

3461 SOUTH CLINTON AVE, SOUTH PLAINFIELD, NJ 07080

INDUSTRIAL SPACE INVESTMENT OPPORTUNITY

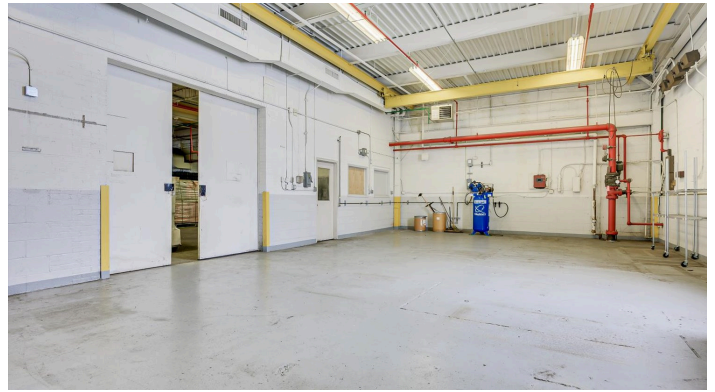
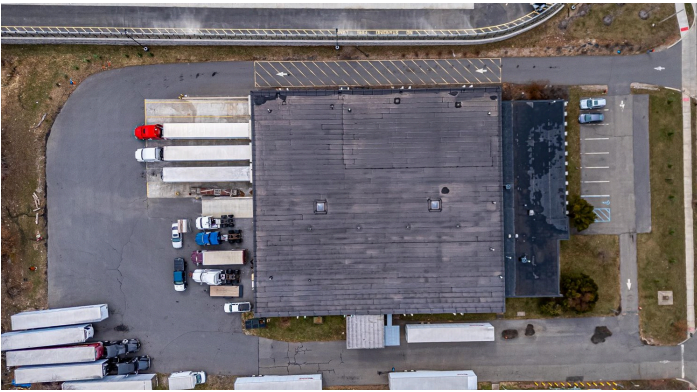


Presented by Ryan Curtis | Jack Pederson Realty | (908) 755-8300



EXECUTIVE SUMMARY

25,000 sq ft of warehouse & office space on truck route in M-3 Industrial Zone. Ceilings 14', 4 loading docks, 1 drive in and 1 additional loading dock on side of building. Easy access to 287, 22, Turnpike, Parkway, Rt 1, Rt 9, Rt 440. \$22/sq ft, NNN Lease. No additional CAM charges.



PROPERTY FEATURES

Clear Height _____ 16'

Drive in Bays _____ 1

Standard Parking Spaces _____ 55

Column Spacing _____ 28' x 37'

Exterior Dock Doors _____ 5



MANUFACTURING FACILITY FACTS

Building Size ————— 25,000 SF

Year Built ————— 1964

Sprinkler System ——— Wet

Power Supply ————— Amps: 600

Zoning ————— M3 - M3

Lot Size ————— 1.99 AC

Construction ————— Masonry

Heating ————— Gas



LOCATION HIGHLIGHTS

South Plainfield offers a peaceful environment with very low noise levels, creating a relaxing setting for residents. The borough has numerous public green spaces, including Dismal Swamp and Spring Lake Park, providing ample outdoor locations to explore and unwind.

Most properties are single detached homes built across various periods, offering architectural variety and spacious layouts, often with three or more bedrooms. Accessibility by car is convenient with ample parking available.

Essential daily needs are close by, including supermarkets, primary schools, and a selection of restaurants and coffee shops. Bus services connect different parts of the borough, adding to the overall convenience of living here.

