

**480 Mundet Place
Hillside, NJ 07205 USA**

**Owner: Flamingo Properties LLC
Contact: Frank Pollaro, 973-477-4931 mobile**



480 Mundet Place is a **Luxury Industrial Property**. A special building, suited for a special owner.

Location:

Block 605, Lot 11 sits on +-3.7 acres with a 58,442 square foot building at street address 480 Mundet Place, in the heart of Industrial Hillside, NJ. It is two-minutes from Route 78, Route 22, and The Garden State Parkway. Six-minutes from Newark Liberty International Airport, 12 minutes from Port Newark's Main Terminal, and 25-minutes from Manhattan. It is 12-minutes from Morristown Municipal Airport (KMMU) and 25-minutes from Teterboro Airport (TEB).

Mundet Place is newly paved street (2023) and an easily accessible cul-de-sac with only five buildings. The street is never congested with traffic. Trucks can enter the property easily and can turn on the property or at the end of the cul-de-sac. The local streets in Hillside are clear and uncongested. There is no traffic.

The entire building is has integrity, is attractive, and presents well to visitors with a lawn and several beautiful honey locust trees at the front, and many trees shielding the entire rear property line. The rear of the building faces south and has excellent sunlight. It is a quiet street.

Building Specifications:

The building is well sighted on 3.7 acres, with 58,442 square feet under roof, with an additional 10,000 sq. foot loading dock height foundation platform at the rear of the building. The foundation was poured with the intent of an additional 10,000 square foot room. (see floor plan). The erection of two walls and a roof will bring the building to 68,542+ feet. The property had town approval for 90,000 square feet in total. There are 90 parking spaces with one (1) electric vehicle charger.

The ground level interior spaces of the building have approximately 37,000 square feet with 17'-6" foot ceilings, 6,100 square feet with 20-30 foot ceilings, and 8,000 square feet with 13-16 foot ceilings. There are five (5) skylights.

Five (5) front-facing loading docks with new leveling platforms make loading and shipping easy. There is a separate garbage compacting dumpster dock. There are two (2) drive-in bays at the rear of the building. The building has high intensity exterior lighting 360 degrees around the perimeter. A full-length tractor trailer can U-turn on the property. There is parking for containers at the front and rear of the property. There is a covered heated storage shed at the side of the building with overhead doors.

The entire property is fenced with an electric gate, and is protected with 32 interior and exterior security cameras. All areas of the building are alarmed. There is separate electrical service for the offices and the industrial areas of the building.

Taxes are \$112,000 annually. The building is in an Urban Enterprise Zone (UEZ) w/ tax benefits.

Layout:

The upper-level, comprised of 6,200 square feet (which is accessible at ground level at the front door), contains a reception area, four (4) executive offices, large conference room, library, computer room (with security system monitoring) and computer servers for the ground-level offices, and copy/records storage room. The office area gives access to the 2,000 sf mezzanine showroom which is divided into a living room with wet bar, a dining/conference room with windows overlooking the warehouse below, an office, and a fully separate master bedroom with all marble ensuite bath with shower.

The ground (lower-level) is 52,200 square feet divided into various large spaces. There are four restrooms on the ground level and three on the upper level.

Systems:

All systems inside the building are new. Two (2) 40-ton HVAC units (2015) cool the main building area. There are new (2022), individually controlled heating and cooling units for each of the six ground-level office spaces. The storage areas are heated. New (2022) heating and cooling units in the rear areas of the building. All areas are temperature controlled with the exception of the front-facing warehouse space which is below grade and maintains a cool temperature year-round. All new bathrooms throughout the building replete with four showers and a sauna. There is a gym room, which can also be an office. The Mezzanine showroom has a wet bar and the master bedroom has an ensuite bathroom with shower and is fully clad in marble (2022). The upper-level office space has all new heating and cooling and water heating systems (2022) and a full kitchen with stove, refrigerator and dishwasher.

There is heavy electricity (2,000 Amps at 110V, 230V, and 440V) distributed throughout the entire building. The building is fully sprinklered. Both low-pressure and high-pressure gas, compressed air, and dust collection are distributed throughout the building. There is a state-of-the-art 30-foot-long spray booth with a 1.5 million BTU air heater which may be purchased in situ.

Condition:

The building is a luxury building in excellent physical condition. Built of all masonry block construction. The roof is sound and has no leaks. The roof warranty has ten years remaining on it. There are no holes, penetrations, or step cracks anywhere on the building. If you stand inside the building with the lights out, you will not see daylight from anywhere. The exterior of the building is freshly painted and landscaped. This is a move-in ready, turnkey building.

The offices have new (2022) insulated glass pane windows with fresh air screens with integrated blinds. An engineer was employed to study the building envelope and heat loss to create energy efficient spaces throughout the building. All green codes were followed.

The building is well sighted on a clean rectangular shaped lot which is an inclined property with good drainage. The property is not in a flood zone and there has never been water inside the building. The entire building is clean, dry, and without mold.

This is the finest industrial building on the Eastern Seaboard; a move-in ready, turnkey building.

Potential Uses:

1. **Manufacturing** - (Woodworking, Metalworking, Upholstery work.) The building is currently a manufacturing facility for a high-end furniture maker. There is profuse lighting distributed throughout the building creating amply lit manufacturing spaces with no shadows. There is heavy electricity (110V, 230V, and 440V) distributed throughout the entire building. Compressed air and dust collection are distributed throughout the building. There is a state-of-the-art 30-foot-long spray booth with heater. The spray booth, dust collection and compressed air systems may be purchased in situ.
2. **Warehousing and Distribution** – The building is particularly well suited for a warehousing and distribution business that requires efficient import and export of products. It is especially suitable for a business with the need to receive high-end domestic and international clients. The ultra-luxury interior spaces allow this building to function as the sole location for a business, without the need to separate the warehousing from the upscale office spaces, suitable to entertain clients. The proximity to Newark International Airport (six minutes away) and New York City (25 minutes away) makes this a uniquely perfect building for clients who need to make physical inspections at the location. Ample and easily accessible loading docks make this ideal for quick deployment of delivery trucks with immediate access to major roads.
3. **Film Production and Broadcasting Studio** - The building has spaces which are uniquely prepared for a film production operation. High ceilings and heavy power distributed through the building make this ideal for set construction. The building has over 6,000 square feet with 30 foot ceilings, 37,000 square feet with 20 foot ceilings, and 8,000 square feet with 16 foot ceilings. All areas of the building have 110V, 230V and 440V power distributed throughout. There are spaces for shooting sets, prop storage (including exterior storage areas), and heavy power for lighting. The building provides luxury accommodations and a green room area for stars and actors, with beautifully appointed dressing rooms, and baths with showers.

Price:

The property is \$46 million or \$787 per square foot. The price is alike to current market rates for industrial spaces in Brooklyn and Queens. Hillside, NJ is a cleaner, easier, safer, more convenient, and faster moving version of Brooklyn and Queens. 480 Mundet Place has excellent and unfettered access to local roads, airports and sea ports. This is an extraordinary property.

Hand-Off:

There current tenant will vacate within 6 to 12 months of closing. The current rent (\$504,000 annually) will continue to be paid to the new owner during the move out period.

Contact:

To schedule a walk through, contact Frank Pollaro at 973-477-4931 or by email: frank@pollaro.com. All visits and walk throughs require an appointment. **No one will be admitted to the building without a prior appointment.**

Additional Photos











Thank You