

FOR SUBLEASE | INDUSTRIAL

110 POMPONIO AVENUE

110 Pomponio Avenue | South Plainfield, NJ 07080



PROPERTY SUMMARY

Available SF: ± 50,609 SF

Lease Rate: \$8.50 SF/yr (NNN)

Building Size: ± 50,609 SF

Cross Streets: Hamilton Boulevard

PROPERTY OVERVIEW

+/- 50,609 SF of industrial space for sublease in South Plainfield

LOCATION OVERVIEW

Located off of Hamilton Boulevard in South Plainfield, with quick access to Interstate 287 via the Durham Avenue and Hamilton Boulevard exits.

PROPERTY HIGHLIGHTS

- Building was previously used for the manufacture of nail lacquer and nail care treatment products
- M3 zone
- 77 surface parking spaces
- 4 tailboards; 1 drive-in door
- 22' ceiling height
- Expiration of term is August 31, 2021. Landlord will agree to longer term.
- Property has storage tanks and mixers on site
- Taxes, \$78,974.33 (2019)

FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com
Gregg Nowell | P: 732.623.2143 | C: 732.859.5365 | nowell@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



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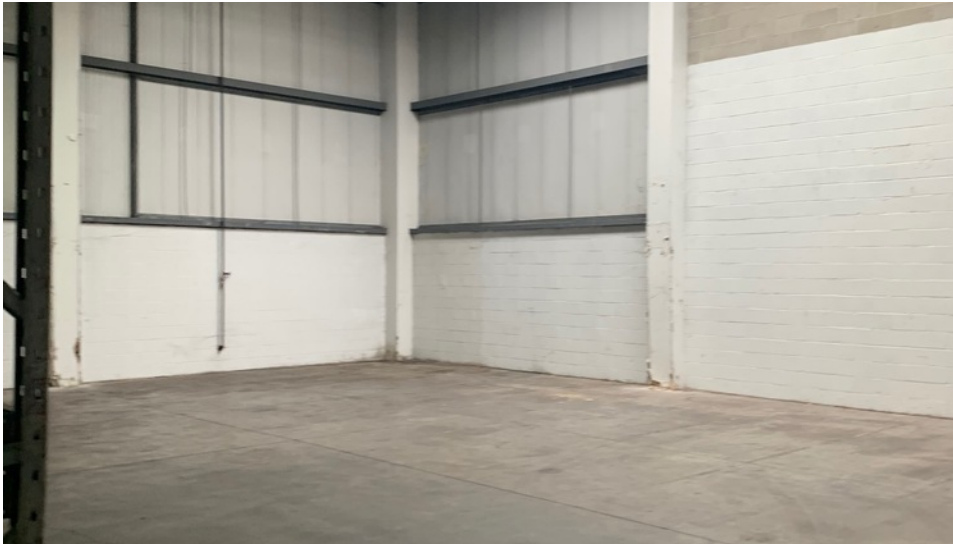


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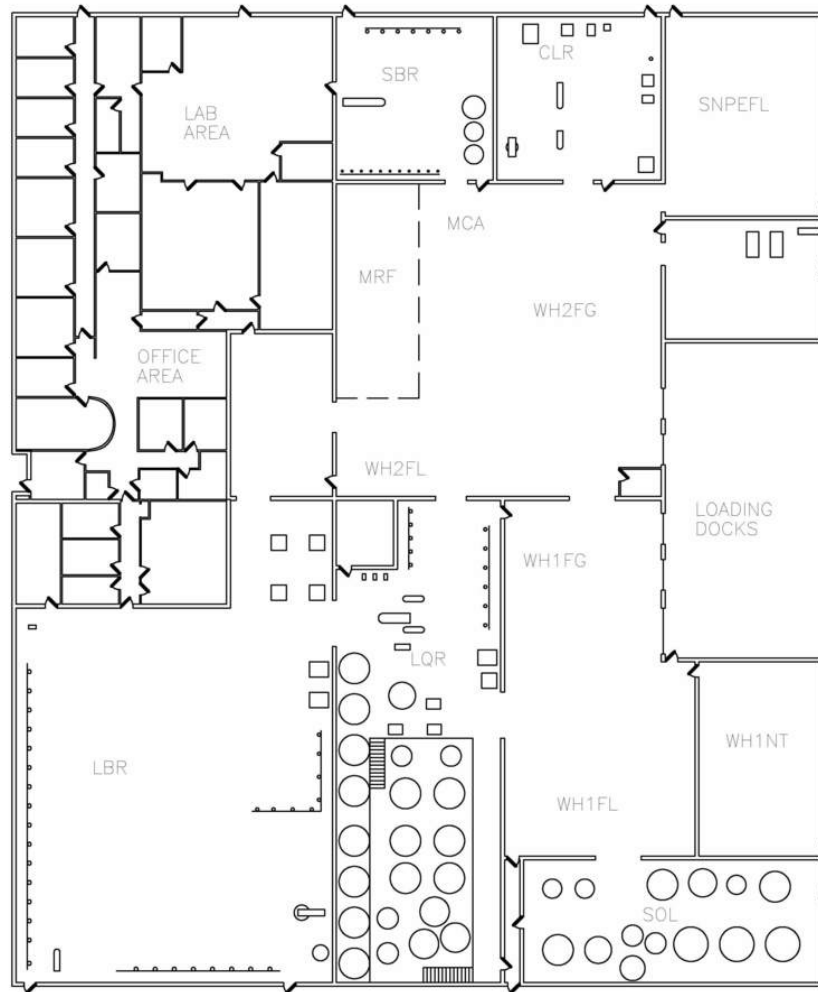


