

**INDUSTRIAL PROPERTY FOR LEASE**  
PLAINFIELD, NJ 07063



*for more information*

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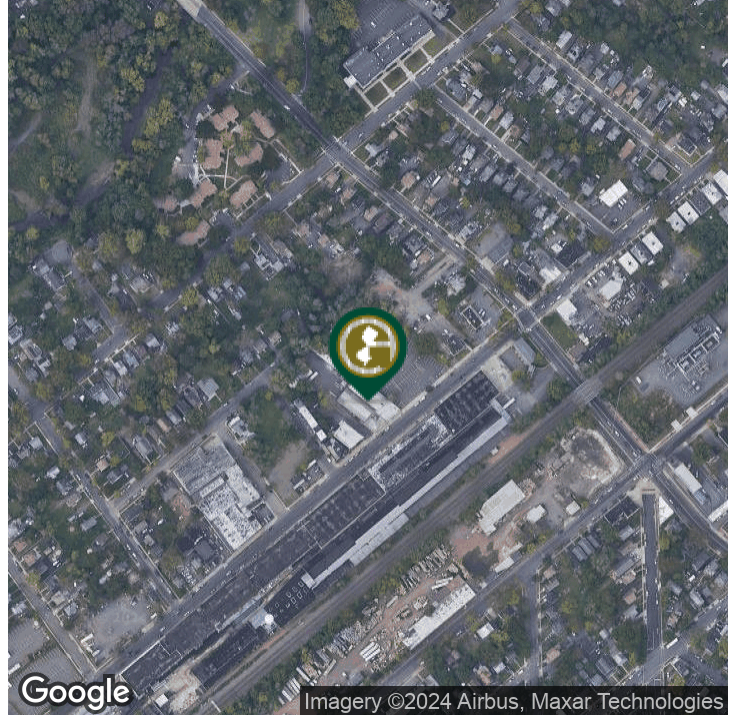


**SHELDON GROSS REALTY, INC.**

*Exclusive Broker*

80 MAIN STREET, WEST ORANGE, NJ 07052 | SHELDONGROSSREALTY.COM

# INDUSTRIAL PROPERTY FOR LEASE



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	20,000 SF
Available SF:	20,000 SF

## PROPERTY OVERVIEW

Located in the the Urban Enterprise Zone (UEZ). The UEZ allows for qualified businesses to obtain:

1. 50% sales tax reduction on some retail sales.
2. 100% sales tax reduction on purchases made by the qualified business.
3. Workforce training assistance.

Plainfield has an active Economic Development Program

Located near skilled and unskilled labor

Present Use Architectural Woodworking

## PROPERTY HIGHLIGHTS

**EXCELLENT FABRICATION/MANUFACTURING FACILITY**

**ABUNDANT POWER**

**POWER DISTRIBUTED THROUGHOUT BUILDING**

**LICENSED PAINT BOOTH**

**TRUCK DRIVE IN AND TAILGATES**



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# EQUIPMENT LIST

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- Table Saw (quantity 2) Drum Sander ME Shaper(quantity 2)
- Ingersol T-30 Compressor (quantity 3)
- Pistons
- Pneumatic Double Miter (quantity 2)
- Door Clamp Racks
- Gannomata
- Stegher KSF-R
- Pistoris Pneumatic Upcut
- Portable Dust Collector
- Unique Door Sharper
- Eme Heavy Shaper Power Feed
- US Concept Arch Molder
- Baker Resaw Mach
- Returns 90 Ton Dust Collectors (10 collectors)
- Press Black Bro
- Tannowitz 48' band saw
- Dotul-Maverick Door Pre Hung
- Iron Wood Wide Sander
- Duster 4 Bags Collector
- Striebig Vertical Panel Saw
- Holzher 1310 Edge Bander
- North Field 1 2" Jointer
- IMC RP-12 Straight Line Rip
- Gabbiani 1 8" Gang Rip
- Weing 5 Head MolderAndi 5' x 10'
- Split
- Table CNC
- JLT 79K 8-DRC Door Clamp Assorted Tools



