

17,973 SF WAREHOUSE

FOR
SALE



NETHERWOOD
TRAIN STATION

NORTH AVENUE



1112 NORTH AVENUE
PLAINFIELD, NJ

BENEFITS, ATTRIBUTES & FACTS

UEZ BENEFITS FOR BUSINESSES:

- REDUCED SALES TAX. CURRENTLY, THE SALES TAX IN A UEZ IS 3.3125%.
- TAX FREE PURCHASES. PARTICIPATING BUSINESSES CAN GET TAX FREE PURCHASES ON CERTAIN ITEMS SUCH AS CAPITAL EQUIPMENT, FACILITY EXPANSIONS, AND UPGRADES.
- FINANCIAL ASSISTANCE.

PROPERTY ATTRIBUTES:

- LAND AREA: .77 ACRES
- PARTIAL CRAWL SPACE/SLAB ON GRADE
- POWER/GAS: IN-PLACE.
- BLOCK MASONRY CONSTRUCTION
- BUILDING IS FULLY SPRINKLERED
- OUTDOOR STORAGE LOT
- ONSITE PARKING (UP TO 40 SPACES)
- 1 LOADING DOCK/DOOR FRONTING NORTH AVENUE
- CEILING HEIGHTS VARY FROM 9' IN OFFICE & 12' - 15' IN WAREHOUSE
- 1 DRIVE IN

FACTS:

- BUILDING WAS USED FOR YEARS AS A PACKAGING/SHIPPING LOCATION.
- CLEAN ENVIRONMENTAL.
- BUILDING CAN BE DEMISED INTO 3 SEPARATE SPACES.
- OPPORTUNITY ZONE

DEMOGRAPHICS

(5 MILE RADIUS)



