

379 | COUNTY ROAD



For Lease

3.4AC WITH 8,000 SF | CLIFFWOOD, NJ

Jordan Metz
Senior Vice President
973.493.0385
jordan@metzindustrial.com.com

Benito Abbate
Senior Associate
908.655.8331
ben@metzindustrial.com

James Friel
Sales Associate
908.305.9001
james@metzindustrial.com



Metz
Industrial Group

Contact Us

Exclusive Brokers:

Jordan Metz

Senior Vice President

973.493.0385

jordan@metzindustrial.com

Benito Abbate

Senior Associate

908.655.8331

ben@metzindustrial.com

James Friel


Sales Associate

908.305.9001

james@metzindustrial.com



Metz
Industrial Group



3.4 Acre Low Coverage
Industrial (IOS) Site equipped
with 8,000 SF maintenance
facility.

This document has been prepared by Bussel Realty Corp. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s). © 2021. All rights reserved.

Property Highlights



Lot Size: 3.4 AC
Building Size: 8,000 SF
Ceiling Height: 13'6" - 21'
Ample Car & Trailer Parking

8 Drive - In Doors
Paint Booth On Site
Fenced & Secured Lot
LED Lighting

Immediate Access to Route 35
10 Miles to NJ Turnpike Exit 10
28 Miles to Port Newark/
Elizabeth

