

12,000 SF Flex Building For Sale

95 Dermody Street, Cranford, NJ



For More Information Contact Exclusive Broker

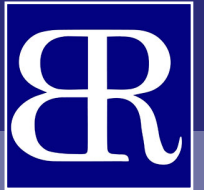
Gregory Irving, SIOR, Executive Vice President | 908.578.8001 | girving@bussel.com

Bussel Realty Corp. | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | bussel.com

The information herein has been obtained from sources deemed reliable, but no guarantee of its accuracy by the Company. Subject to error, omission or withdrawal without notice

Property Highlights

12,000 SF Flex Building for Sale | Cranford, NJ



Property Highlights

- 12,000 SF Total Building
- ±9,000 SF Office
- ±3,000 SF Warehouse
- 1.23 AC Lot
- 15' Clear
- 1 Tailboard
- 20+ Car Parking
- Zoned C-2 (Commercial)

Location Highlights

- Access to Route 22, I-78
& Gardenstate Parkway
- 10 Minutes to Public Transportation
Local Commuter Rail
- 15 Minutes to Newark Liberty Airport



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Property Photos

12,000 SF Flex Building for Sale | Cranford, NJ

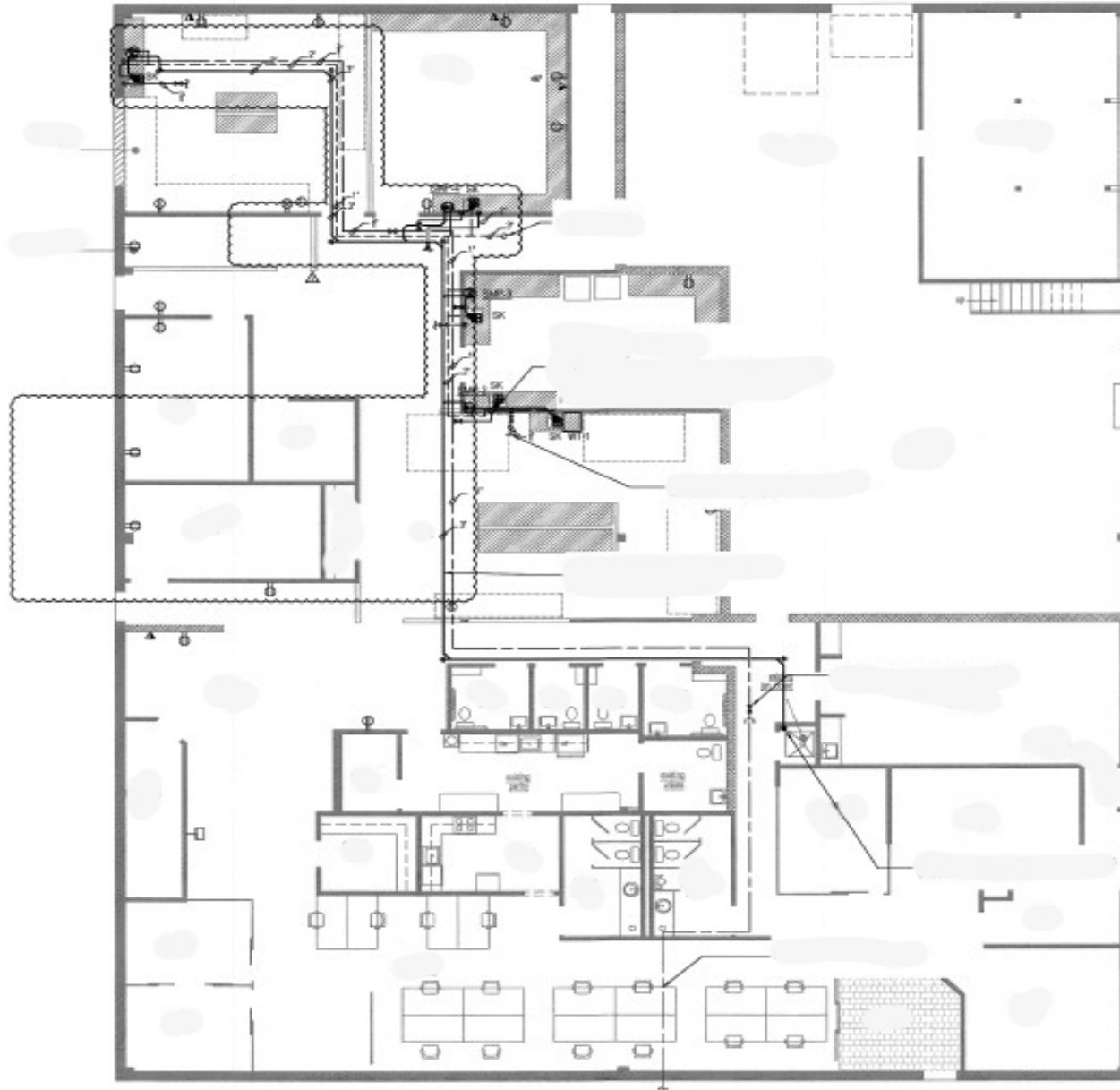


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Floor Plan

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Zoning

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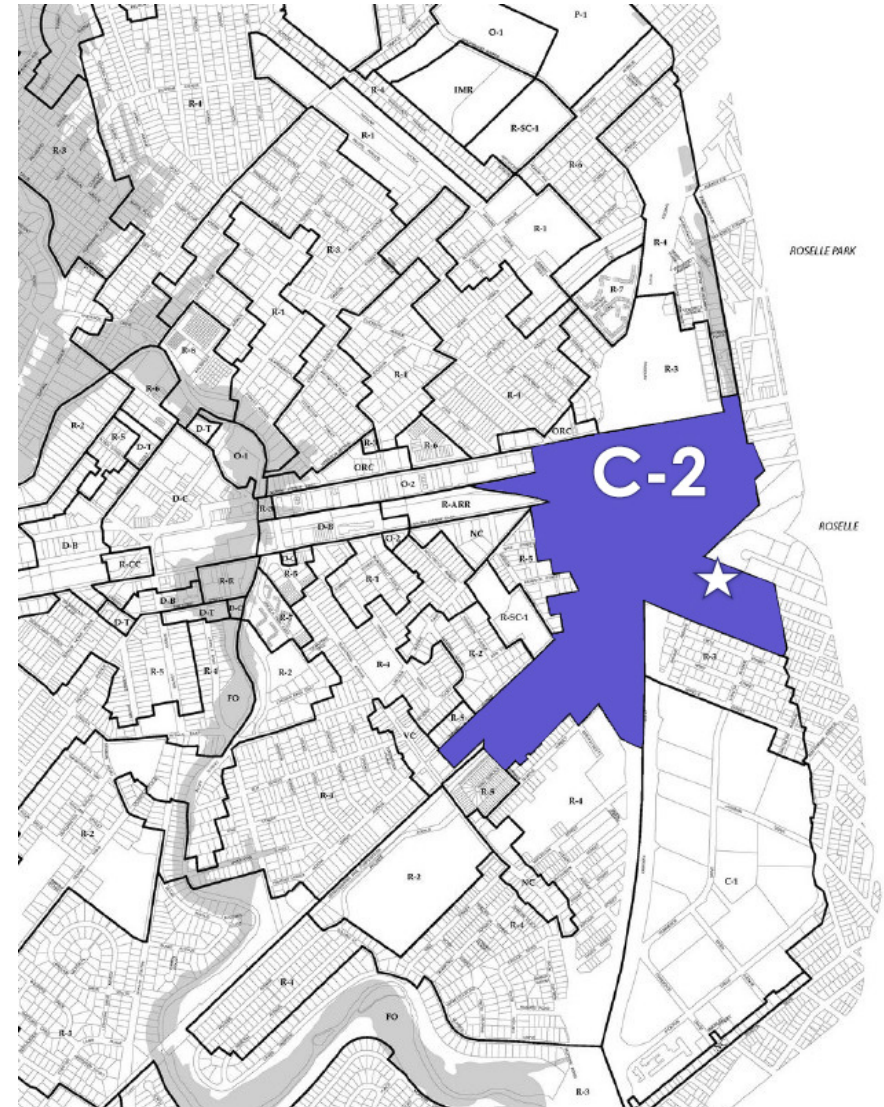
Zoned: C-2 | Commercial