2023 POPULATION
287,847



HOUSEHOLDS
97,050



DAYTIME POPULATION
257,729

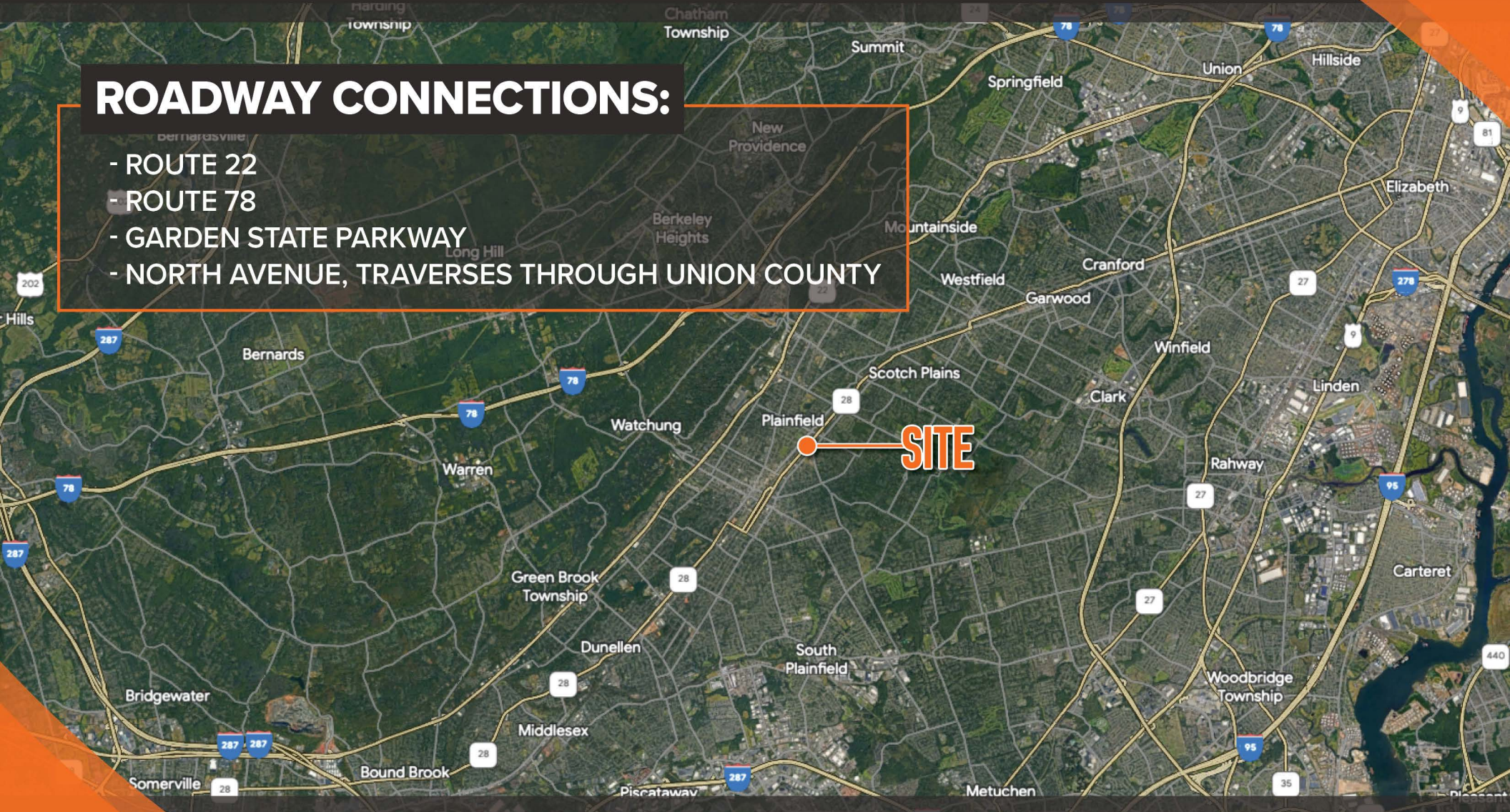


AVG HOUSEHOLD INCOME
\$177,062

VICINITY MAP

ROADWAY CONNECTIONS:

