

Specifications

| | |
|---|----------------|
| ±7,500 SF Warehouse | ±13' |
| ±1,200 SF Office | CEILING HEIGHT |
| BUILDING SIZE | |
| ±0.27 AC (Fenced Lot) | R5 |
| Block 836, Lots 10 & 12 | ZONING |
| TOTAL ACREAGE | |
| 1 TB, 1 DI Door | \$9,632.37 |
| LOADING | TAXES (2024) |
| Redevelopment Zone | |
| Corner of Cleveland Ave & E 5 th St | |
| LOCATION | |
| 1 Block from Raritan Valley Train Station | |
| Eligible for Economic Development Zone Incentives | |
| Wide Variety of Uses | |
| High Population Area | |
| Centrally Located to Route 22, I-78 and I-287 | |
| COMMENTS | |

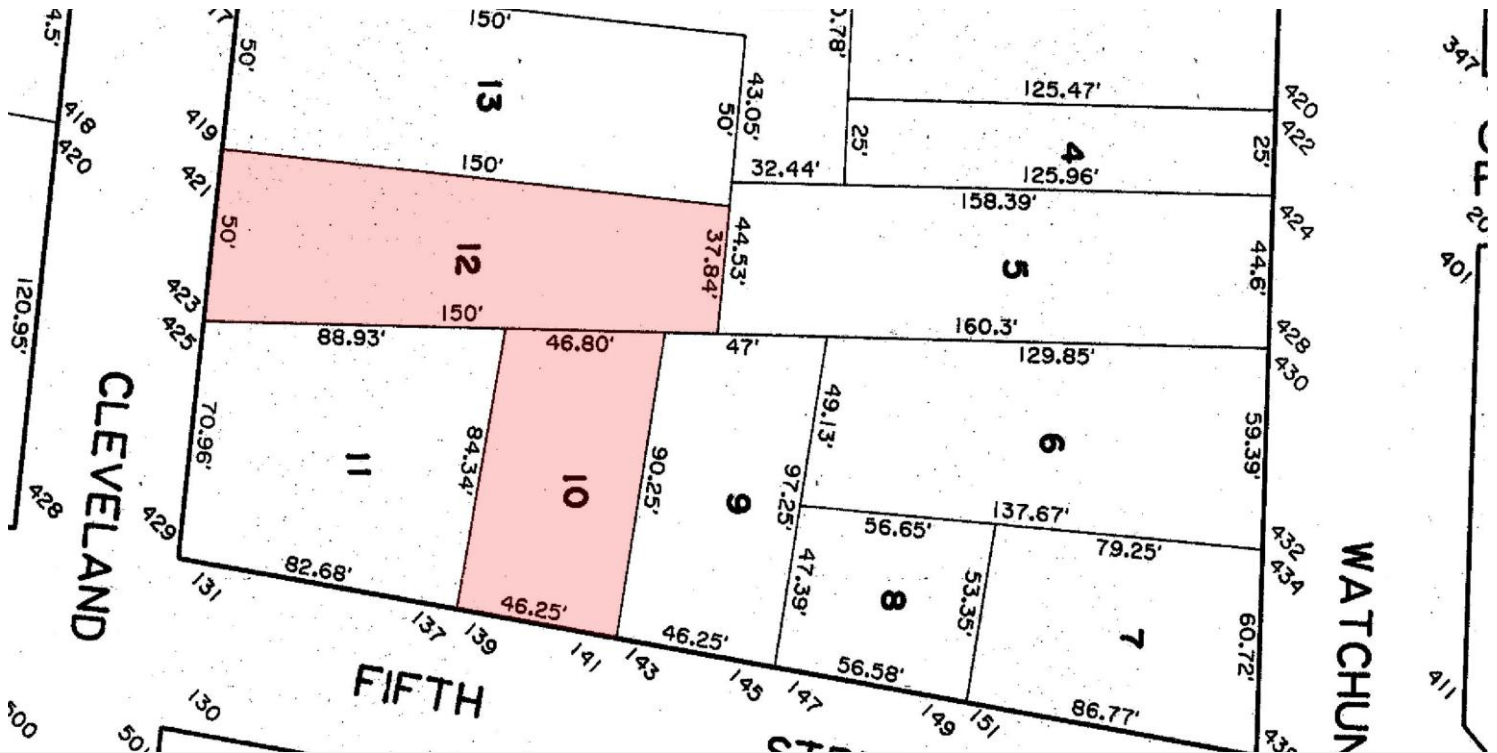
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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Nicholas Bio *Associate* 973.379.6644 x 233 NBio@blauberg.com