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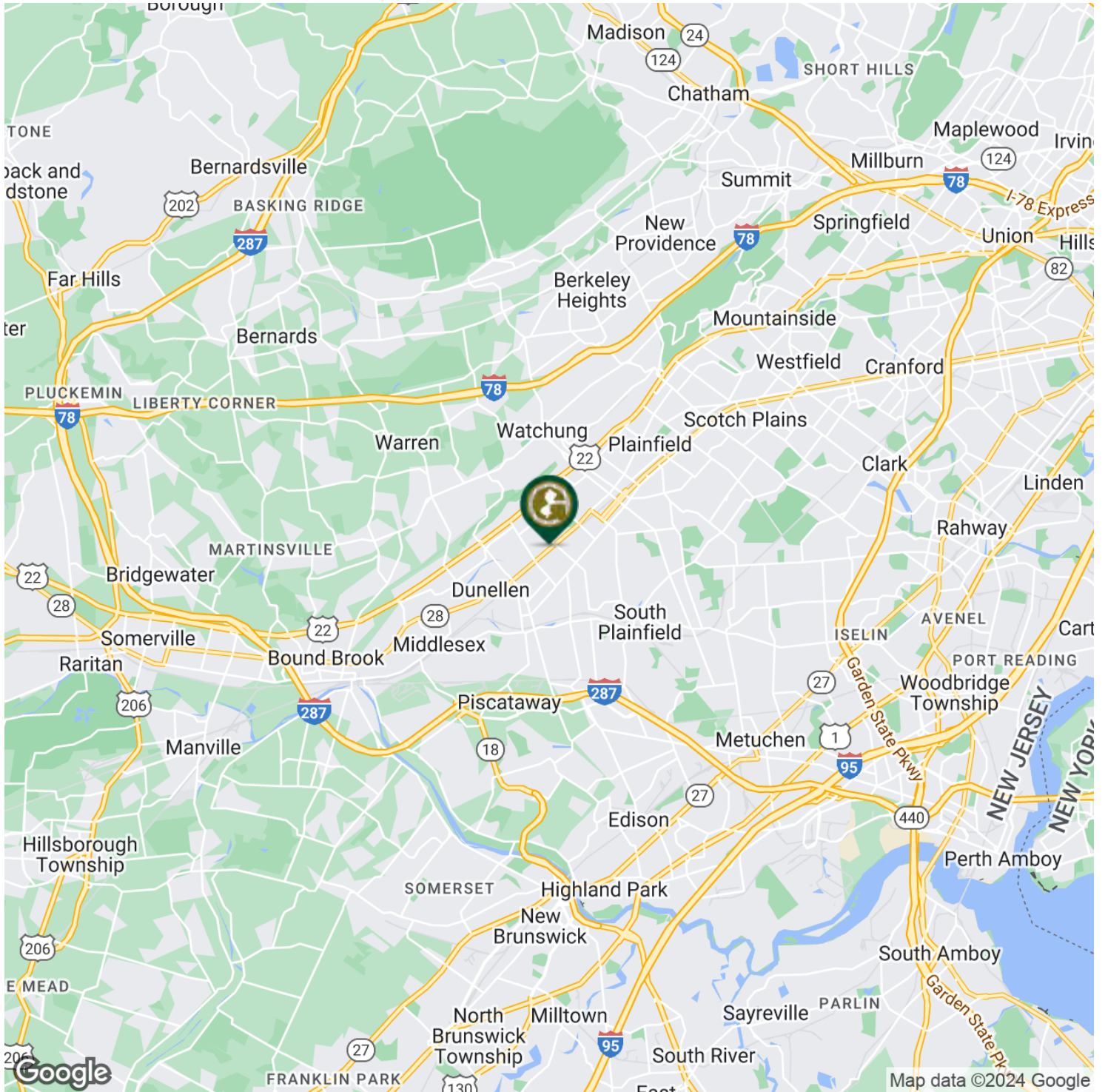
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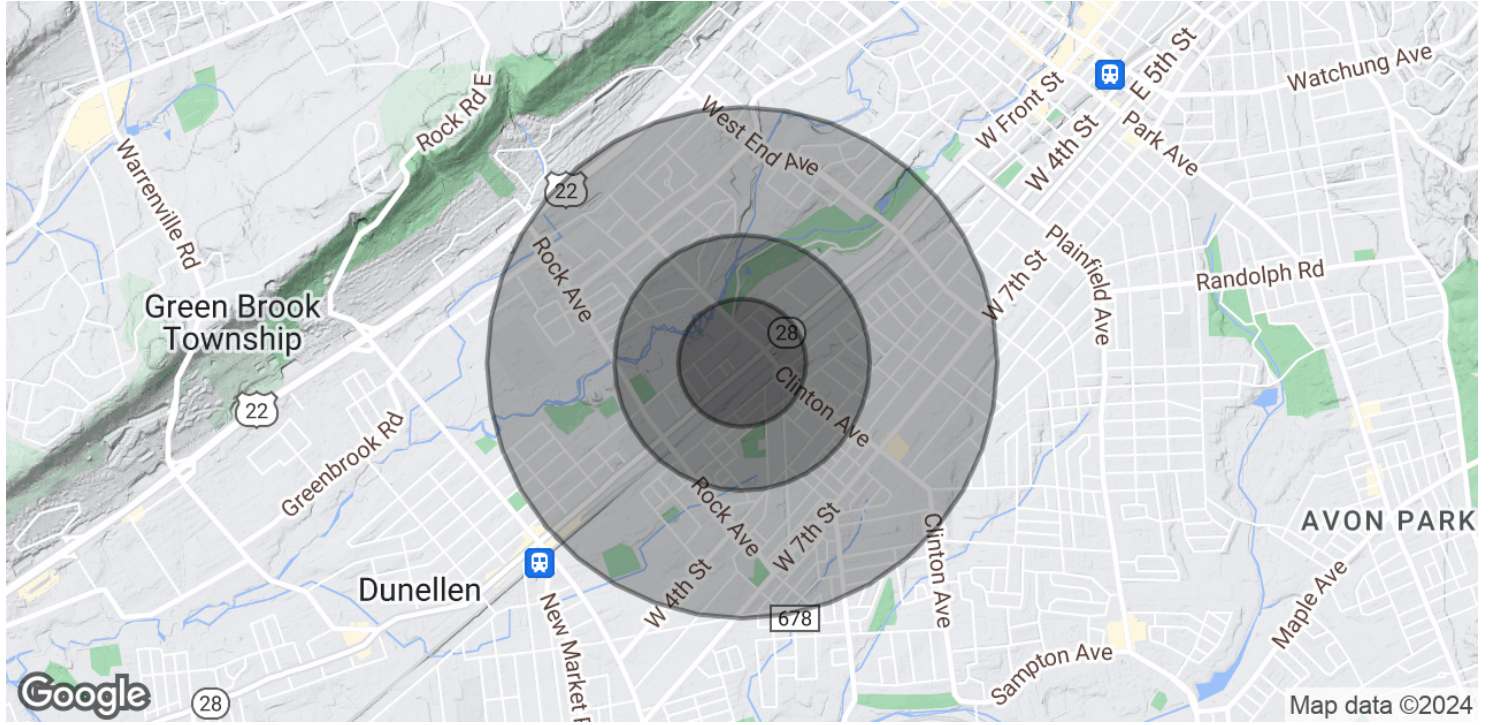
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,246	4,972	19,682
Average Age	36.7	37.1	38.8
Average Age (Male)	34.6	34.8	37.2
Average Age (Female)	37.4	37.9	39.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	387	1,608	6,527
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$76,931	\$77,855	\$88,515
Average House Value	\$245,200	\$250,188	\$270,808

2020 American Community Survey (ACS)



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