

# 161



HELEN STREET  
SOUTH PLAINFIELD | NEW JERSEY



**INDUSTRIAL WAREHOUSE FOR LEASE**

# 161

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Located in South Plainfield's established industrial hub, **161 Helen Street** offers 44,000 SF of highly functional warehouse, packaging, and office space.

Situated just off I-287 and minutes from the New Jersey Turnpike, Garden State Parkway, Route 1, and Route 22, the property provides direct access to major Northeast distribution corridors. Regional markets are within easy reach, including Newark Port (30 min), New York City (40 min), and Philadelphia (75 min). The site benefits from public utilities, fiber connectivity (Comcast & Verizon), and a strong local labor pool. Surrounded by industrial users, logistics providers, and retail centers, 161 Helen Street presents a strategically connected and highly functional location for warehouse and distribution users.

### PROPERTY OVERVIEW

Property Type	Industrial
Building Total SF	44,000 SF
Ceiling Heights	21'
Zoning	M3
Docks / Drive-Ins	3 / 1
Possession	ASAP

**ASKING RENT: UPON REQUEST**



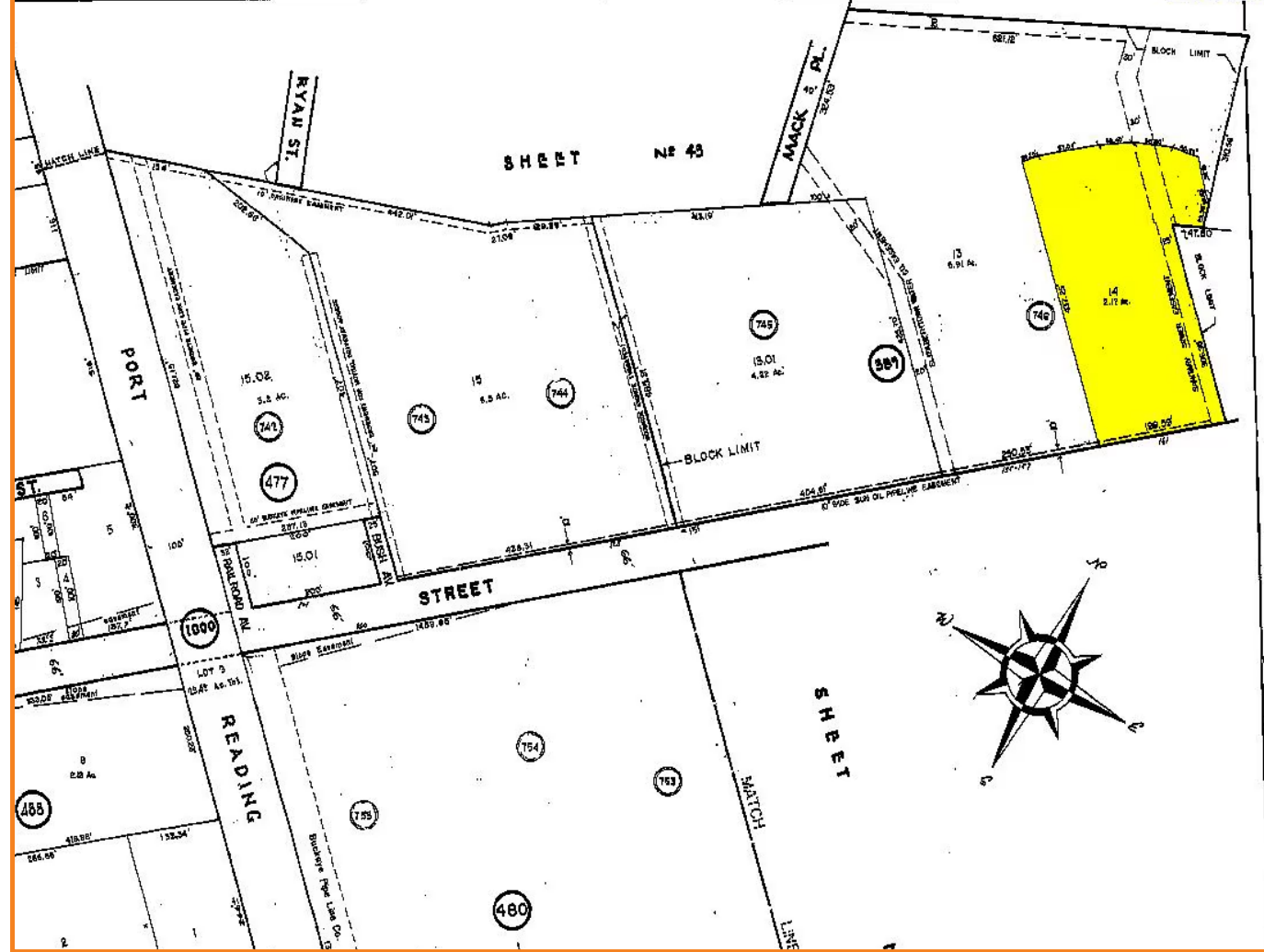
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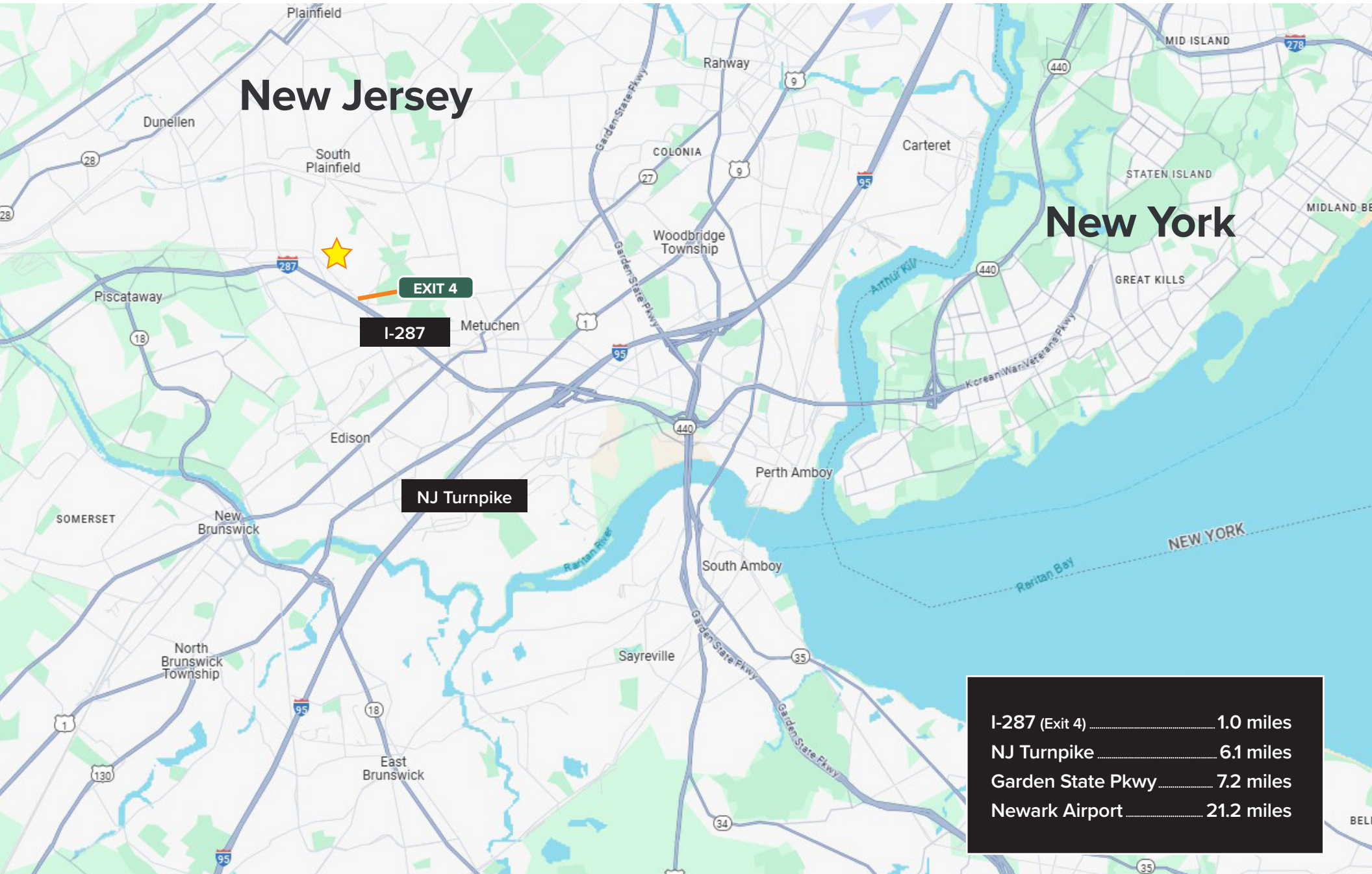
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### ADDITIONAL INFO

- Lot Size: 2.17 AC
- Sprinkler System: wet system
- Electric: 800 amp, 3 phase
- Parking: 30 spaces
- Column Spacing: 30'x40'
- Gas: Natural
- Water: City
- Heating: Gas
- Construction: Masonry
- Year Built / Renovated: 1978 / 2011
- Can be delivered fully racked
- 8,000 SF of brand new office space





FOR MORE INFORMATION,  
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