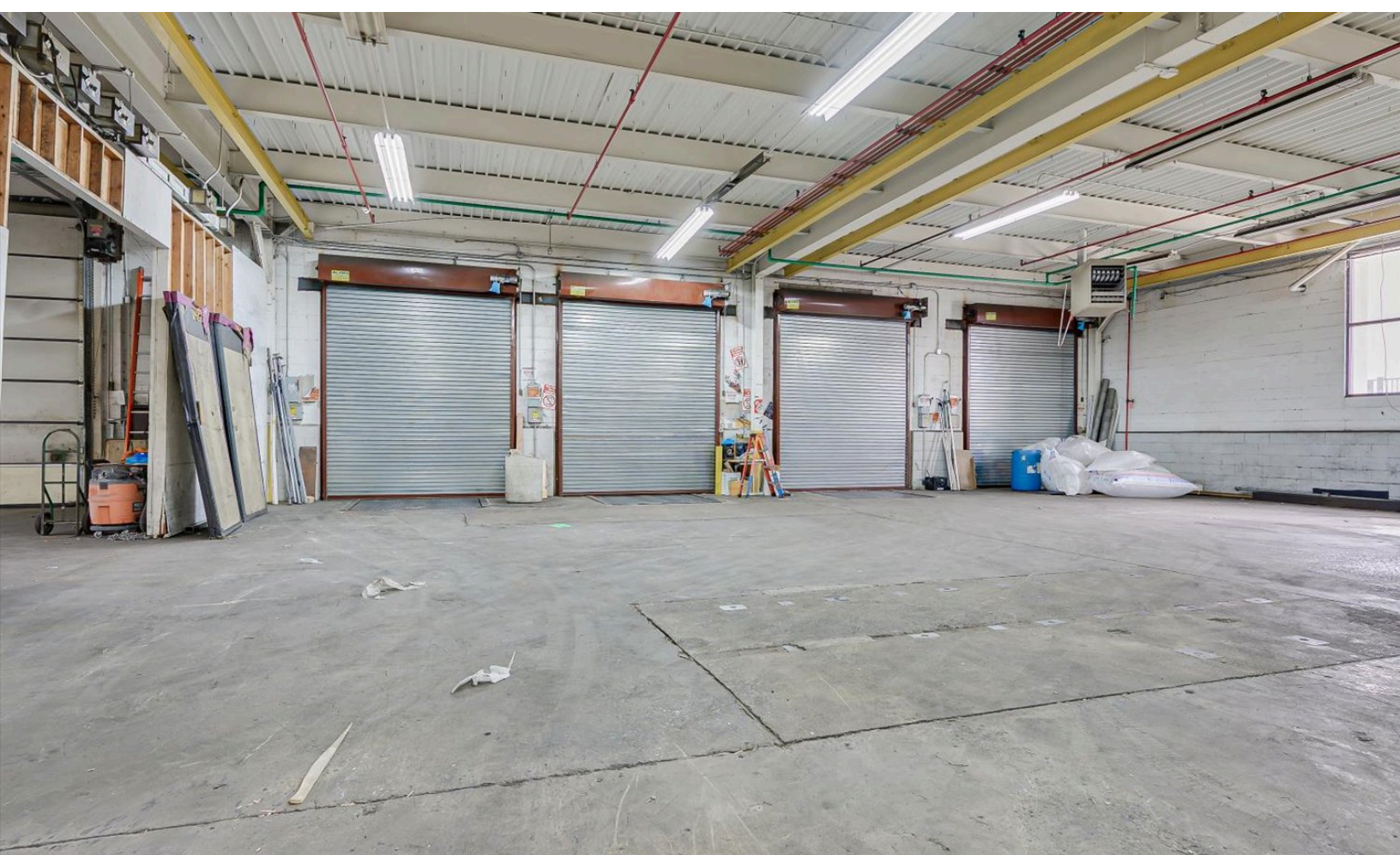


MARKET OVERVIEW

South Plainfield remains one of Central New Jersey's strongest industrial and logistics submarkets due to its location in Middlesex County, with immediate access to I-287, Route 22, the New Jersey Turnpike, and the Port of New York/New Jersey. The borough has historically attracted warehouse, distribution, manufacturing, and last-mile logistics users.

INVESTMENT STRENGTHS

- Strategic midpoint between New York City and Philadelphia.
- Dense population base supporting last-mile delivery operations.
- Mature industrial infrastructure and established labor pool.
- High barriers to entry because developable industrial land is limited. This tends to support long-term property values.