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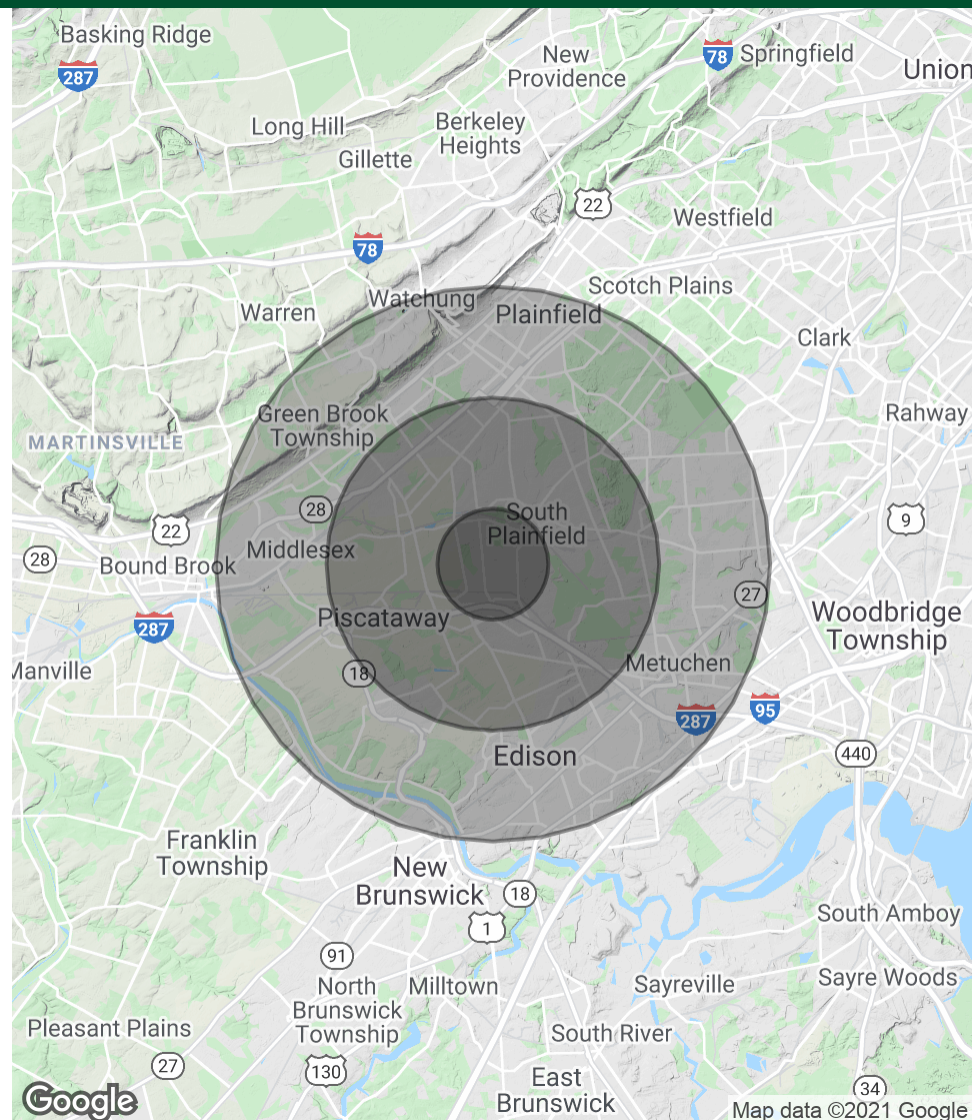
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,487	106,668	314,678
Average age	37.8	36.6	35.8
Average age (Male)	37.7	36.1	34.5
Average age (Female)	38.2	37.2	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,204	35,170	102,685
# of persons per HH	2.9	3.0	3.1
Average HH income	\$93,092	\$92,874	\$95,921
Average house value	\$364,204	\$363,777	\$380,479

* Demographic data derived from 2010 US Census



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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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