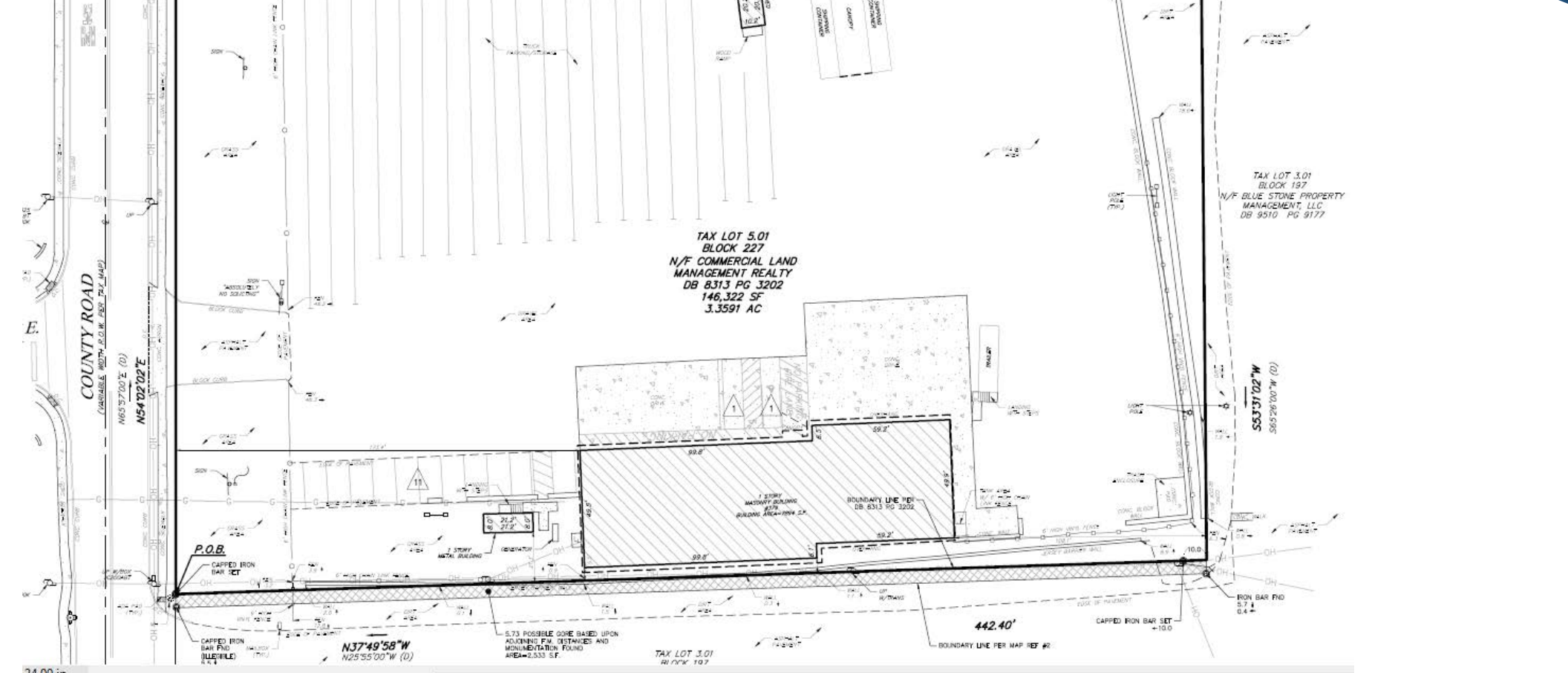
AERIAL VIEW



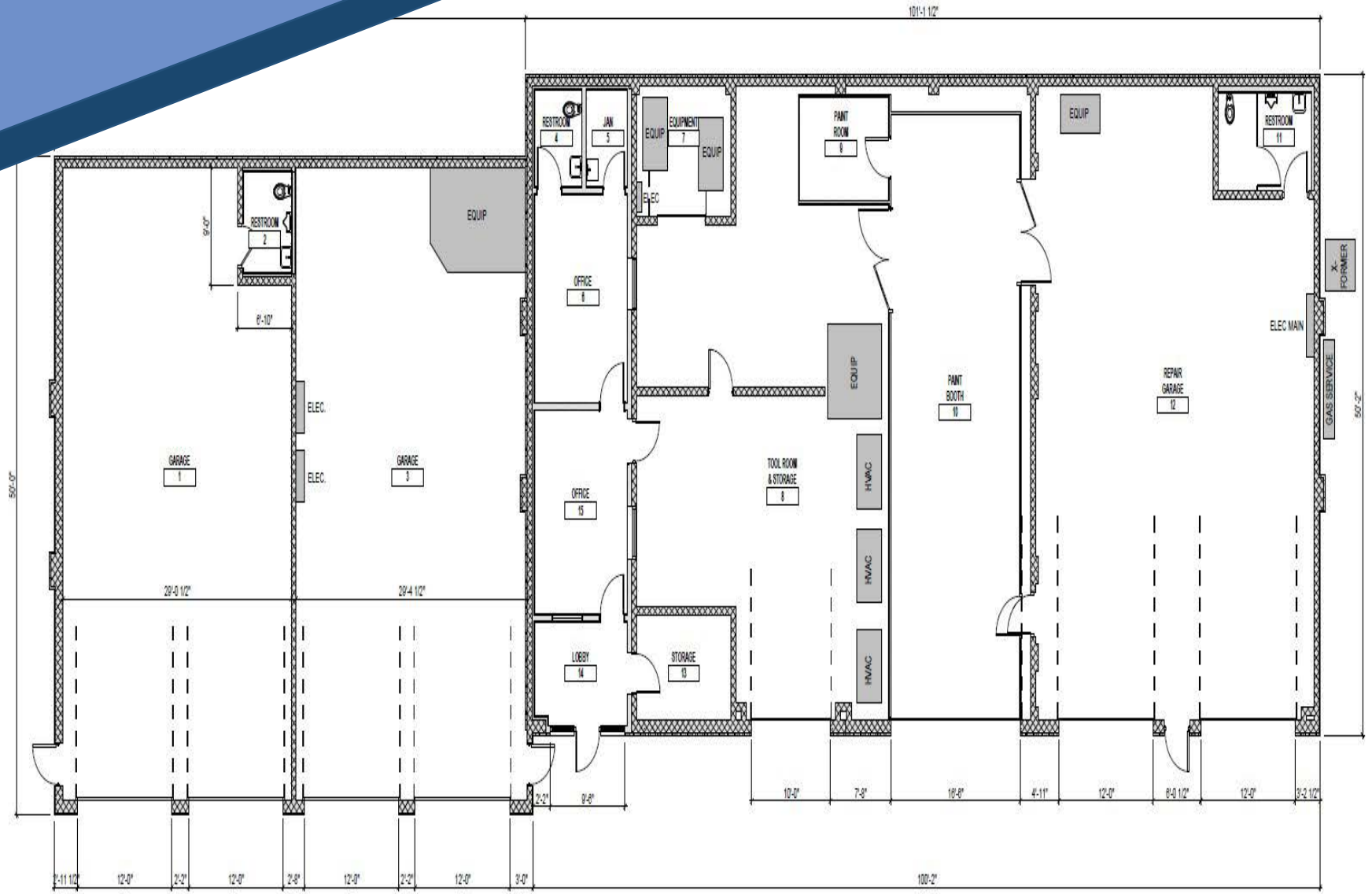
LOCATION MAP



PROPERTY SURVEY



FLOOR PLAN

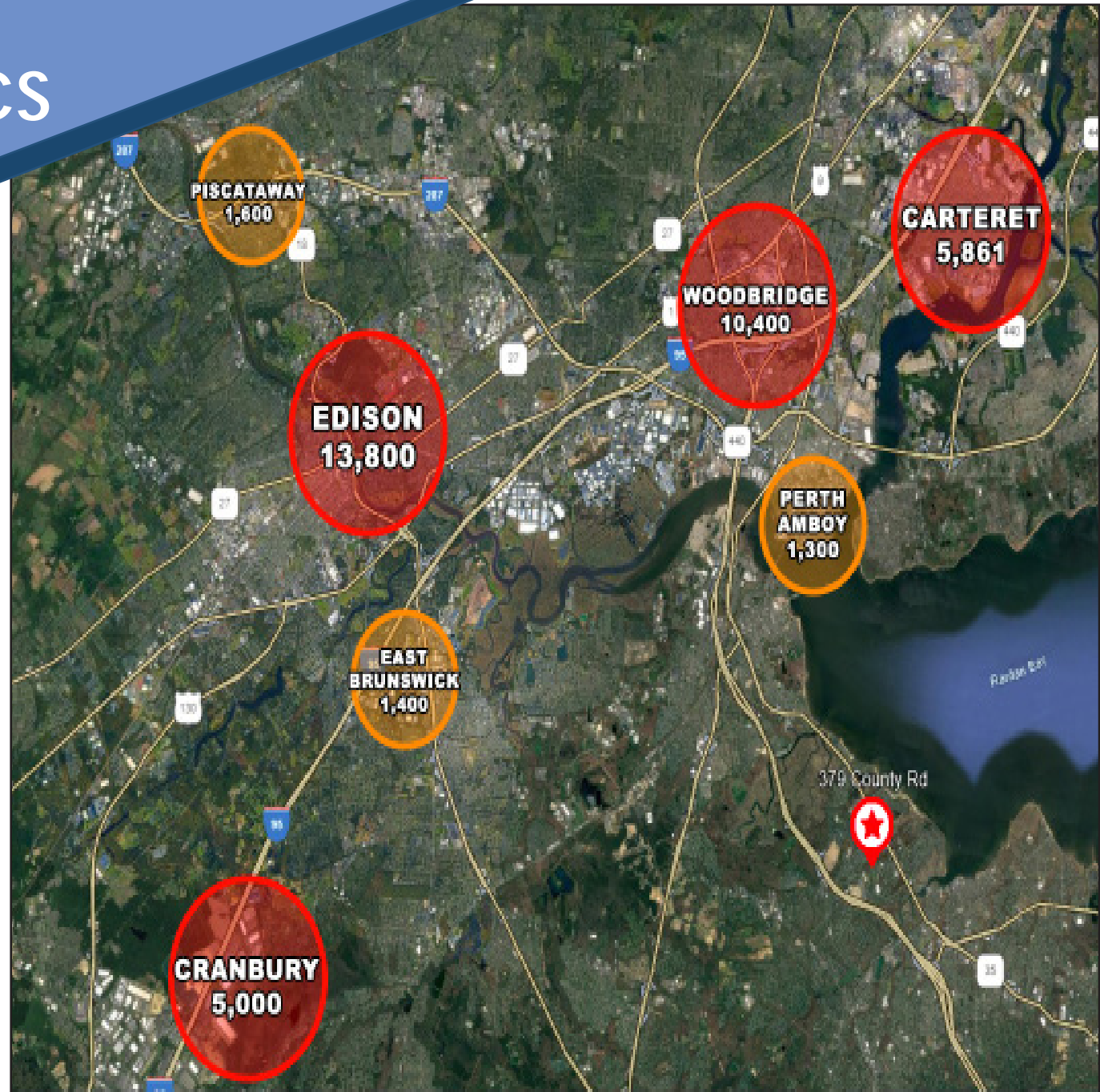


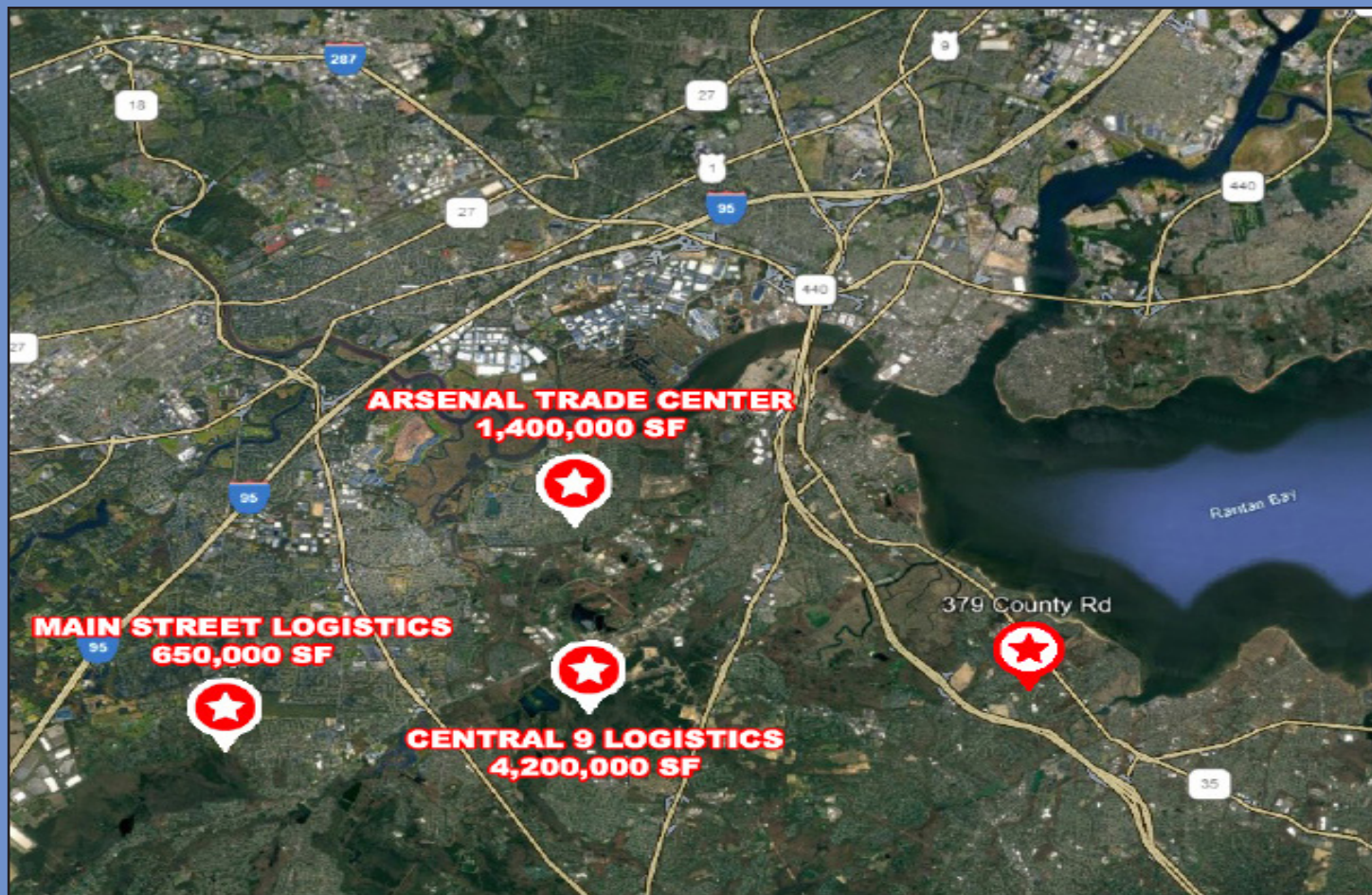
NJ TRANSIT MAP



LABOR DEMOGRAPHICS

Cliffwood, NJ is in close proximity to high density pockets of warehouse and transportation labor forces. Most notably Edison (13,800), Woodbridge (10,400), Carteret (5,861), and Cranbury (5,000).