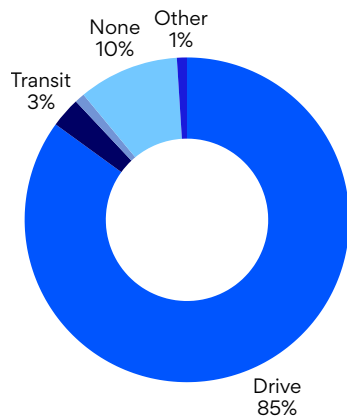


DEMOGRAPHICS

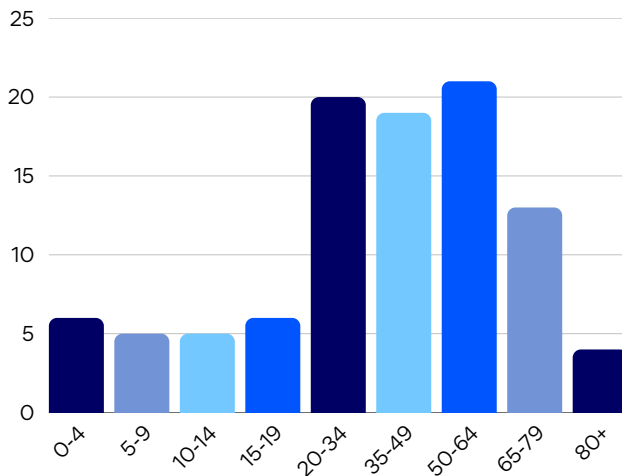
ESTIMATED POPULATION



COMMUTE MODE



POPULATION BY AGE GROUP (%)



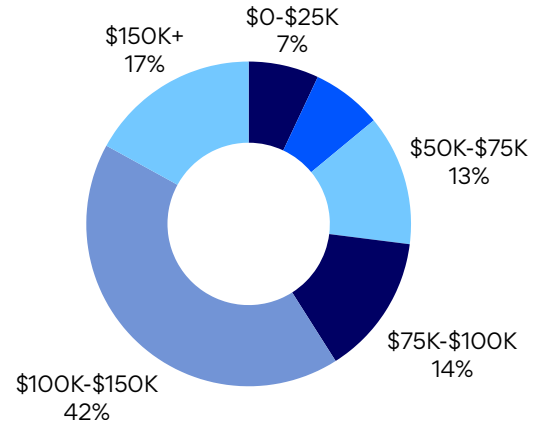
EMPLOYMENT

93% Employment Rate

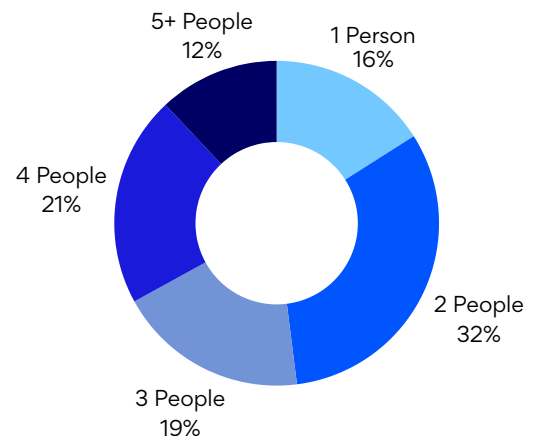


The Employment data focuses on active job seekers aged 16 and up. It includes those who are employed or actively looking for work, excluding retirees, students, military, and those not actively seeking employment.

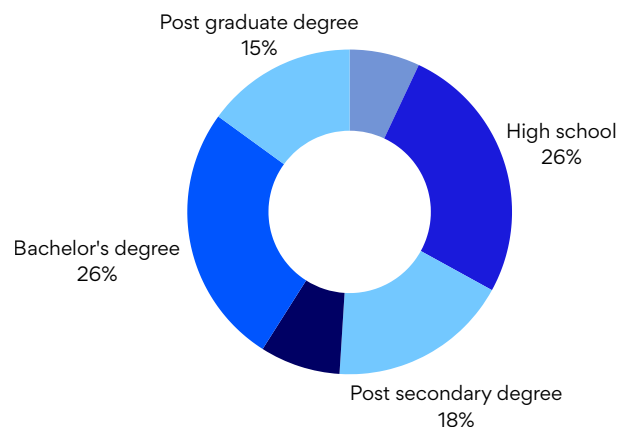
INCOME



HOUSEHOLD COMPOSITION



EDUCATION





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Ryan Curtis | Sales Associate
Jack Pedersen Realty

📞 M: (908) 922-1483
📞 O: (908) 755-8300
✉️ Ryan@JackPedersenRealty.com
📍 30 South Plainfield Ave, South
Plainfield, NJ 07080

Jack Pedersen
REALTY

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