

FOR LEASE

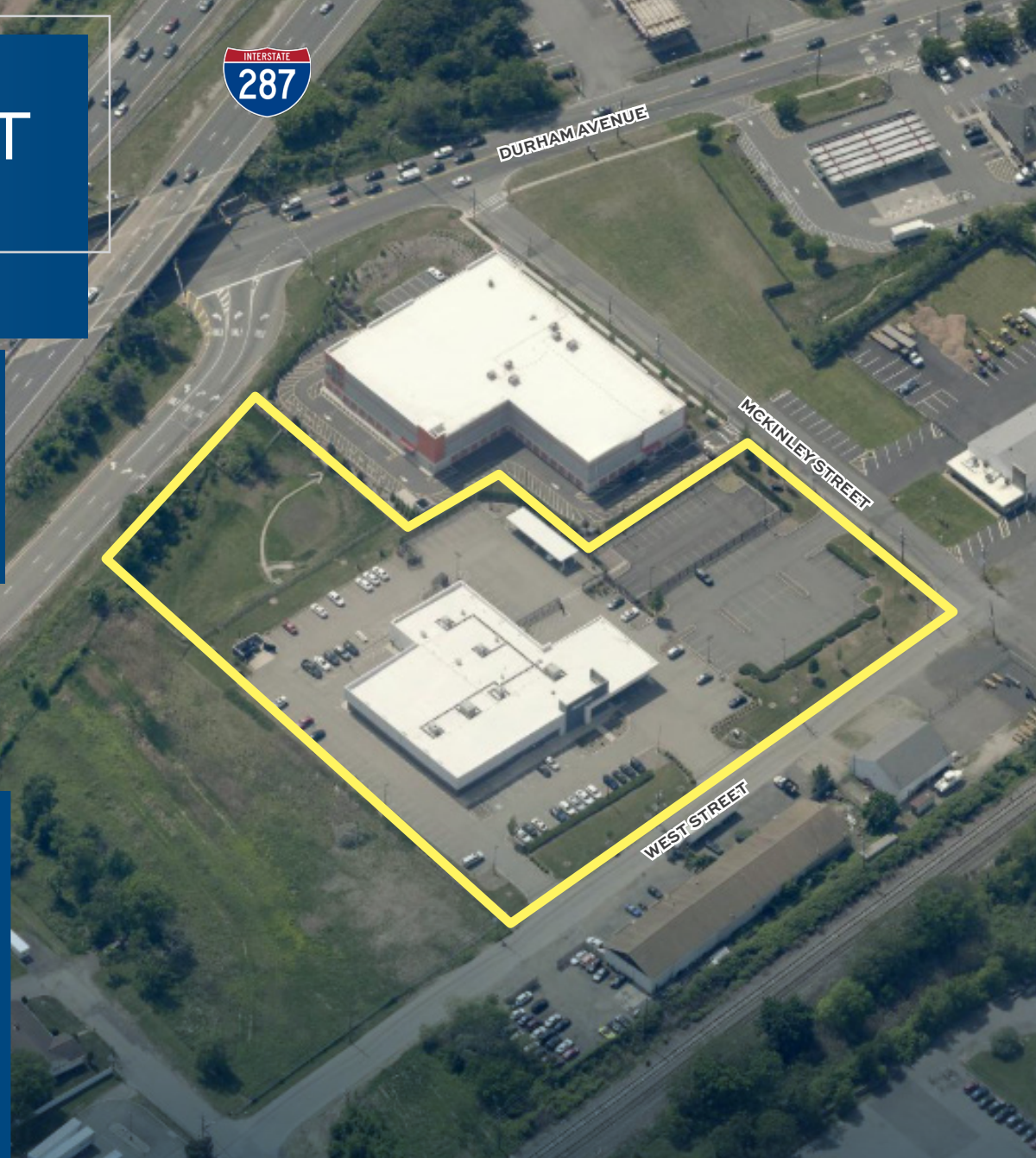
152 WEST STREET

SOUTH PLAINFIELD | NEW JERSEY

±21,360 SF FACILITY ON ±4.1 ACRES

UNIQUE LOW COVERAGE
SITE IN THE HEART OF
MIDDLESEX COUNTY

EXIT
4



IMPROVEMENTS UNDERWAY! EXPECTED COMPLETION Q4 2026

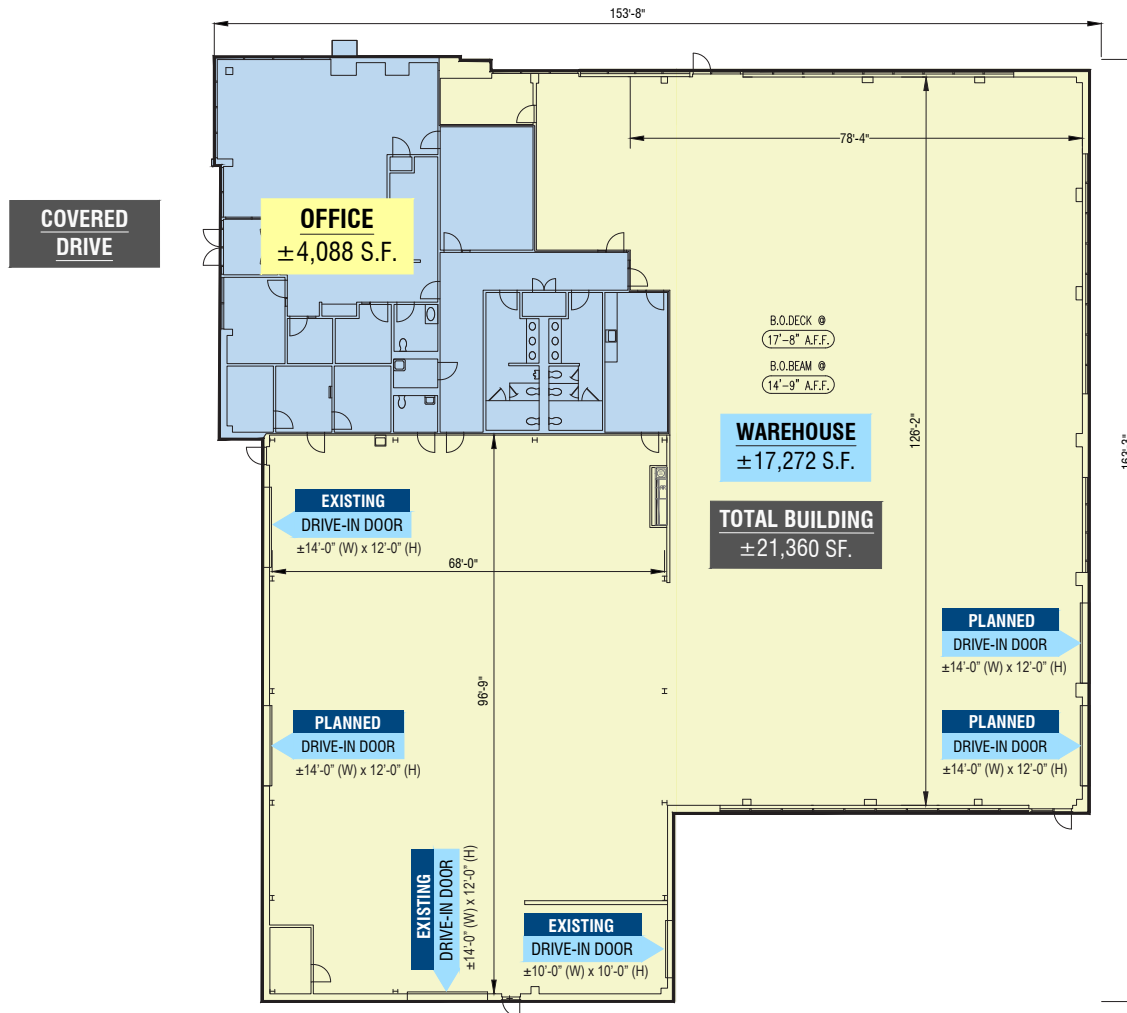
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SITEX
GROUP

CBRE

BUILDING SPECIFICATIONS

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BUILDING SIZE	21,360 sq. ft.
WAREHOUSE SPACE	17,272 sq. ft.
OFFICE SPACE	4,088 sq. ft.
LOT SIZE	4.1 acres
CLEAR HEIGHT	14' 9"
DRIVE-IN DOORS	6 (3 existing)
CAR PARKING	180
POWER	800 amp 3 phase 4 wire 120/208-volt service
PLANNED IMPROVEMENTS	• 3 new drive-in doors • Upgrade office • Mill & pave parking lot • New fire sprinkler system • Landscaping • Oil / water separator
ZONING	Approved for vehicle maintenance, parking and limited outdoor storage

