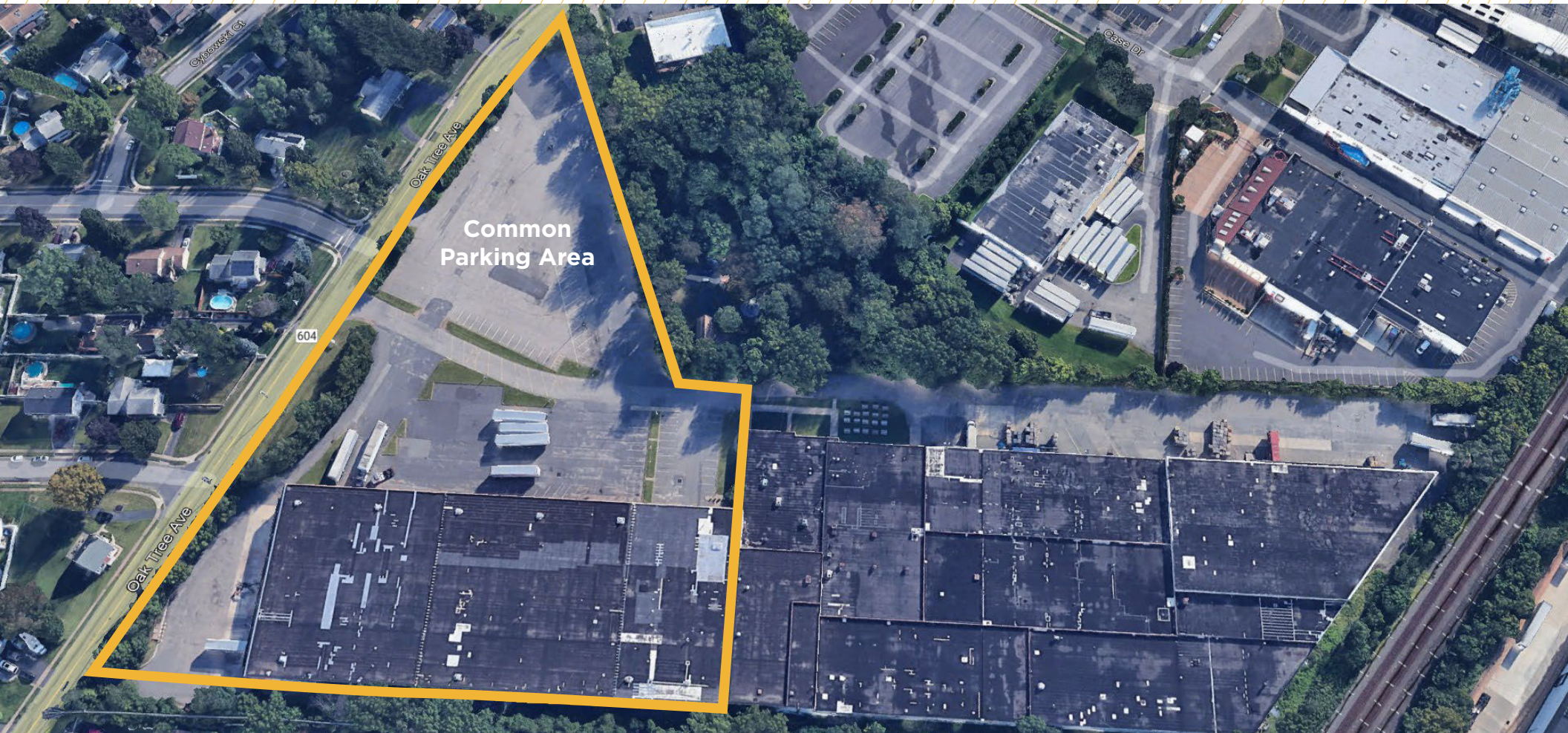


FOR LEASE
93,360 SF



450 OAK TREE AVENUE
SOUTH PLAINFIELD, NJ

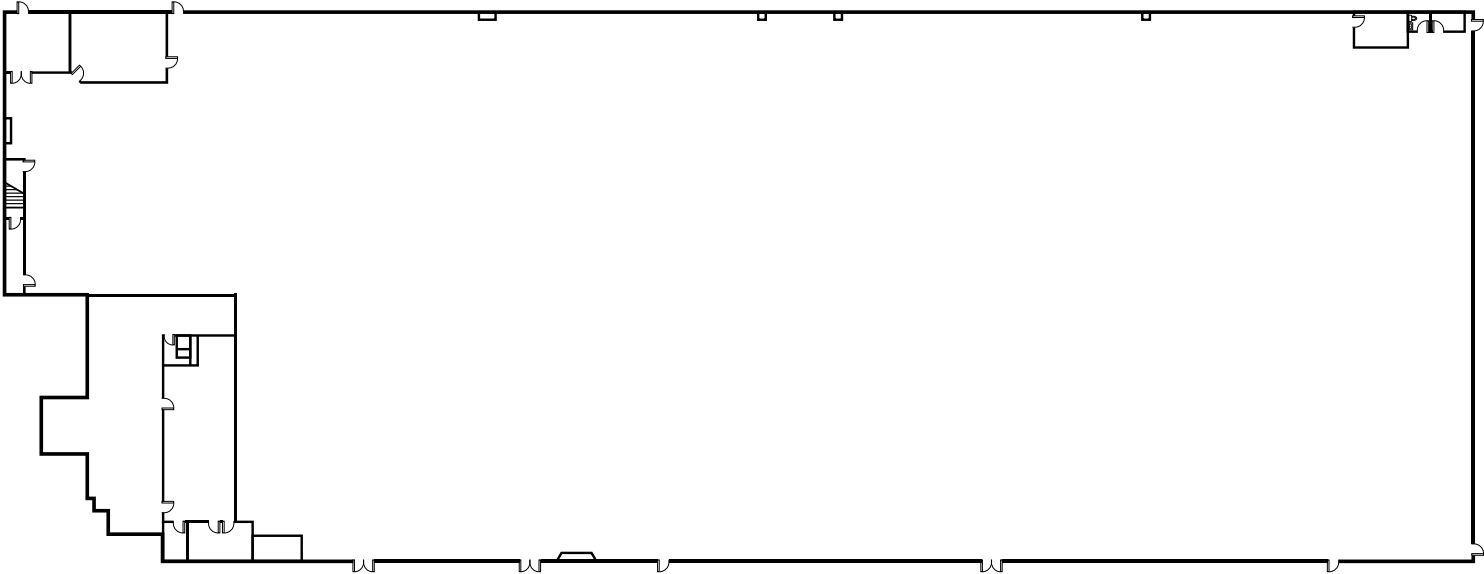
450 OAK TREE AVENUE, SOUTH PLAINFIELD, NJ

PROPERTY HIGHLIGHTS

Total Size	259,806 SF
Total Available	93,360 SF
Office Area	2,200 SF
Ceiling Height	20' Clear
Loading Doors	14 Loading Docks 1 Drive-in Door
Column Spacing	26' × 45'
Power	1,000 Amps

Sprinkler	Wet
Taxes, CAM & Mgmt	\$1.75/SF
Lease Rate	Call for Pricing
Parking	50 Trailer 100 Car
Availability	September 1, 2025
Comments	Rail Access