Principal Uses Permitted

- Business, administrative, executive and professional offices
- Essential services
- Industrial and manufacturing uses
- Health and fitness clubs
- Laboratories
- Lawn and garden equipment sales and repair
- Performing art studios
- Recreation facility, commercial
- Research laboratories
- Warehouses

Conditional Uses Permitted

- Car Dealers
- Pilot plant operation in conjunction with research lab

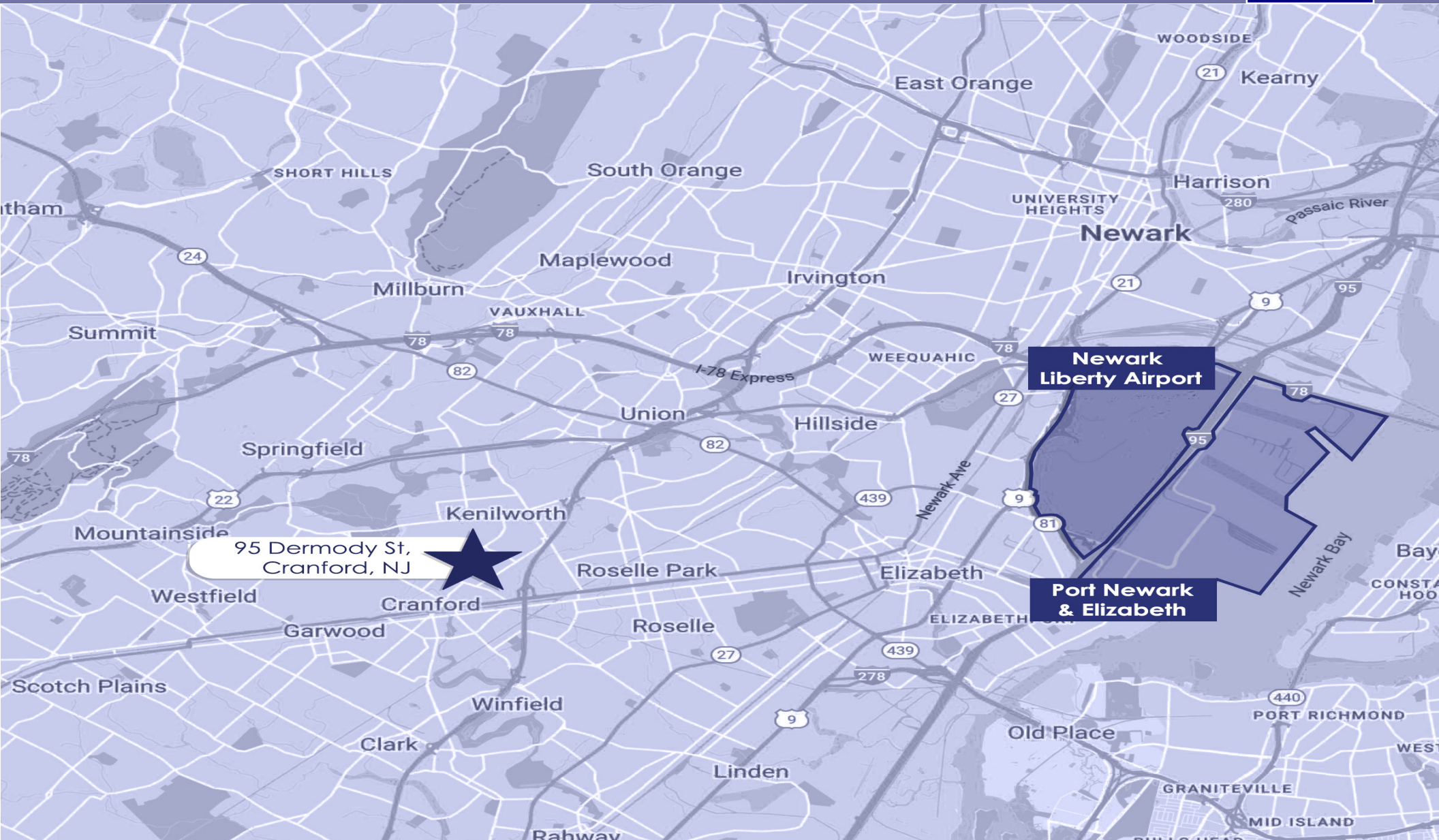


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Location Map

12,000 SF Flex Building for Sale | Cranford, NJ



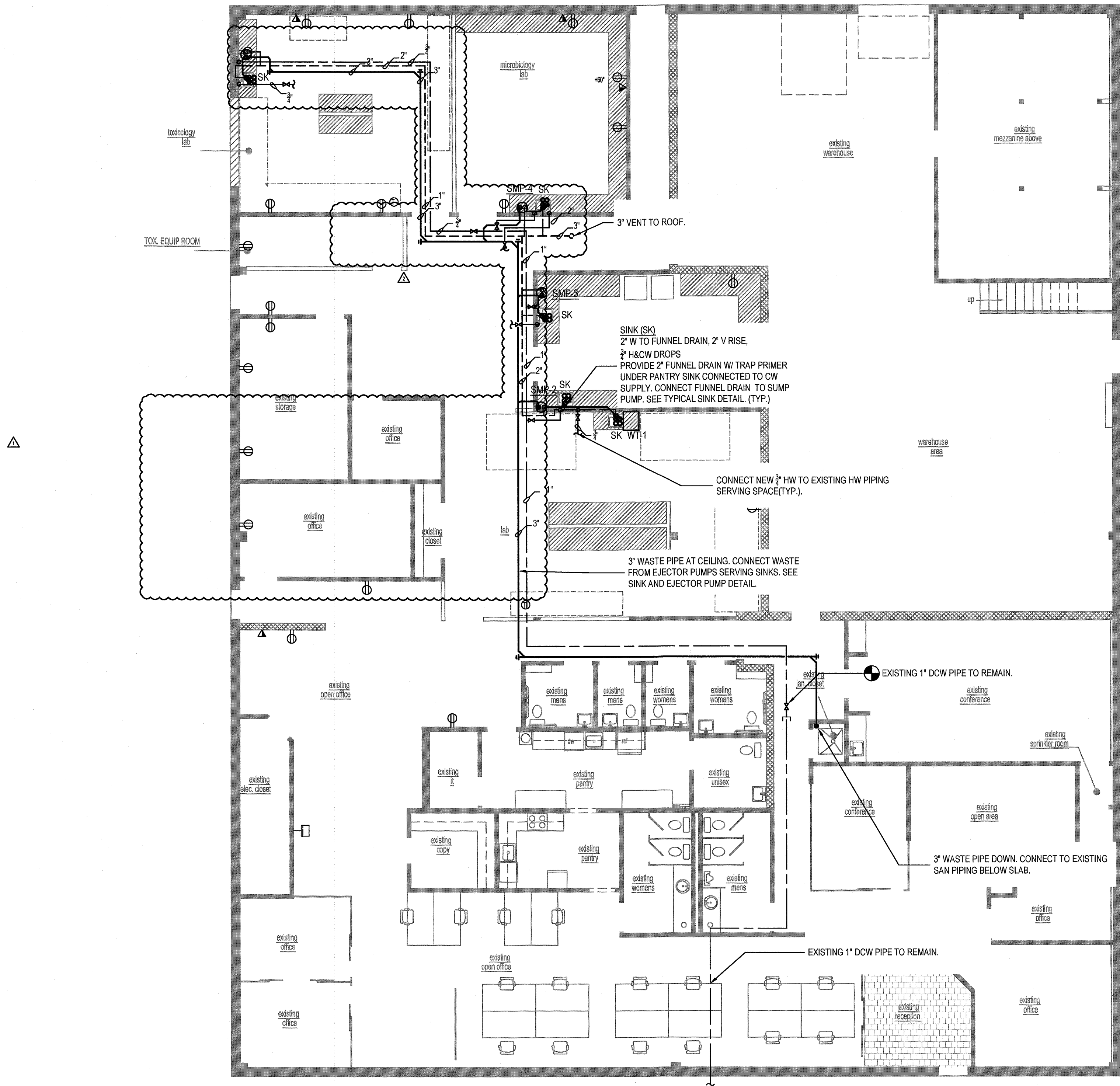
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U:\18090001\p\18090001 P-400-00-01 VER06.dwg, 36X24, 2/8/2019 3:18:10 PM,
BENEDETTI, DWG To PDF.pc3, ARCH expand D (24.00 x 36.00 Inches)