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FOR SALE | 421 CLEVELAND AVENUE AND 139-141 E 5TH STREET | PLAINFIELD, NJ



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LAND USE

SCHEDULE B – TODD - BULK ZONING REQUIREMENTS

Transit Oriented Development Downtown (TODD) Zones

| TODD | Minimum Lot Area (square feet) | Maximum Density (d.u. per acre) | Minimum Lot Width (feet) | Minimum Lot Frontage (feet) | Minimum Lot Depth (feet) | Front Yard Setback (feet) | Side Yard Setback (feet) | Combined Side Yard Setbacks (feet) | Rear Yard Setback (feet) | Maximum Floor Area Ratio (FAR) | Maximum Percent Building Cover | Maximum Percent Total Lot Cover | Minimum Number of Stories | Maximum Number of Stories | Maximum Building Height (feet) | Minimum Improvable Area (MIA) (square feet) | MIA- Diameter of Circle (feet) |
|---------------------------------------|--------------------------------|---------------------------------|--------------------------|-----------------------------|--------------------------|---------------------------|--------------------------|------------------------------------|--------------------------|--------------------------------|--------------------------------|---------------------------------|---------------------------|---------------------------|--------------------------------|---|--------------------------------|
| Central Business District | 5,000 | 100 | 50 | 50 | 100 | 0 | 0 | 0 | 10 | 4.5 | 75% | 90% | 4 | 6 | 65 | 2,700 | 36 |
| North Avenue Historic District (NAHD) | 5,000 | 50 | 50 | 50 | 100 | 0 | 0 | 0 | 10 | 3 | 75% | 90% | 3 | 4 | 45 | 2,700 | 36 |
| Cleveland Arts District (CLAD) | 5,000 | 100 | 50 | 50 | 100 | 10 | 0 | 0 | 10 | 3.5 | 90% | 90% | 3 | 4.5 See Bonus | 56 | | |
| College District (CD) | 5,000 | N/A | 50 | 50 | 100 | 10 | 20 | 40 | 25 | 4.0 | 75% | 90% | 3 | 5 | 56 | | |
| Parking District (PD) | 43,560 | 100 See Bonus | 350 | 350 | 140 | 0 | 20 | 20 | 20 | 45 | 90% | 95% | 4 | 6 | 56 | | |
| Civic Historic District | 5,000 | 50 | 50 | 50 | 100 | 10 | 5 | 10 | 10 | 3 | 75% | 90 | 2 | 4 | 45 | 1,256 | 40 |
| Transition District | | | | | | | | | | | | | | | | | |
| Mixed Use | 5,000 | 25 | 50 | 50 | 100 | 10 | 5 | 10 | 15 | 1.8 | 60% | 70% | N/A | 3 | 35 | 2,100 | 32 |
| Commercial Uses | 5,000 | N/A | 50 | 50 | 100 | 10 | 5 | 10 | 15 | 1.8 | 60% | 80% | N/A | 3 | 35 | 1,500 | 27 |
| Apartment | 22,000 | 12 | 150 | 150 | | 30 | 25 | 50 | 30 | N/A | 30% | 40% | N/A | 3 | 40 | 5,300 | 51 |
| Town-house | 43,560 | 10 | 150 | 150 | 150 | 25 | 30 | 60 | 30 | N/A | 30% | 45% | N/A | 2.5 | 35 | 11,800 | 76 |

