

FOR LEASE

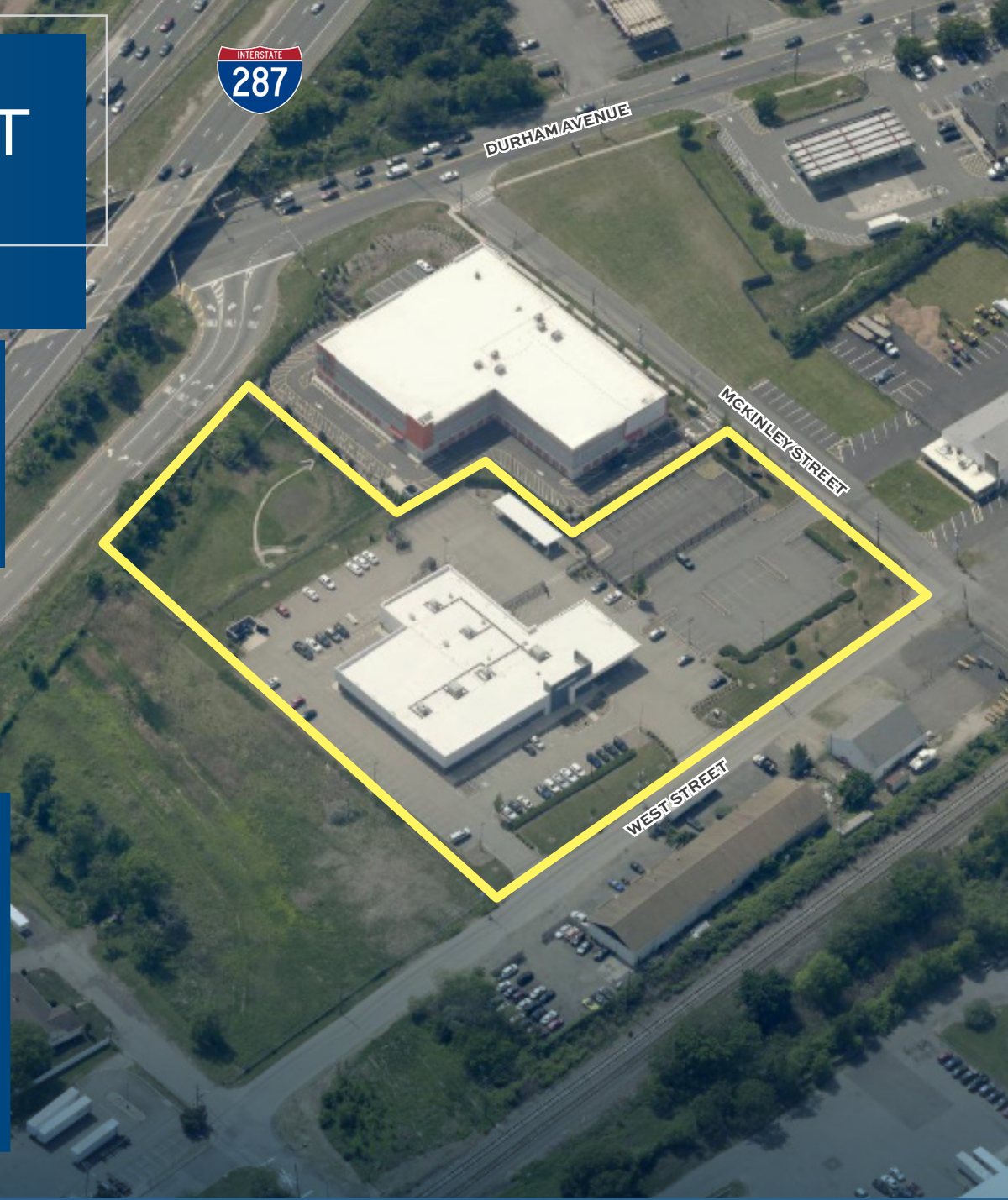
# 152 WEST STREET

SOUTH PLAINFIELD | NEW JERSEY

±21,360 SF FACILITY ON ±4.1 ACRES

UNIQUE LOW COVERAGE  
SITE IN THE HEART OF  
MIDDLESEX COUNTY

EXIT  
4



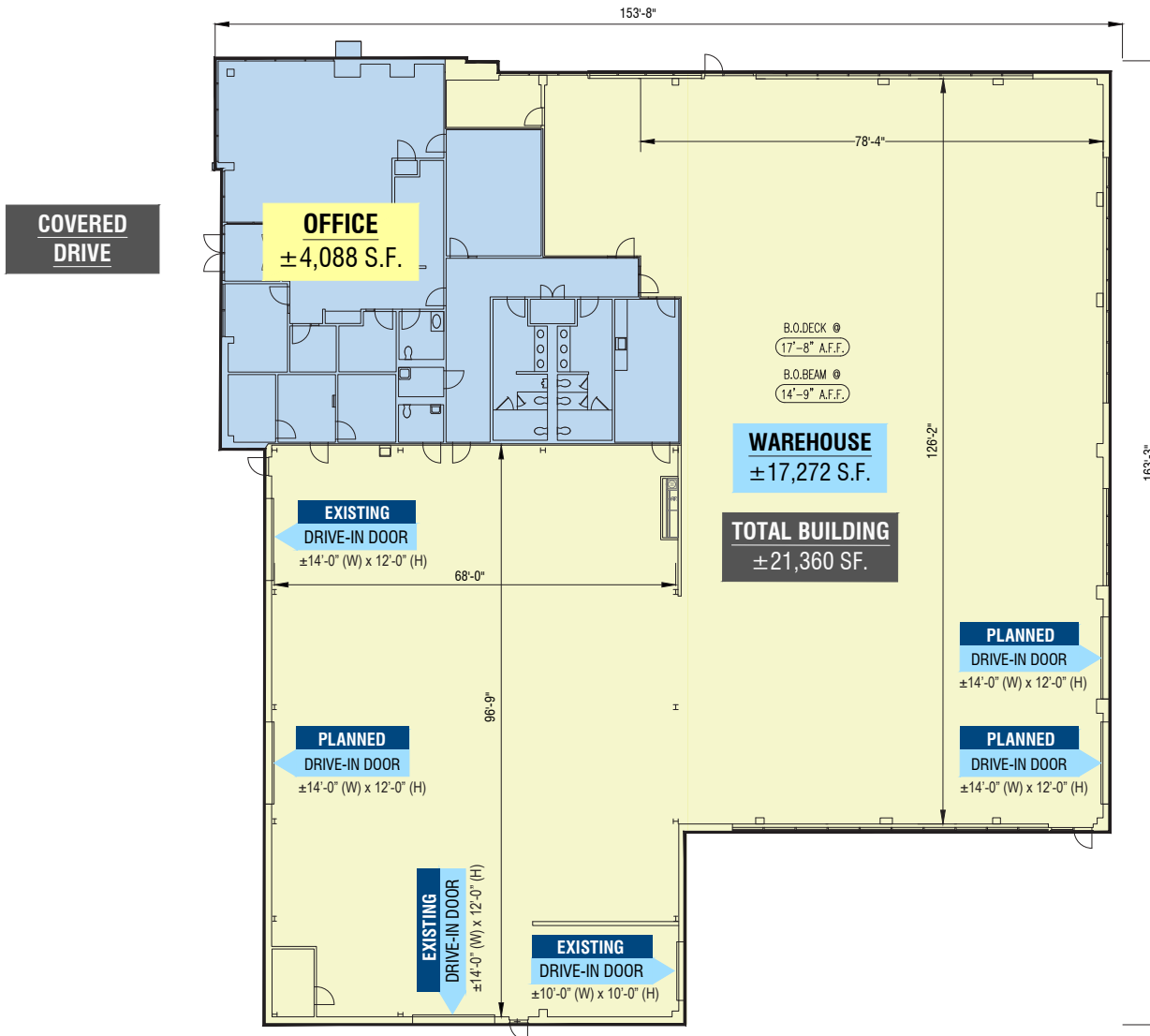
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SITEX  
GROUP

CBRE

# BUILDING SPECIFICATIONS

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<b>BUILDING SIZE</b>	21,360 sq. ft.
<b>WAREHOUSE SPACE</b>	17,272 sq. ft.
<b>OFFICE SPACE</b>	4,088 sq. ft.
<b>LOT SIZE</b>	4.1 acres
<b>CLEAR HEIGHT</b>	14' 9"
<b>DRIVE-IN DOORS</b>	6 (3 existing)
<b>CAR PARKING</b>	180
<b>POWER</b>	800 amp 3 phase 4 wire 120/208-volt service
<b>PLANNED IMPROVEMENTS</b>	<ul style="list-style-type: none"> <li>• 3 new drive-in doors</li> <li>• Upgrade office</li> <li>• Mill &amp; pave parking lot</li> <li>• New fire sprinkler system</li> <li>• Landscaping</li> <li>• Oil / water separator</li> </ul>
<b>ZONING</b>	Approved for vehicle maintenance, parking and limited outdoor storage

