



INDUSTRIAL PROPERTY

FOR LEASE

±118,000 SF INDUSTRIAL FACILITY

900 North Avenue, Plainfield, NJ 07062

For More Information, Contact the Exclusive Brokers

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 4.5 Miles to I-78
 Approx. 12.3 Miles to Garden State Parkway
 Approx. 17 Miles to Goethals Bridge
 Approx. 17.4 Miles to Newark Liberty International Airport
 Approx. 24.7 Miles to Holland Tunnel
 Approx. 27.9 Miles to Lincoln Tunnel

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (Modified Gross)
Available SF:	13,469 - 118,000 SF
Building Size:	118,000 SF

PROPERTY HIGHLIGHTS

- ±118,000 SF Total Building Size
- Divisible from ±13,469 - 118,000 SF
- 26 Feet Ceiling Height
- Future Docks: 12 Interior, 4 Exterior (16 in Total)
- LED Lighting, Gas Heat, 91 Parking Spaces

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	18,394 SF	Modified Gross	\$10.00 SF/yr	2 Interior Loading Docks
Unit 2	Available	16,004 SF	Modified Gross	\$10.00 SF/yr	2 Interior Loading Docks
Unit 3	Available	15,065 SF	Modified Gross	\$10.00 SF/yr	2 Interior Loading Docks
Unit 4	Available	19,168 SF	Modified Gross	\$10.00 SF/yr	2 Interior Loading Docks
Unit 5	Available	19,168 SF	Modified Gross	\$10.00 SF/yr	2 Interior Loading Docks
Unit 6	Available	13,469 SF	Modified Gross	\$10.00 SF/yr	2 Interior Loading Docks
Unit 7	Available	21,797 SF	Modified Gross	\$10.00 SF/yr	4 Exterior Loading Docks

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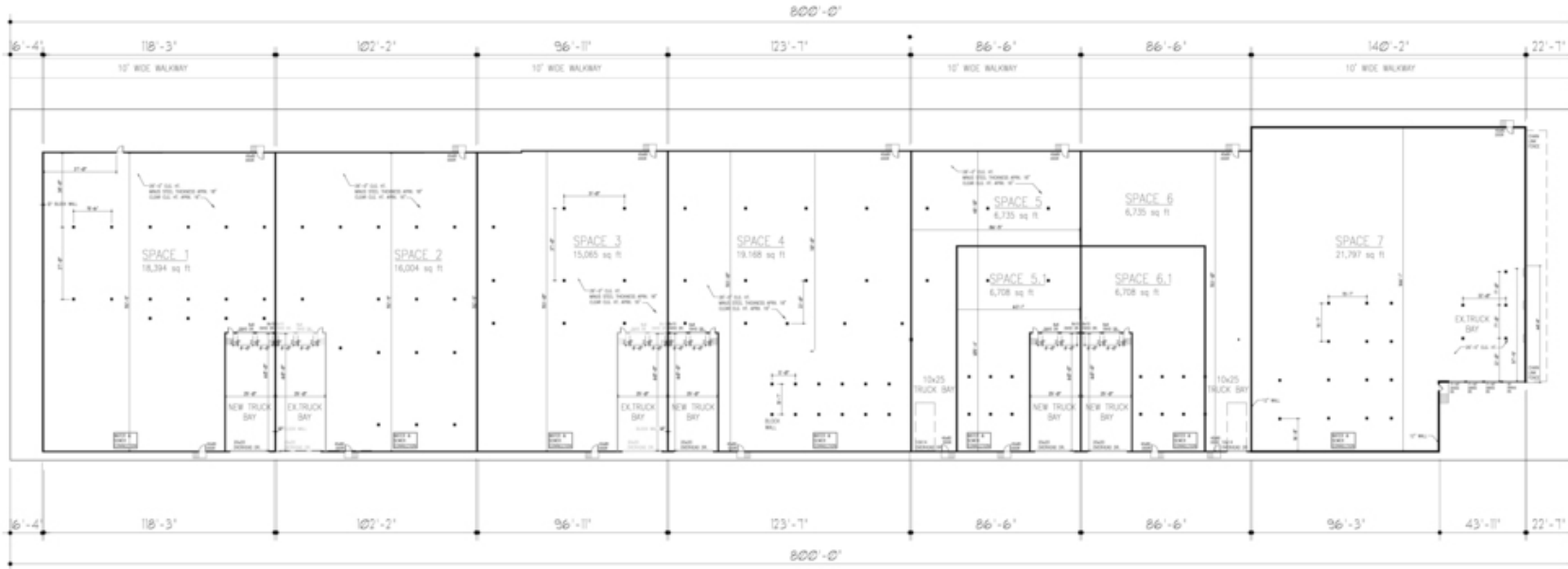
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1 825 NORTH AVE – 800'x180' Building Site – OPTION #2
 S3 Scale: 1" = 20'-0"