IMPROVEMENTS UNDERWAY! EXPECTED COMPLETION Q4 2026

SITE PLAN

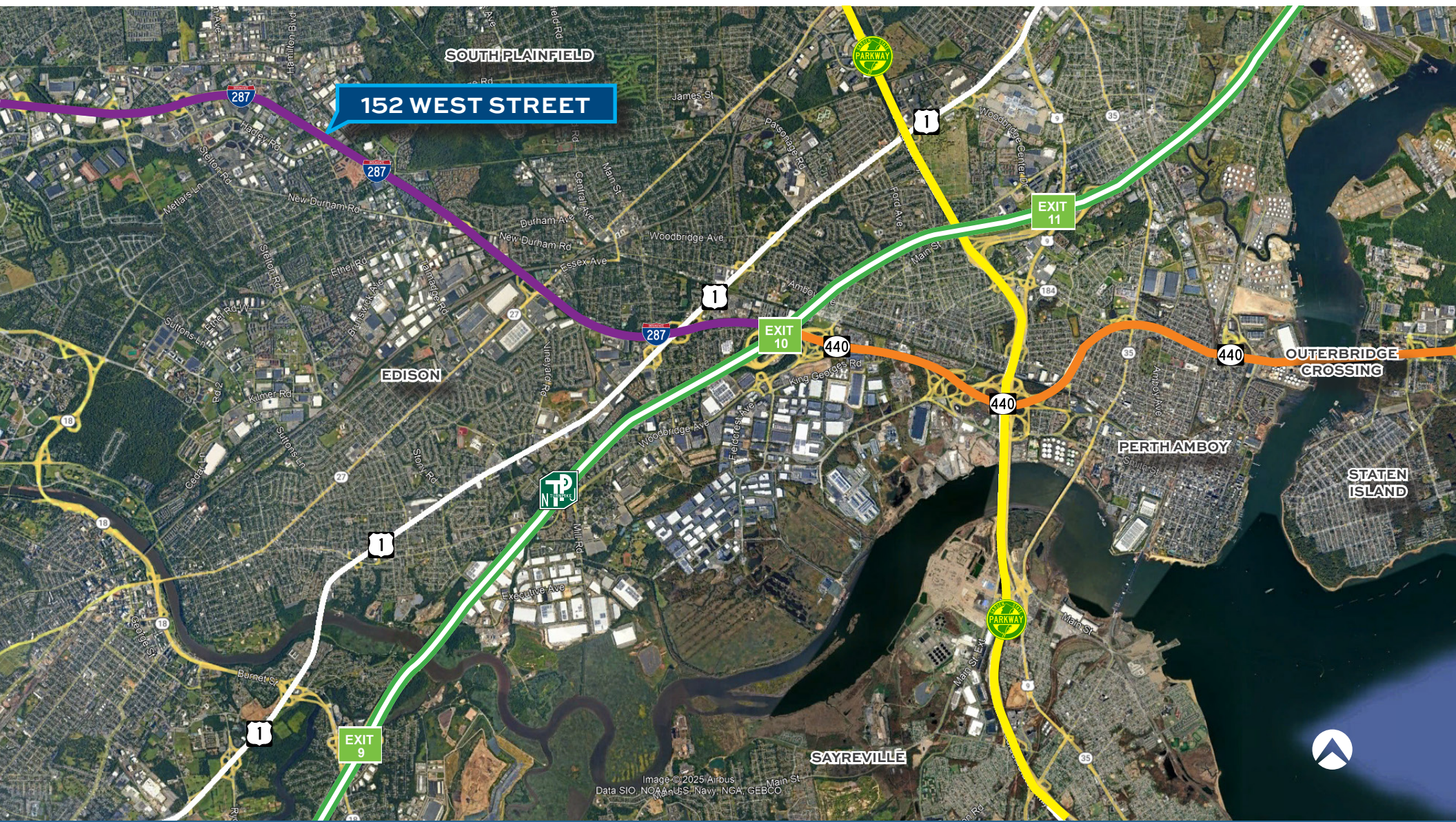
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**SIGNAGE
OPPORTUNITY
VISIBLE FROM
ROUTE 287 / EXIT 10**