RDA # 1809001.00
1809001 P-400-00-01 VER06.DWG Saved: 2/8/2019 3:13 PM BENEDETTI

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PLUMBING NOTES:

1. REFER TO DRAWINGS P-001 FOR NOTES AND DETAILS.
2. CONTRACTOR SHALL PROVIDE ACCESS DOORS TO ALL DOMESTIC WATER VALVES AND TRAP PRIMERS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIXTURES.
4. PROVIDE ADDITIONAL DOMESTIC WATER SHUTOFF VALVES IN SUSPENDED CEILING FOR EMERGENCY ISOLATION.
5. REPAIR ANY CEILING AND/OR COLUMN ENCLOSURE AFTER CONNECTION OF THE WASTE PIPING TO THE EXISTING RISER ON THIS FLOOR AND ON THE FLOOR BELOW.
6. CONTRACTOR SHALL COORDINATE PROPOSED SANITARY PIPE ROUTING WITH EXISTING CONDITIONS IN CEILING OF FLOOR BELOW, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL REMOVE EXISTING CEILING ON FLOOR BELOW TO ACCOMMODATE INSTALLATION OF WASTE PIPING AND PATCH CEILING TO MATCH EXISTING CONDITIONS UPON SUCCESSFUL TESTING OF PIPING.
8. CONTRACTOR MUST PERFORM AND SUBMIT PRESSURE TEST ON DOMESTIC WATER SYSTEM PRIOR TO SUBMITTING SHOP DRAWINGS FOR REVIEW. PROVIDE PRV ON ALL DOMESTIC WATER CONNECTIONS TO RISERS WHERE PRESSURE ON FLOOR EXCEEDS 80 PSI.

THE INTENT OF THIS SET OF CONSTRUCTION DOCUMENTS IS TO PROVIDE A COMPLETE AND PROPERLY FUNCTIONING SPACE TO BE UTILIZED FOR ITS DESIGNED PURPOSE. THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, SUB-CONTRACTOR(S), SUPPLIER(S), AND VENDOR(S) SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO ACHIEVE A FINISHED PRODUCT CAPABLE OF RECEIVING A CERTIFICATE OF OCCUPANCY. EACH CONTRACTOR IS OBLIGATED TO EXAMINE THE PLANS AND IF NECESSARY, VISIT THE SITE(S), SO TO BE FAMILIAR WITH THE ACTUAL CONDITIONS AND REQUIREMENTS OF THE PROJECT. ANY ALLEGED DISCREPANCIES, AMBIGUITIES OR UNKNOWN(S), SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF AZTEC ARCHITECTS, P.C., SO THAT THE MATTER MAY BE RESOLVED PRIOR TO THE SUBMISSION OF A BID PROPOSAL. EACH CONTRACTOR, BY SUBMISSION OF THEIR BID, SHALL ACKNOWLEDGE THAT THESE DOCUMENTS ARE AN ADEQUATE DEFINITION OF THE SCOPE OF WORK. ADDITIONAL COST CLAIMS, BASED ON ANY DEFICIENCY OF CONSTRUCTION DOCUMENTS, ACTUAL OR NOT, WILL NOT BE CONSIDERED.

