

For Sale

📍 1202 New Market Avenue, South Plainfield, NJ

📏 ± 4.90 AC Trailer Parking | Proposed Redevelopment



Get in Touch

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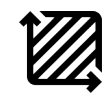
Sales Associate

908-305-9001

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Property Highlights

Property Features



3.25 AC Useable | **4.9 AC** Total Site
6,400 SF Retained Buildings



65+ Car Parking & **23+** Trailer Stall
Site Proposal Includes Fencing, Paving & Lighting



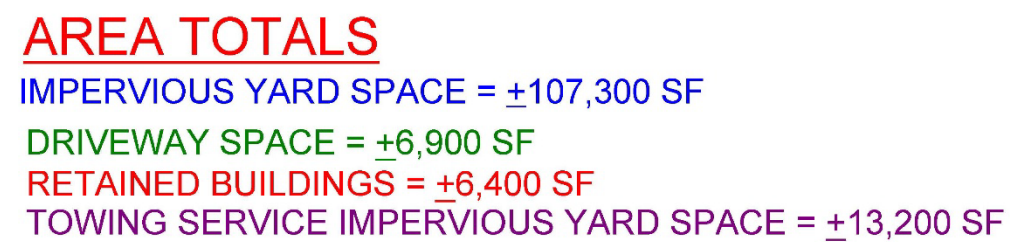
Township Permits Trailer Parking
Outside Storage Not Permitted

Location Highlights

- Access to the **Routes 1-9 & 22, I-287 and I-95**
- Minutes to **NJ Transit Plainfield Train Station**
- 30 Min. to **Newark Liberty Airport**
- 45 Min. to **Port Elizabeth/Newark**



Above image is an estimation of property boundaries, refer to proposed site plan for accurate dimensions



Proposal Cost

Description

Site Improvements

Total Cost (\$)

\$1,047,460

Allowances

Demolition

\$75,000

Landscaping

\$110,000

Offsite Improvements

\$150,000

Maintain Existing Building Structure

\$25,000

Security Gates & Intercom

\$50,000

Geotech Risk

\$50,000

Owner Held Costs

Asbestos Survey & Abatement

\$25,000

Tank Cleaning & Removal

\$25,000

Permit & Impact Fees

By Owner

Total

\$1,557,460

Alternates

1 8' Chain Link i.l.o Ornamental

\$103,536
(Deduction)

Outline Specifications

- | | |
|------------------------|---|
| 1) Car Parking: | (65) |
| 2) Trailer Stalls: | (23) |
| 3) Watermain: | N/A (No Hydrant Coverage) |
| 4) Stormwater: | No Piping Included (sheetflow) |
| 5) Topsoil Import: | Included |
| 6) Asphalt Paving: | 2" Surface, 4" Binder, 8" Base
(Offsite Allowance) |
| 7) Perimeter Fencing: | 2,050 LF of 6' Tall Ornamental Fence |
| 8) Electrical Service: | 200A, 480/277 3PH |
| 9) Meter Service: | House Meter Only |

Other installations, surveys, permits, and testing to be conducted by owner



LOCATION IN MAP



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★ 1202 New Market Ave, South Plainfield, NJ

The city of **South Plainfield, NJ** is in a prime port-adjacent location with access to:

- **Newark Liberty Airport**
- **Port Elizabeth/Newark**
- Staten Island via the **Outerbridge Crossing**

With road access to:

- **I-287 & I-95**
- **Routes 1-9 & 22**
- **Garden State Parkway**

For more information please contact
our exclusive brokers:

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