2 825 NORTH AVE – 800'x180' Building Elevation – OPTION #2
 S3 Scale: 1" = 20'-0"

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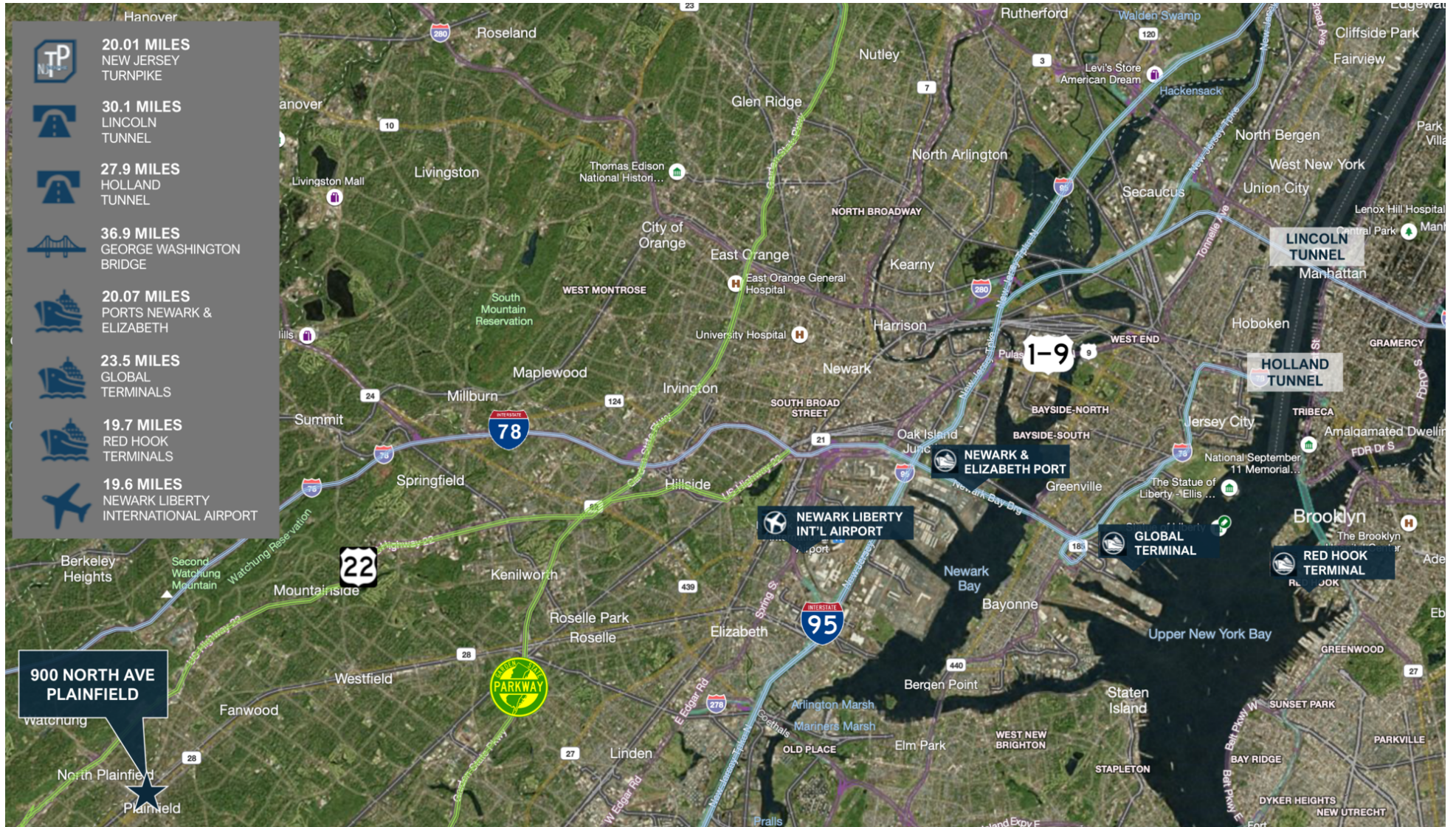
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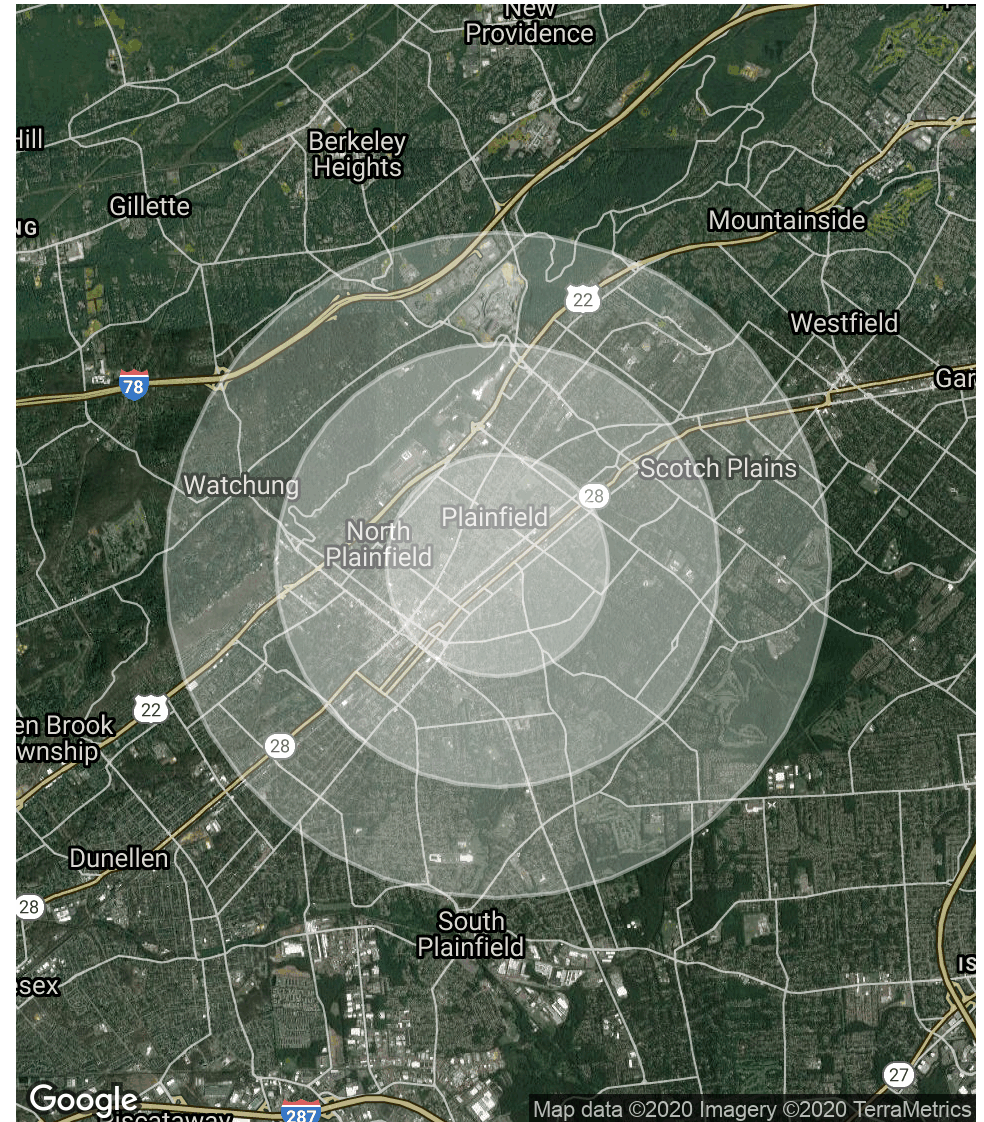
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	26,619	73,767	127,370
Average age	35.9	36.6	37.2
Average age (Male)	34.3	35.0	35.7
Average age (Female)	36.7	37.8	38.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,468	24,993	42,875
# of persons per HH	2.8	3.0	3.0
Average HH income	\$63,008	\$82,304	\$94,664
Average house value	\$331,349	\$344,330	\$374,993

* Demographic data derived from 2010 US Census



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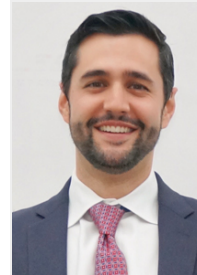


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