



**GRAVITY**  
REAL ESTATE GROUP

# 1340 W Front St

Plainfield, New Jersey



1340 W Front St



**1340 W Front St**  
is being offered at

**\$3,300,000**

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**LISTING METRICS**

**1.1**  
ACRES

**20,000**  
TOTAL SF

**\$165**  
PRICE/SF

**\$42,673**  
PROPERTY TAXES

**480 Volt**  
Power

**MU**  
ZONING



# FINANCIAL OVERVIEW

## \$3,300,000

OFFERING PRICE

PRICE PER SQUARE FOOT	\$167
PRICE PER UNIT	\$3,300,000
TOTAL SQUARE FEET	19,800
TOTAL UNITS	1
CURRENT CAP RATE	5.9%
CURRENT GRM	13.9
PRO FORMA CAP RATE	7.7%
PRO FORMA GRM	11.0

**19,800**  
SQUARE FEET

**\$167**  
\$/SF

INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$0	\$0
Gross Potential Commercial Rent	\$237,000	\$300,000
Gross Income	\$237,000	\$300,000
Vacancy/Collection Loss	\$0	\$0
Other Income	\$0	\$0
Effective Gross Income	\$237,000	\$300,000

EXPENSES		
Property Taxes	24/25 \$42,673	\$42,673
Fuel - Gas	\$0	\$0
Insurance	\$10,000	\$10,000
Water and Sewer	\$0	\$0
Repairs and Maintenance	\$25,000	\$25,000
Common Electric (PPSF)	\$0	\$0
Super Salary	\$0	\$0
Management Fee	\$8,390	\$10,280
Total Expenses	\$86,063	\$87,953
Net Operating Income	\$193,609	\$254,719

# RENT ROLL

COMMERCIAL RENT

UNIT #	TENANT NAME	LEASE START	SF	EXPIRATION	ACTUAL	PRO FORMA	PPSF
	Warehouse rent	-	20,000	-	\$19,750	\$25,000	\$15 NN
MONTHLY COMMERCIAL REVENUE					\$19,750	\$25,000	
ANNUAL COMMERCIAL REVENUE					\$237,000	\$300,000	
TOTAL ANNUAL REVENUE					ACTUAL \$237,000	PRO FORMA \$300,000	







## THE NEIGHBORHOOD

**Plainfield, New Jersey** is a city that has seen steady revitalization and renewed interest in recent years, making it an attractive location for commercial and industrial real estate investment. Strategically located in Union County, Plainfield offers excellent access to major transportation routes, including Routes 22 and 28, and nearby I-78, providing strong connectivity throughout Central and Northern New Jersey.

The city has made ongoing investments in its downtown and surrounding neighborhoods, supporting economic development and creating opportunities for businesses across a range of industries. Plainfield also offers various redevelopment incentives and financial assistance programs designed to encourage commercial growth and property improvement.

With a growing population, expanding business base, and proximity to major regional markets, investing in commercial real estate in Plainfield presents the potential for strong returns and long-term value appreciation.



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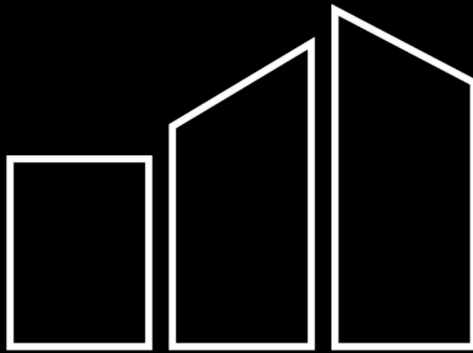
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