

Specifications

±4,000 SF Office at 12' Clear
 ±6,000 SF Warehouse at 30' Clear
 ±21,800 SF Area at 18' Clear
 Additional ±4,000 SF of Mezzanine
Rentable Area

Utility: 1600 Amps, 3 Phase, 277/480V
 Generator: Natural Gas Powered 500 Amp,
 3 Phase, 120/208V
Power

Indoor Fluorescent, Outdoor LED and Metal Halide
Lighting

Masonry with Partial Steel Panels
Construction

±3.52 AC (Block 528, Lot 46.10)
Lot Size

Wet Sprinklers (60 PSI) 80-Car Parking
Sprinkler **Parking**

2 Docks, 2 Drive-Ins 19' – 38'
Loading **Column Spacing**

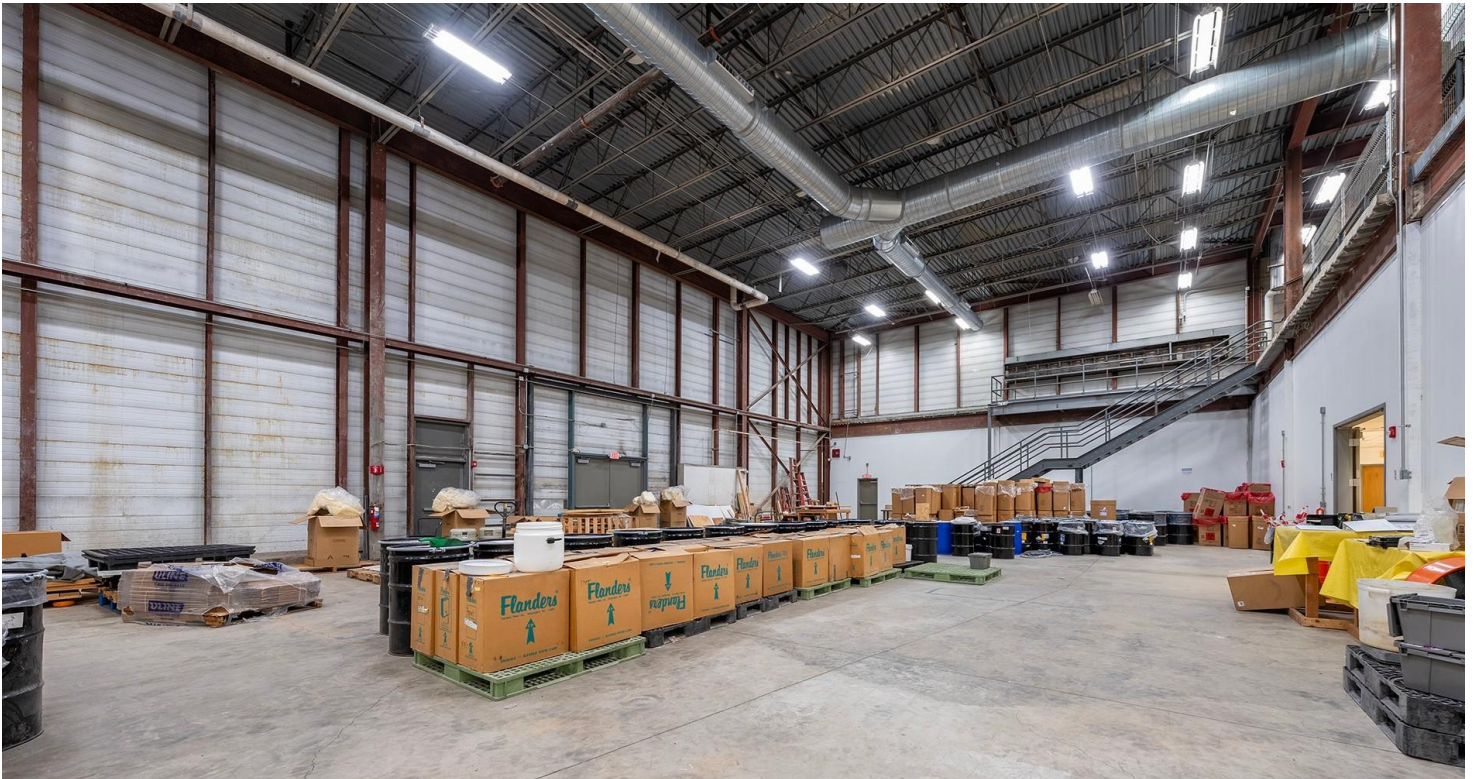
NEW M-3A \$58,528.00
Zoning **Taxes (2025)**

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

Scott G. Savastano
 Executive Director
 973.379.6644 x 147
 SGSavastano@blauberg.com

Nicholas A. Savastano
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FOR SALE OR LEASE | 900 DURHAM AVENUE | SOUTH PLAINFIELD, N