NEW DEVELOPMENTS IN THE SURROUNDING AREA

- **Central 9 Logistics | 4,200,000 SF**
Jake Brown Road, Old Bridge, NJ
- **Arsenal Trade Center | 1,400,000 SF**
50 Minisink Ave, Sayreville, NJ
- **Main Street Logistics | 650,000 SF**
85 Main Street, Spotswood, NJ


NEW DEVELOPMENT

POPULATION DEMOGRAPHICS

Statistic Radius	1 Mile	3 Mile	5 Mile
Population	12,859	64,262	164,934
Median Age	41.1	43	42.5
Number of Households	4,899	24,260	60,339
Median Household Income	\$104,059	\$104,201	\$103,419
Median Household Value	\$312,628	\$345,226	\$370,831

1, 3 & 5 Mile Radius of 379 County Road, Cliffwood, NJ

DEMOGRAPHIC HIGHLIGHTS



379 COUNTY ROAD, CLIFFWOOD, NJ

**3.4 ACRES WITH 8,000 SF
FOR LEASE**

For More Information Please Contact:
Jordan Metz, Senior Vice President
973.493.0385 | jordan@metzindustrial.com
Benito Abbate, Senior Associate
908.655.8331 | ben@metzindustrial.com
James Friel, Sales Associate
908.305.9001 | james@metzindustrial.com