rda Robert Director Associates
Consulting Engineers
RDT • Telecommunications RDMC • Mission Critical
19 West 44th Street New York, NY 10036 212.764.7272
proj. engr. TCB proj. mgr. MGL

BOOK SPECIFICATION IS PART OF THIS CONTRACT

ALL NEW AND EXISTING EQUIPMENT, MATERIALS, ETC. MUST BE INSTALLED IN ACCORDANCE WITH LATEST INTERNATIONAL BUILDING CODE. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE REQUIRED SUPPORTING DEVICES. SUBMIT METHODS OF SUPPORT FOR REVIEW. COORDINATE REQUIREMENTS WITH STRUCTURAL ENGINEERS.

7

Architects:

AZTEC
AZTEC ARCHITECTS, LLC
Woodbridge Place
517 Route One South
Iselin, New Jersey 08830
Voice: (732) 636-6989
Fax: (732) 636-7755

Project Title and Location:

95 Dermody Street
Cranford, New Jersey

Building Owner:

Tenant/Occupant:

Excell Clinical Labs

Drawing Title/Floor:

1ST FLOOR
PLUMBING PLAN

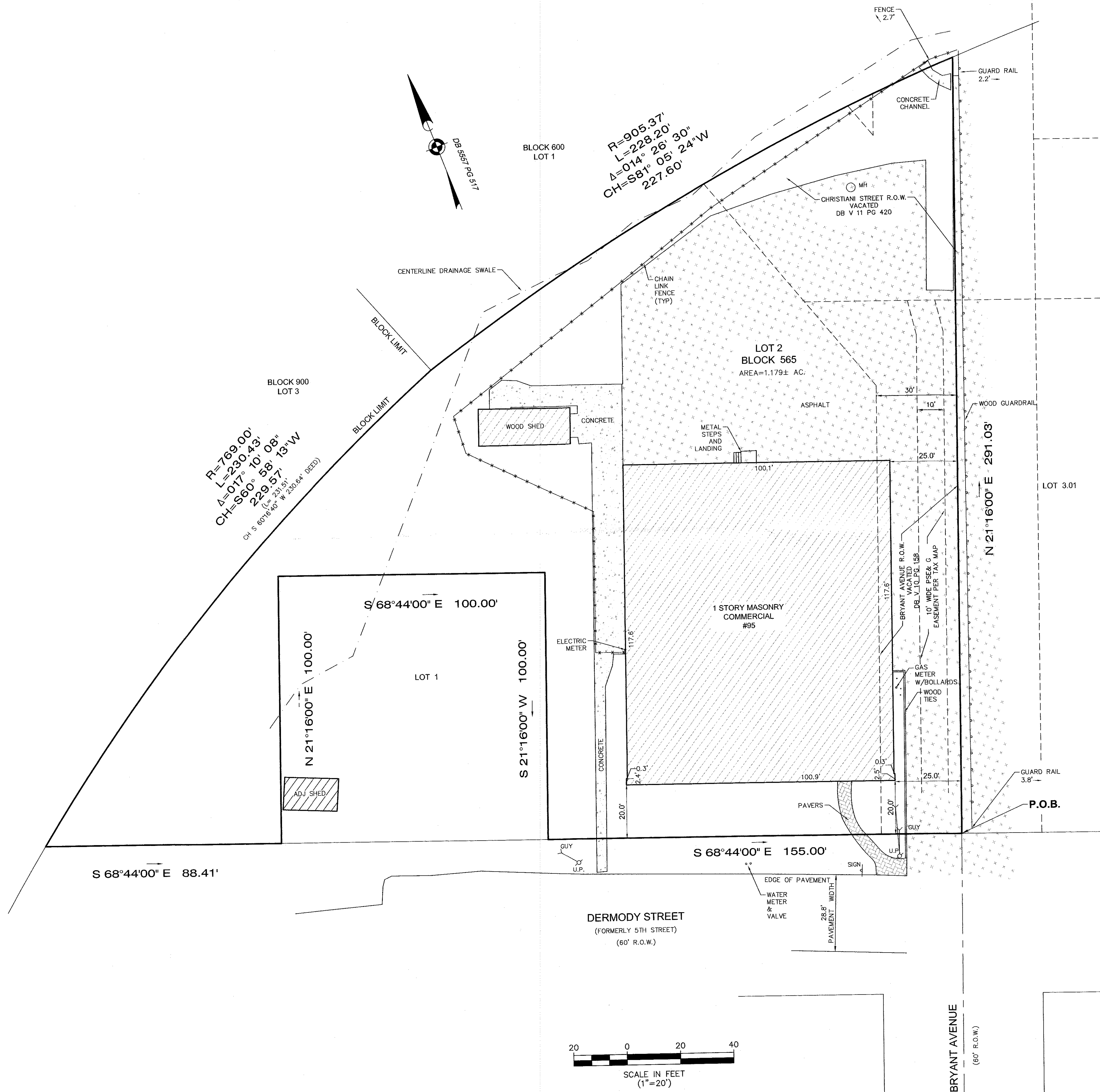
3	REVISED PER CLIENT COORDINATION	02/08/19
2	ISSUED FOR CONSTRUCTION	01/21/19
1	ISSUED FOR FILING AND PRICING	12/21/18
No	Revision	Date