(MC 2012-20, November 26, 2012; MC 2015-34 § 2)

PLAINFIELD CODE

| USES | TODD Central Business District (TODD/CBD) | TODD North Avenue Historic District (TODD/NAHD) | TODD Cleveland Arts District (TODD/CLAD) | TODD Parking District (TODD/PD) | TODD College District (TODD/CD) | TODD Civic Historic District (TODD/CHD) | TODD Transition District (TODD/TD) |
|-----------------------------------|---|---|--|---------------------------------|---------------------------------|---|------------------------------------|
| Parking structure | | | | X | | | |
| Laundromat | | | | | | | X |
| Nursing home | | | | | | | X |
| Adult day care facility | X | | | | | | X |
| Assisted living facility | | | | | | | X |
| Funeral home | | | | | | | X |
| Wireless communication facility | X | | | X | | | |
| House of worship | | | | | | | X |
| Fraternal organization | X | | | | | | X |
| College | | | | | X | | |
| Open space | X | X | X | X | X | X | X |
| Cannabis Class 5 (See § 17:9-24A) | X | X | X | X | X | | X |

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LAND USE
SCHEDULE A – TODD USE RESTRICTIONS (Section 17:9)

TRANSIT ORIENTED DEVELOPMENT DOWNTOWN (TODD) DISTRICTS - SCHEDULE A
 [MC 2012-20, November 26, 2012; MC 2015-34; amended 8-16-2021 by Ord. No. MC 2021-24; 12-13-2021 by Ord. No. MC 2021-39]

| USES | TODD Central Business District (TODD/CBD) | TODD North Avenue Historic District (TODD/NAHD) | TODD Cleveland Arts District (TODD/CLAD) | TODD Parking District (TODD/PD) | TODD College District (TODD/CD) | TODD Civic Historic District (TODD/CHD) | TODD Transition District (TODD/TD) |
|--|---|---|--|---------------------------------|---------------------------------|---|------------------------------------|
| Mixed-use structure | X | X | X | X | X | X | X |
| Apartments | | | | | | X | X |
| Townhouses | | | | | | | X |
| Child-care center | X | X | X | | X | X per N.J.S.A. 40:55D-66.6 | X |
| Retail sales | X | X | X | X | X | | X |
| Personal service establishment | X | X | X | X | X | | X |
| Office | X | X | X | X | X | X | X |
| Art studio | | X | X | | X | | X |
| Art gallery | | X | X | | X | | X |
| Museum | | X | X | | X | X | X |
| Restaurants | X | X | X | X | X | | X |
| Tavern | X | X | X | | X | | X |
| Nightclub | X | X | X | | X | | |
| Bank, with drive-through facility | | | | X | | | X |
| Bank, excluding drive-through facility | X | | X | X | X | | X |
| Health and fitness club | X | X | X | X | X | X | X |
| Theater | X | | | | | | |
| Hotel | X | X | | | | | |
| Banquet hall | X | | | | | | X |
| Parking lot | X | | | | X | | X |

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5 MILES

- Total Population: 275,221
- Households: 93,671
- Median Household Income: \$144,596
- Average Household Size: 2.9
- Transportation to Work: 147,891
- Labor Force: 218,861

10 MILES

- Total Population: 1.04M
- Households: 368,385
- Median Household Income: \$133,115
- Average Household Size: 2.8
- Transportation to Work: 560,337
- Labor Force: 842,521