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5 MILES

- Total Population: 365,058
- Households: 119,384
- Median Household Income: \$122,644
- Average Household Size: 2.9
- Transportation to Work: 191,834
- Labor Force: 296,097

10 MILES

- Total Population: 1.1M
- Households: 382,680
- Median Household Income: \$128,149
- Average Household Size: 2.8
- Transportation to Work: 574,266
- Labor Force: 889,839

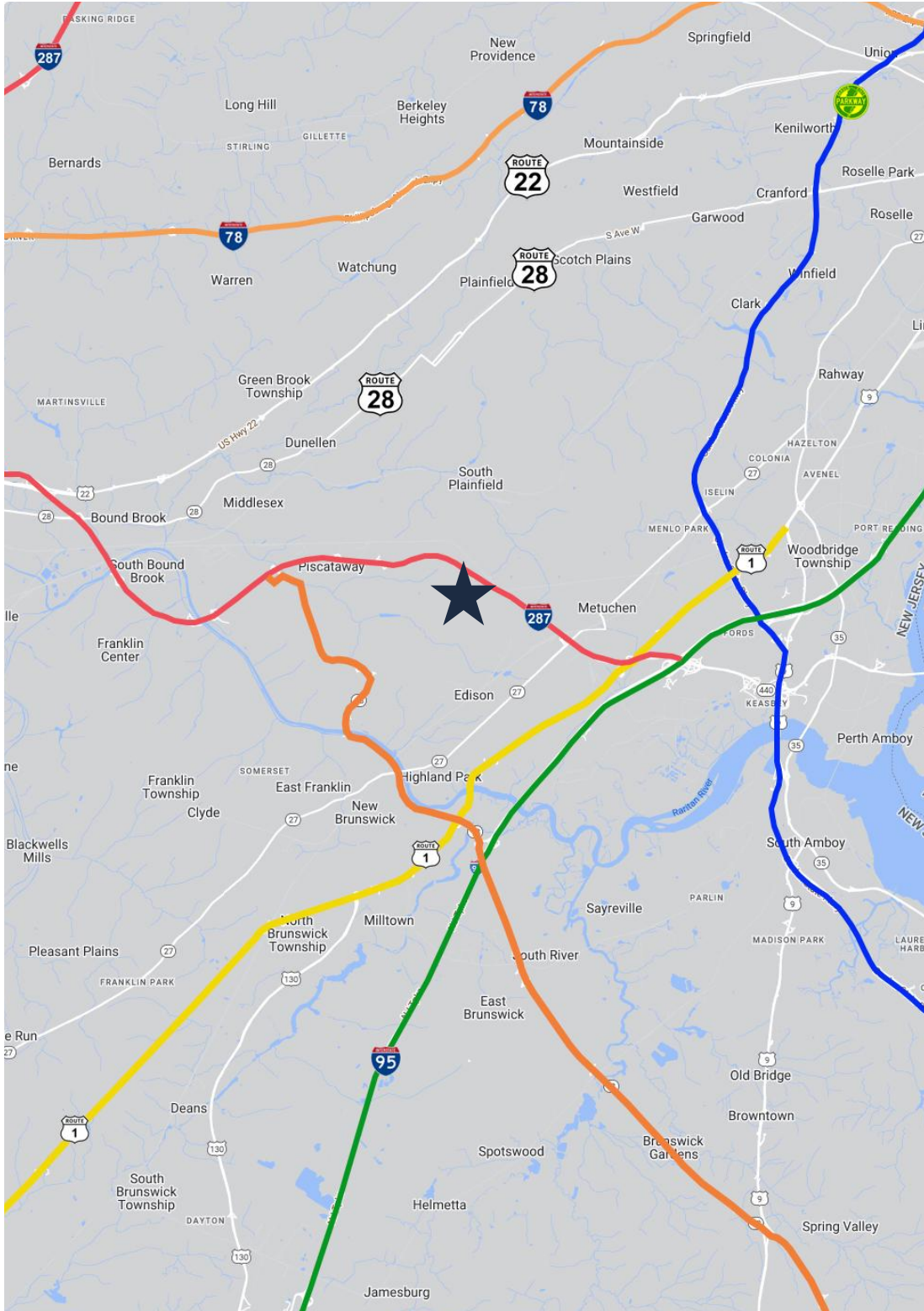
15 MILES

- Total Population: 2.17M
- Households: 765,708
- Median Household Income: \$130,757
- Average Household Size: 2.8
- Transportation to Work: 1.13M
- Labor Force: 1.76M

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ACCESSIBILITY

 0.5 MI
I-287

 3.2 MI
Rutgers Campus

 4.1 MI
Route 1

 4.8 MI
Route 28

 4.8 MI
I-95 Exit 10

 7 MI
GSP

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