeries; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing; ice cream manufacturing.
 - (f) Other permissible industry comprising any of the following: concrete and plastic products; electronic products; glass and glass products manufacturing; jewelry manufacturing, including polishing; leather goods manufacturing, except curing, tanning and finishing of hides; motion picture exchange; pharmaceutical products manufacturing.
- (4) Residential uses are expressly prohibited.

A map showing the project area in relation to the township and road network. The map includes labels for "Township" and "RD" (Road). The project area is highlighted in a light blue color.

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