

INDUSTRIAL | FOR LEASE

±29,824 SF ON ±8.75 ACRES

115 ST. NICHOLAS AVE

SOUTH PLAINFIELD, NJ



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RENTABLE SF:

Total: 29,824 SF Available

- Building 1: 11,155 SF
- Building 2: 12,078 SF
Office: 3,005 SF
- Shop: 3,586 SF



LOADING:

- Building 1: 2 (25'x14') drive-in doors
- Building 2: 35 Docks (34x 9'x10', 1x 20'x14')
- Shop: 3 (12'x14') grade level drive-in doors



LAND AREA:

- ±8.75 Acres



CLEAR HEIGHT:

- Building 1: 16'
- Building 2: 20'
- Shop: 18'



POWER:

- Building 1: 400 Amps
- Building 2: 225 Amps



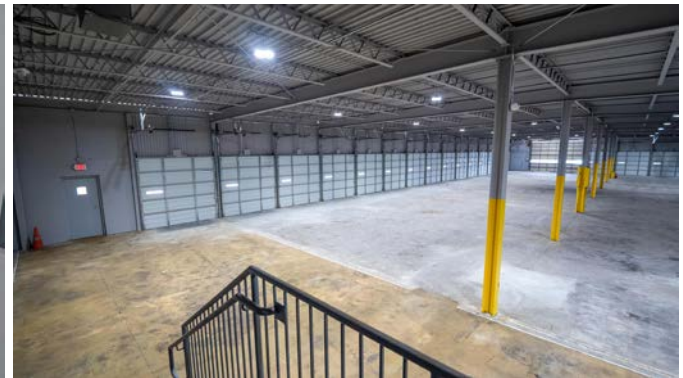
ZONING:

- M-3 (Industrial)



*Potential to expand Building 2 to an 82-door terminal.

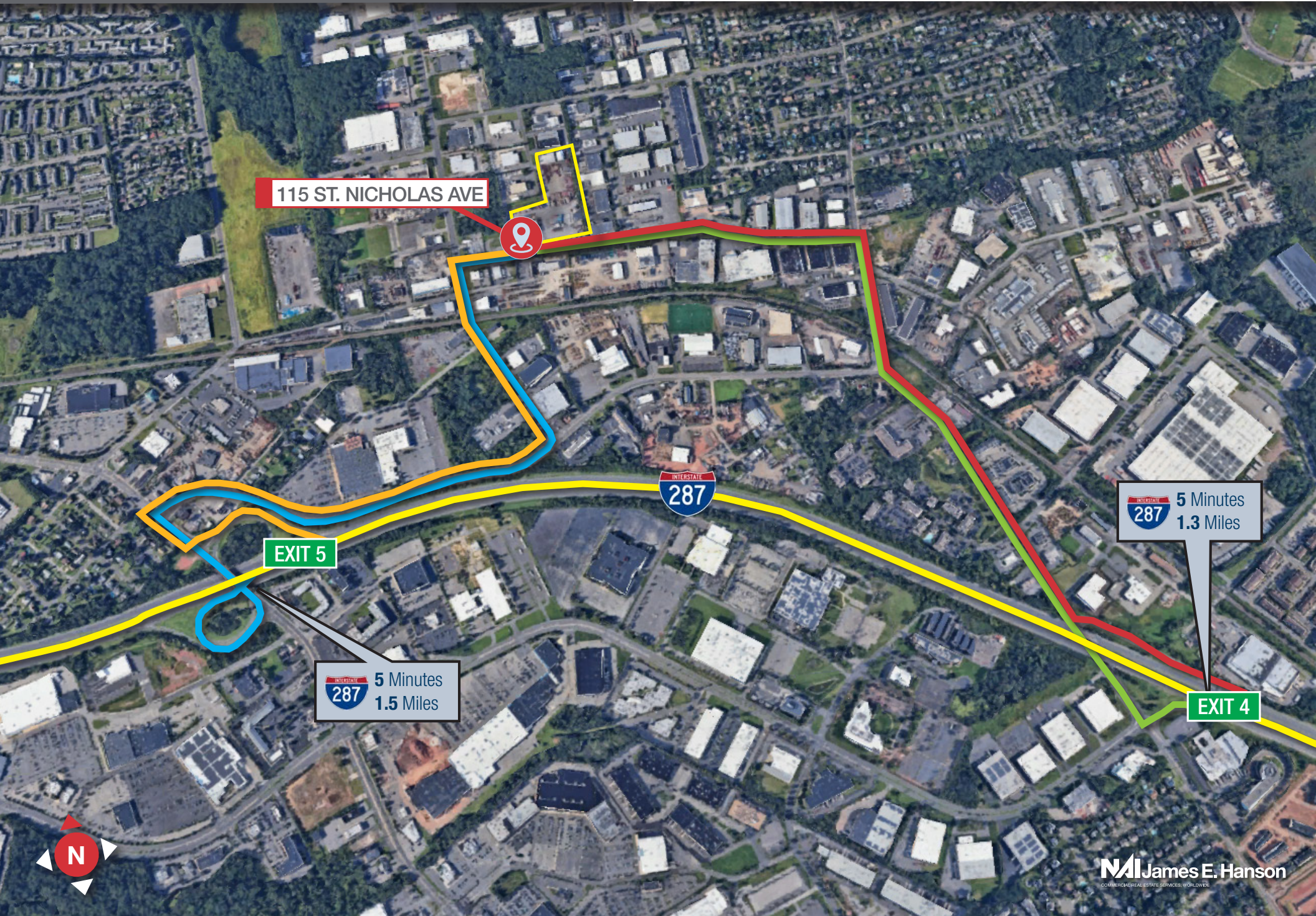




DRIVE ROUTE MAP

115 ST. NICHOLAS AVE

SOUTH PLAINFIELD, NJ



115 ST. NICHOLAS AVE



INTERSTATE
287

EXIT 5

INTERSTATE
287 5 Minutes
1.5 Miles

INTERSTATE
287 5 Minutes
1.3 Miles

EXIT 4

N

Proximity Highlights

- 1 Mile to Exits 4 & 5 on I-287
- 7 Miles to Exit 10 on the NJ Turnpike
- 8.2 Miles to the Garden State Pkwy & Route 9



DRIVE TIME MAP

115 ST. NICHOLAS AVE

SOUTH PLAINFIELD, NJ

DEMOGRAPHICS

30 MIN **60 MIN** **90 MIN**



10.3M 23.6M 30.1M



Average HH I

\$148,461 \$138,382 \$136,806

115 St. Nicholas Ave
South Plainfield, NJ

Drive Times

30 MIN

60 MIN

90 MIN