- ROUTE 22
- ROUTE 78
- GARDEN STATE PARKWAY
- NORTH AVENUE, TRAVERSES THROUGH UNION COUNTY



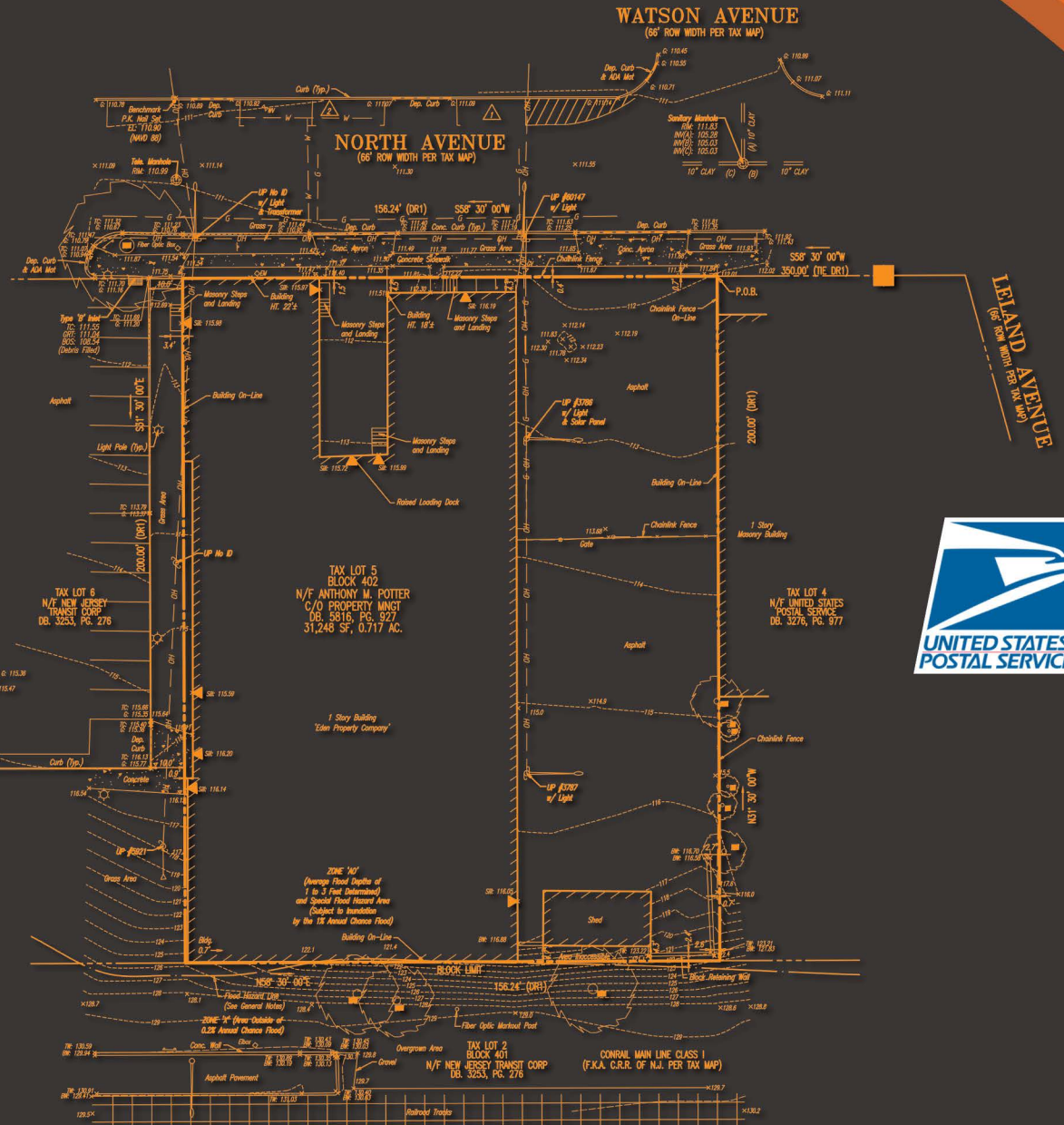
EXISTING CONDITIONS



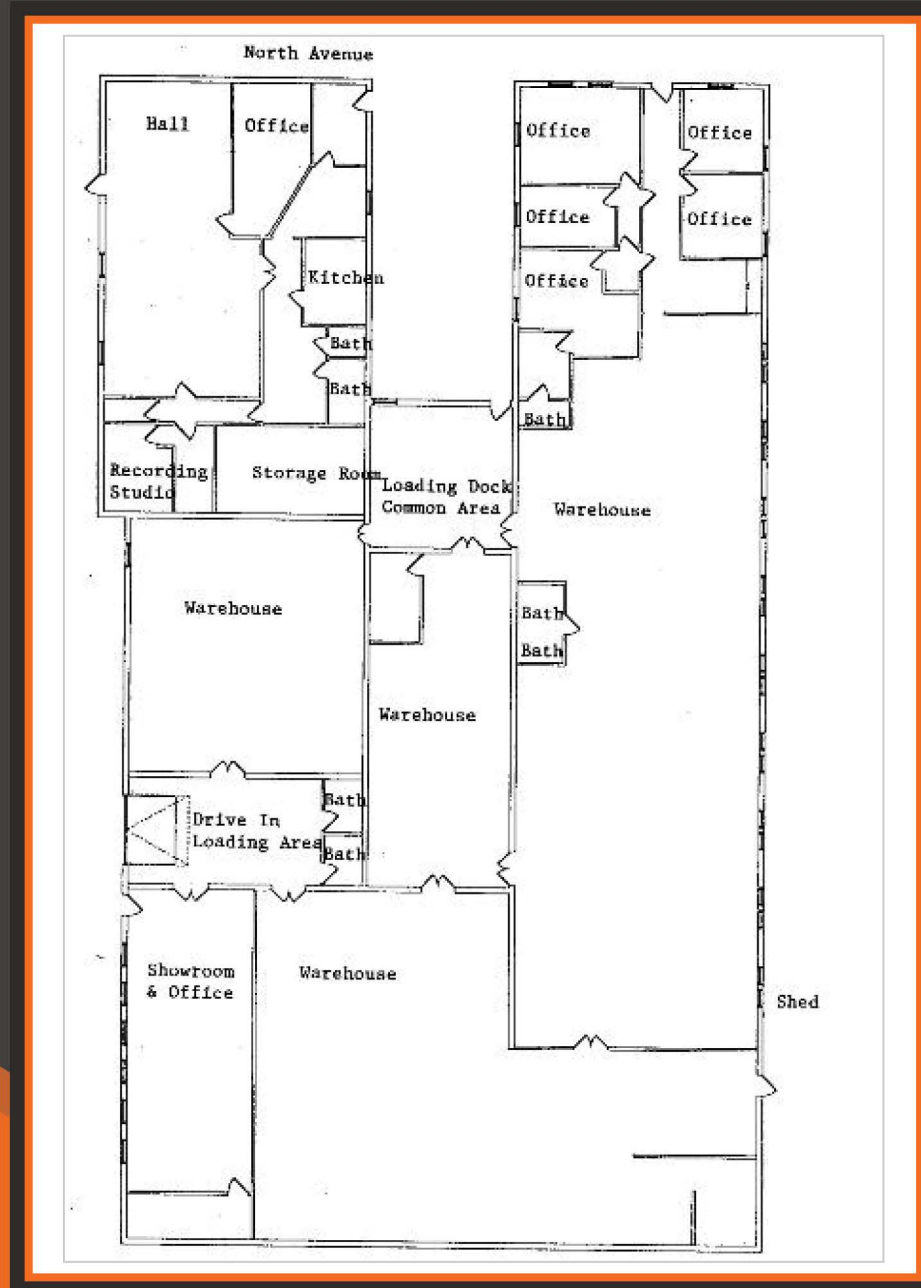
PROPERTY SURVEY

NJ TRANSIT
The Way To Go.

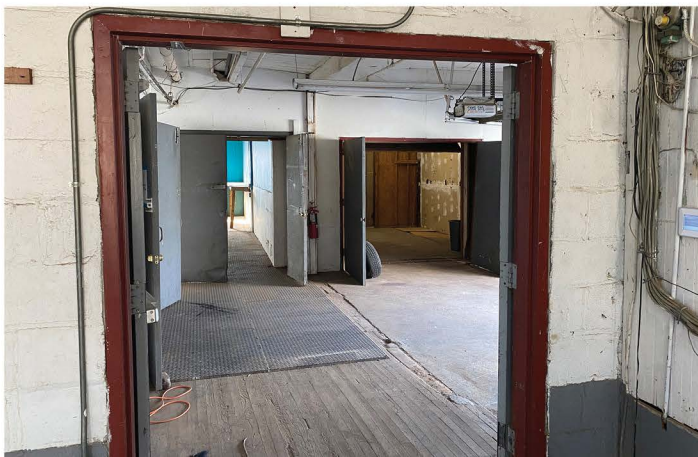
PARKING LOT



INTERIOR FLOOR PLAN



INTERIOR





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