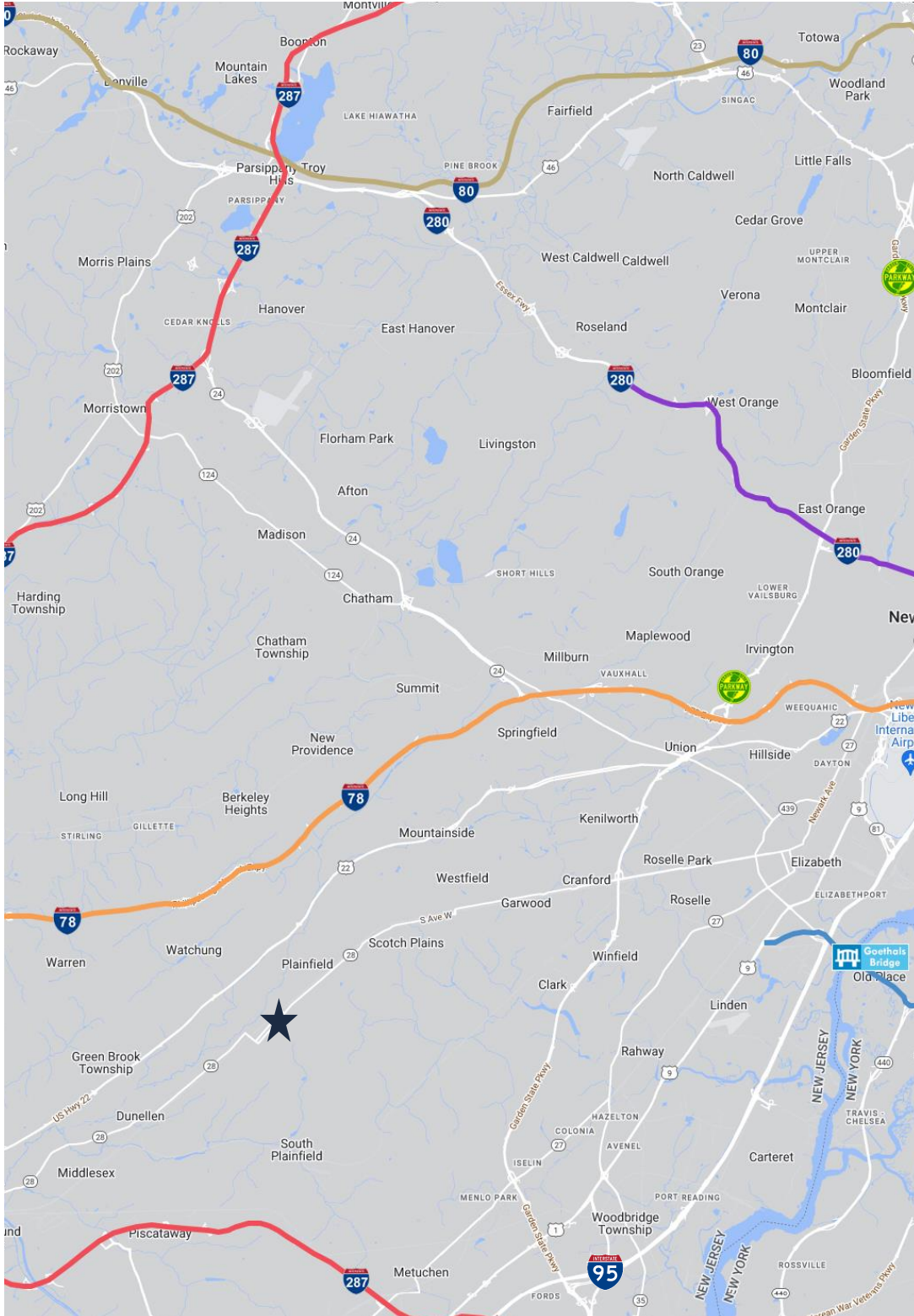
15 MILES

- Total Population: 2.35M
- Households: 843,514
- Median Household Income: \$119,005
- Average Household Size: 2.7
- Transportation to Work: 1.23M
- Labor Force: 1.89M

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ACCESSIBILITY



1.1 MI
Route 22



3.1 MI
I-78 Exit 40



4.1 MI
I-287



7.3 MI
GSP Exit 132



9.0 MI
I-95 Exit 10



17.7 MI
Newark Airport

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