Initial Dwg Date: 12-20-18	Scale: 1/8"=1'-0"	 NORTH
Job No.: 1809001.00	Chk By: MGL	
Drawn By: TCB	Team Leader: MGL	

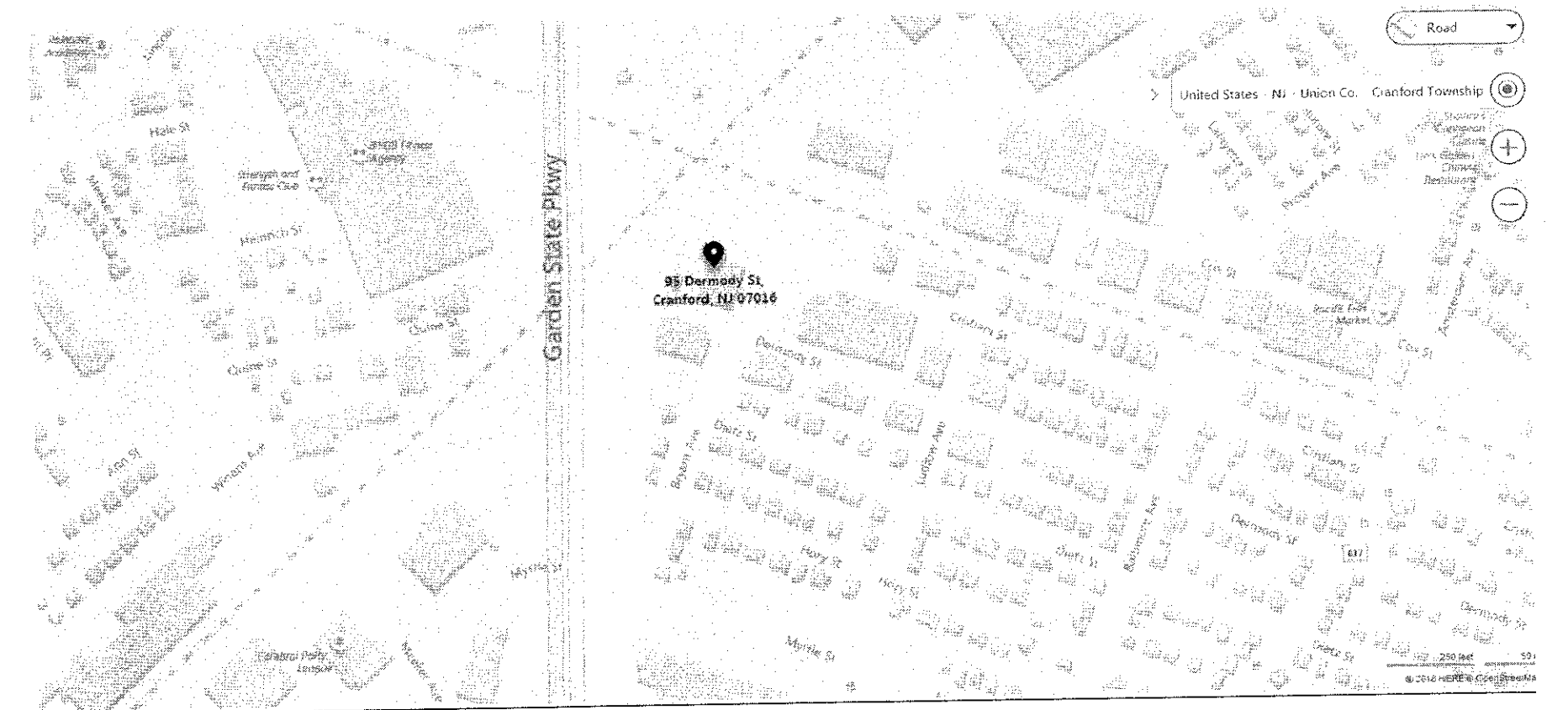
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P-400.00