FLOOR PLAN 93,360 SF





AERIAL VIEW
93,360 SF

to 1-287

to 1-78

to NJ Turnpike Exit 11

to Outerbridge Crossing

to NJ Turnpike Exit 8A

to Port Newark/Elizabeth

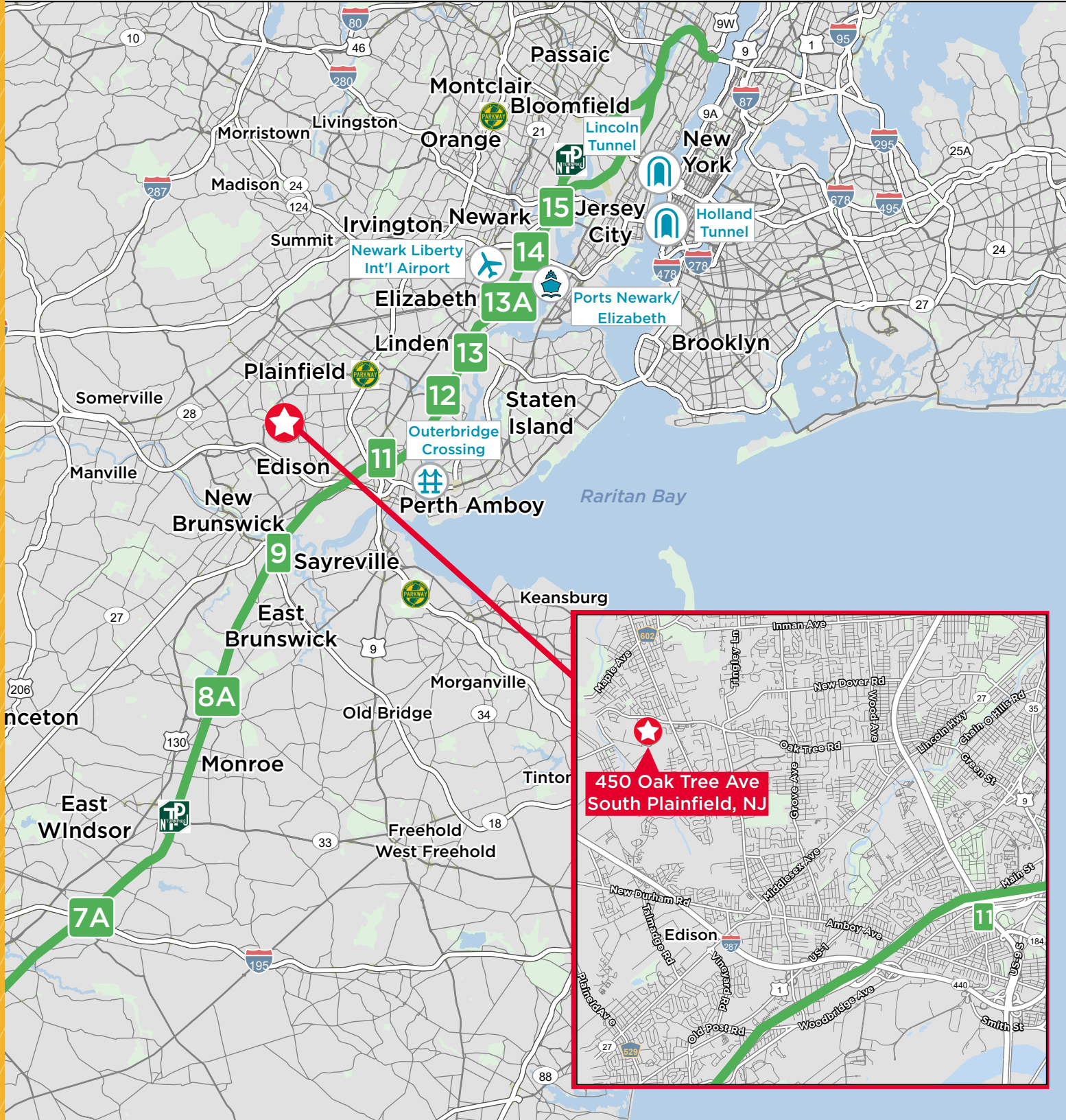
to Staten Island

to Holland Tunnel

to LincolnTunnel

to Manhattan

to GW Bridge



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