445 Hollywood Avenue, South Plainfield NJ

±62 Doors on 6.1 ACRES - LOGISTICS YARD

AVAILABLE FOR LEASE

THE BLAU & BERG COMPANY

LEASE OFFERING

Situated at 445 Hollywood Avenue in the city of South Plainfield, New Jersey, this distinguished industrial property extends across an impressive 6.1 acres. The entire property is best for a single tenant, presenting a prime opportunity for discerning enterprises. Zoned M-3 Industrial zone, the site accommodates a diverse array of industrial uses such as IOS and terminal operators.

This meticulously maintained property is adorned with LED illumination, a smoothly paved surface, and security measures, ensuring an environment primed for occupancy. With its 61 docks clear-span terminal and on-site parking it further enhances its appeal, while its proximity to vital transportation arteries elevates its allure. A mere mile from Interstate 287 and close proximity to the New Jersey Turnpike's Interchange 10.

South Plainfield is convenient to US Hwy 1 & 9, I-287 and the Garden State Parkway as well with access to global connections for those drawn to the magnetic pulse of New York City Metropolitan area.

The annual property taxes, totaling an estimated $73,458, reflect the value of this exceptional locale. Nestled within South Plainfield I-287 corridor's industrious core, 445 Hollywood is a beacon of opportunity.

PROPERTY SNAPSHOT

- M-3 Industrial Zone
- Fully Fenced Perimeter
- Security Lighting Featuring Energy-Efficient LED Fixtures
- Convenient and Ample On-Site Parking

PROPERTY HIGHLIGHTS

LOGISTICS YARD

- 6.1 AC – Paved and Fenced
- 2,500 SF Maintenance Facility with 2 Drive-Ins
- Target $20,000 Per Month Per Acre NNN

TERMINAL

- Approximately 34,000 SF with 62 Docks and 2 Drive-Ins
- 12’ Clear Ceiling Height
- Clear Span in Terminal
- 3,200 SF Office Space
- Target $2,000 Per Month Per Door NNN

ACCESSIBILITY

- ±1 Mile from Interstate 287
- ±5 Miles from New Jersey Turnpike Interchange 10
- ±20 Miles from Elizabeth Port
- ±22 Miles from Newark Liberty International Airport
- ±30 Miles from New York via Holland Tunnel

SURGING MARKET FUNDAMENTALS

- Limited Truck Terminals, IOS Lots in the Region
- 8% Vacancy Rate – Single-Story Industrial
- Increased Leasing Velocity 1Q25
- Port Market - 3rd largest in the nation