# SITE PLAN

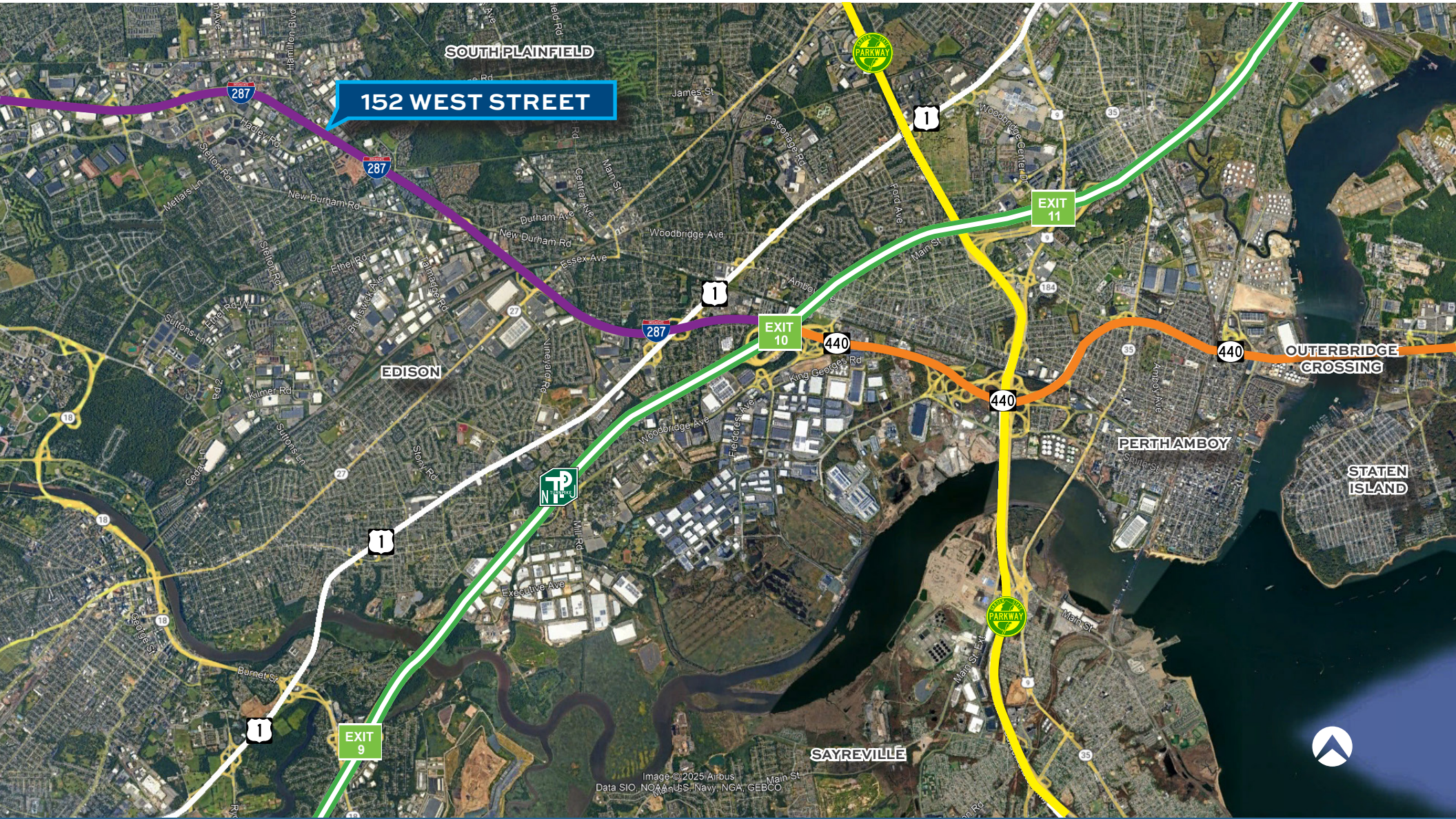
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**SIGNAGE  
OPPORTUNITY  
VISIBLE FROM  
ROUTE 287 / EXIT 10**



# LOCAL AREA MAP

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152 WEST STREET | SOUTH PLAINFIELD, NJ  
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# LOCATION HIGHLIGHTS

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	NEW JERSEY TURNPIKE EXIT 10	5 MILES
	NEW JERSEY TURNPIKE EXIT 11	9 MILES
	OUTERBRIDGE CROSSING	11 MILES
	NEWARK LIBERTY INT'L AIRPORT	21 MILES
	PORTS NEWARK / ELIZABETH	28 MILES
	HOLLAND TUNNEL	32 MILES
	LINCOLN TUNNEL	36 MILES

152 WEST STREET

5 MILES

10 MILES

15 MILES

20 MILES

25 MILES

30 MILES

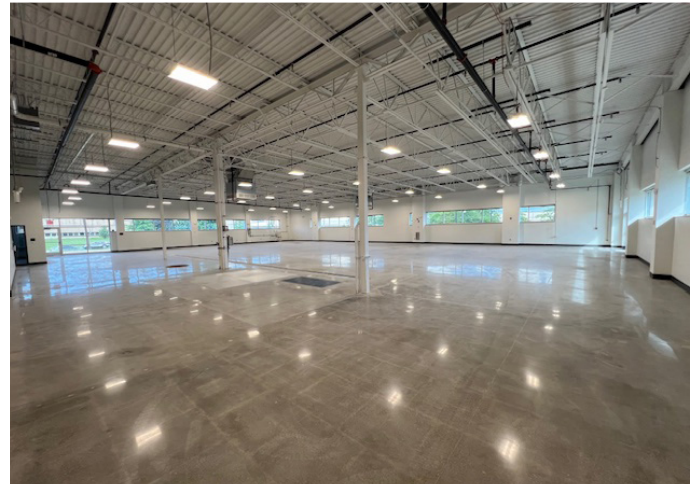
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# EXAMPLE FINISHED PRODUCT





# 152 WEST STREET

SOUTH PLAINFIELD | NEW JERSEY

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