LOCAL AREA MAP

FOR LEASE



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SITEX
GROUP

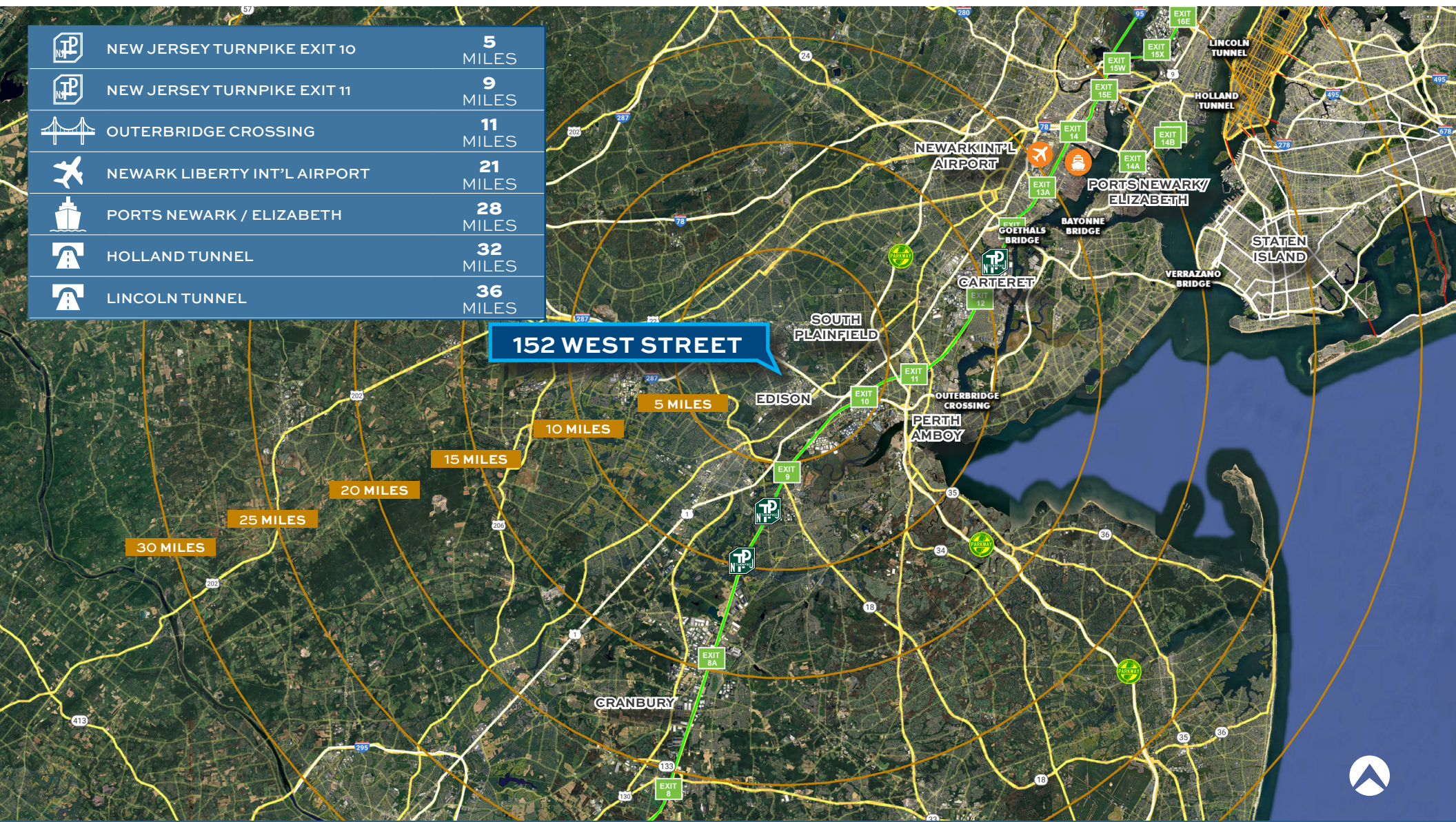
CBRE

LOCATION HIGHLIGHTS

FOR LEASE

	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



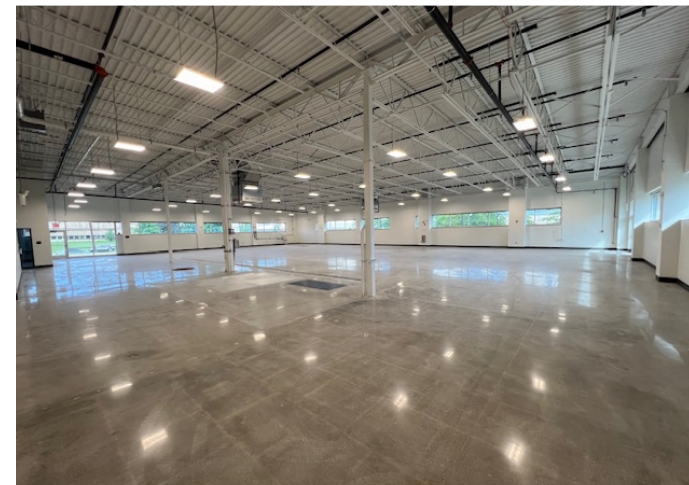
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SITEX
GROUP

CBRE

EXAMPLE FINISHED PRODUCT





152 WEST STREET

SOUTH PLAINFIELD | NEW JERSEY

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