PRIME LOCATION

CLOSE PROXIMITY
I-287, ROUTE 1, NJ TPKE, MAJOR DISTRIBUTION CENTERS

IMMEDIATE ACCESS TO LABOR & CONSUMERS

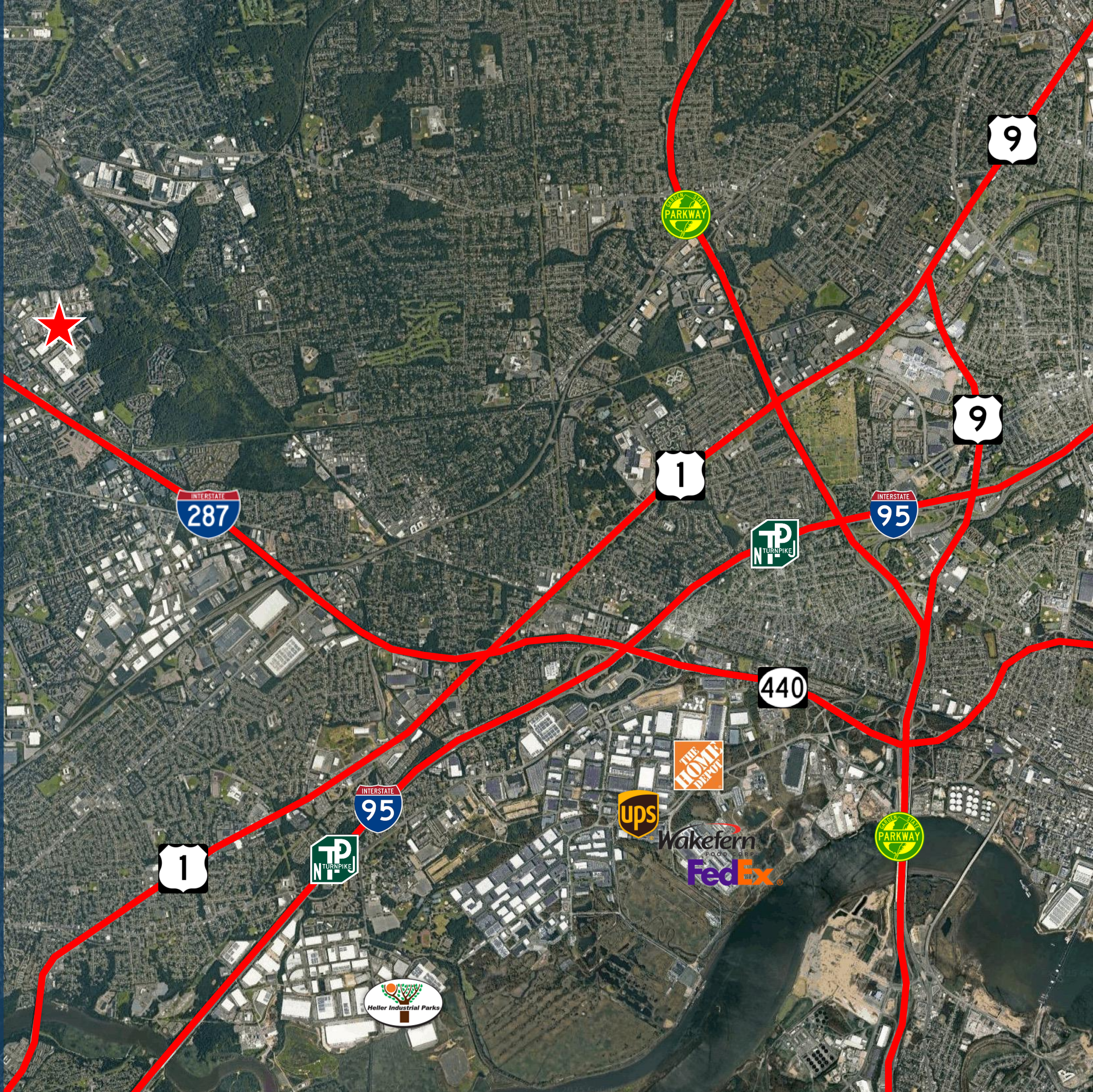
DRIVE TIME POPULATIONS

45 MIN	60 MIN	24 HRS
5.5M	**9.5M**	**100M**

POPULATION DENSITY / CONSUMERS

±60 MILLION
CONSUMERS WITHIN A
5-Hour Drive

±12,800
PEOPLE PSM WITHIN
±15 MILES



MARKET SNAPSHOT

PORT REGION MARKET OVERVIEW

As 2025 dawns, the Port of New York and New Jersey stands as an unrivaled titan of global commerce, its bustling docks affirming its reign as the East Coast's foremost gateway. In 2023, it shepherded a staggering $238 billion in goods, weaving itself ever deeper into the fabric of America's economic vitality. By December 2024, the port's vigor shone anew, deftly handling 4,438,854 loads and 23,553 empties—a graceful ascent of 11.2% and 3.7%, respectively, over the prior year's tally. Yet, amid this crescendo of cargo, shadows loom over the region's industrial real estate, where vacancy rates have swelled to 11.5%, a dramatic 630 basis point surge from 2023, borne of creaking infrastructure, labor discord, geopolitical tempests, and an oversupply cascading into the market. Still, the port's largesse endures, cradling over 563,700 livelihoods and yielding nearly $15.7 billion in tax revenue as of 2022, a bulwark of regional prosperity. As cargo volumes soar undeterred, the specter of rising vacancies whispers a call for sagacious foresight—strategic investments and shrewd policy must rise to meet the challenge, ensuring this colossus of trade retains its lustrous crown.

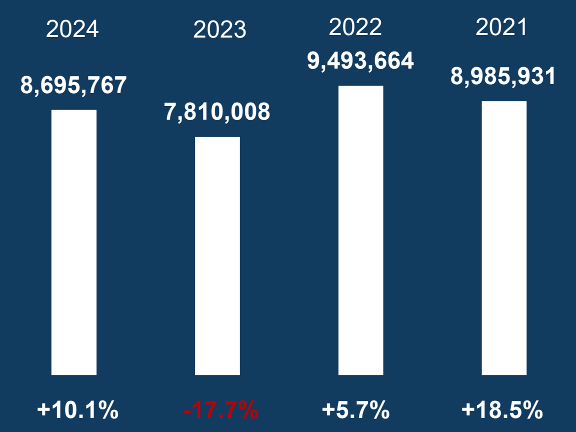
883 MSF
INDUSTRIAL PROPERTIES
TOTAL INVENTORY

8%
VACANCY

±$18,000 - $22,000/MO/AC NNN
SOUTH PLAINFIELD IOS LEASING RENTS

Cargo Volumes

2025 YTD: 5.8M TEUs (Thru January)



Market Share

2024 December YTD: Total TEUs Monthly Cargo Volume

10.3M	**9.6M**	**8.7M**
Los Angeles	**Long Beach**	**NY + NJ**

Roads

2024 December YTD: 4.5M Import TEUs

Direct I-95 North & South,
I-78 East & West.
Access To The Most Concentrated Consumer Market In The U.S.

Rail

Nearby Expressrail,
CSX & Norfolk Southern
Increased Connectivity Between Ports

SPECIFICATIONS

Docks	62
Drive-Ins	2
Cross Docks	Yes
Levelers	61
Building Height	24’
Clear Height	12’
Office	2,730 SF
Surface Parking	30
Industrial Trailer Parking	70

FOR MORE INFORMATION

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