



**Flex Space**  
**635 Montrose Avenue**  
**South Plainfield, NJ**  
**Building: 59,740 square feet**

Block/Lot: Lot 26 Block 420  
Acreage: 3.450 Acres  
Zoning: M – 3  
Unit Size: 6,250 square feet  
Office Size: 2,400 square feet  
Ceiling Height: 20 feet clear  
Column Spacing: 50 x 30 feet  
Electric: 200 Amps, 120/208 Volts  
Parking: Ample parking available  
Loading Doors: 2 tailgate  
Roof: 4 ply built up  
Sprinkler: Wet sprinkler system  
Outside Walls: Architectural block  
Occupancy: Immediately

**For more information or to schedule an inspection,  
call Joshua Adler at (732) 225-5000**