Dwg File:	PIC: 5 of 5
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VICINITY MAP



TITLE REPORT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY COMMITMENT NUMBER BEARING AN EFFECTIVE DATE OF

DEED OF RECORD: DB 5557 PG 517

THE FOLLOWING NOTES CORRESPOND TO THE ITEMS CONTAINED IN SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT.

- EASEMENTS OR RIGHTS WHICH MAY EXIST IN OR UNDER THE BED OF BRYANT AVENUE NOW VACATED BY ORDINANCE NO. 69-9 AS CONTAINED IN V BOOK 10 PAGE 158 IS SHOWN HEREON.
- EASEMENTS OR RIGHTS WHICH MAY EXIST IN OR UNDER THE BED OF CHRISTIANI STREET NOW VACATED BY ORDINANCE NO. 77.18 AS CONTAINED IN V BOOK 11 PAGE 420 IS SHOWN HEREON.
- 10 FOOT WIDE EASEMENT TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SHOWN ON THE TAX MAP IS SHOWN HEREON.

NOTES:

- THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND AREA BASED ON VISIBLE ABOVE GROUND STRUCTURES AND ANY UTILITY MAPS PROVIDED BY UTILITY COMPANIES REFERENCED HEREON. IF ANY, NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
- PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY NOTED HEREON. OTHER DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- THE EXISTENCE OR NONEXISTENCE OF WETLANDS, TIDELANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

CERTIFICATION:

TO: 95 DERMODY REALTY LLC;
TITLE AMERICA AGENCY CORP.;
FIRST AMERICAN TITLE INSURANCE COMPANY;
W. LANE MILLER, ESQ.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.4,7(b)(1),7(b)(2),8 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7-13-18.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7-13-18 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.10)

DB 5557 PG 517

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DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

ALTA/NSPS LAND
TITLE SURVEY

LOT 2			BLOCK 565		
TOWNSHIP OF CRANFORD					
COUNTY OF UNION			NEW JERSEY		
Scale: 1"=20'	Drawn By: RAS	Date: 7-13-18	JOB #: 18-06493	CAD File #: 18-06493	Sheet # 1 OF 1