

FOR SUBLEASE | INDUSTRIAL

# REFRIGERATED / COOLER SPACE

271 Central Avenue | Clark, NJ 07066



## PROPERTY SUMMARY

**Available SF:** ± 23,292 SF

**Lease Rate:** \$9.00 SF/yr (MG)\*  
\*10,000 SF of refrigerated cooler space,  
installed new in 2015,  
for additional negotiated cost.

**Lot Size:** ± 0.0 Acres

**Building Size:** ± 23,292 SF

**Cross Streets:** Terminal Avenue and Raritan Road

## PROPERTY OVERVIEW

+/- 23,929 SF Industrial Sub-Lease in the Center of Clark

## LOCATION OVERVIEW

Conveniently located near the center of Clark, with easy access to Routes 28, 22, 27, 9, 78, 287, the Garden State Parkway, and the New Jersey Turnpike.

## PROPERTY HIGHLIGHTS

- Sublease through 2019
- Approximately 21,000 SF of warehouse and storage
- Approximately 2,000 SF of office space which was newly renovated in 2015
- 4 exterior doors
- 16' clear ceilings
- 7 assigned parking spaces with large attached lot for mutual use of tenant and landlord
- Tenant pays for utilities

FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
**John Cranley** | P: 732.623.2153 | C: 908.370.9808 | [cranley@sitarcompany.com](mailto:cranley@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR SUBLEASE | INDUSTRIAL

# REFRIGERATED / COOLER SPACE

271 Central Avenue | Clark, NJ 07066

**Sitar**  
Realty Company



FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
**John Cranley** | P: 732.623.2153 | C: 908.370.9808 | [cranley@sitarcompany.com](mailto:cranley@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

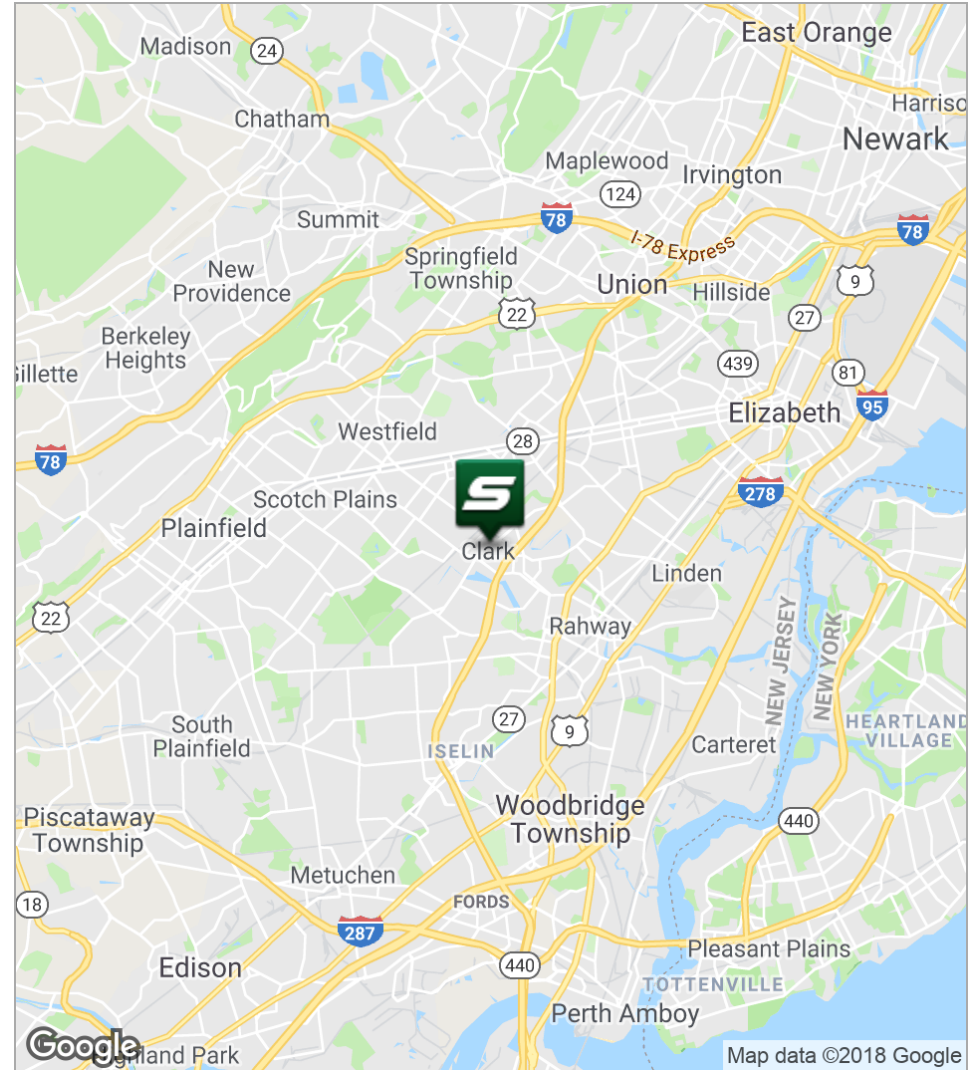
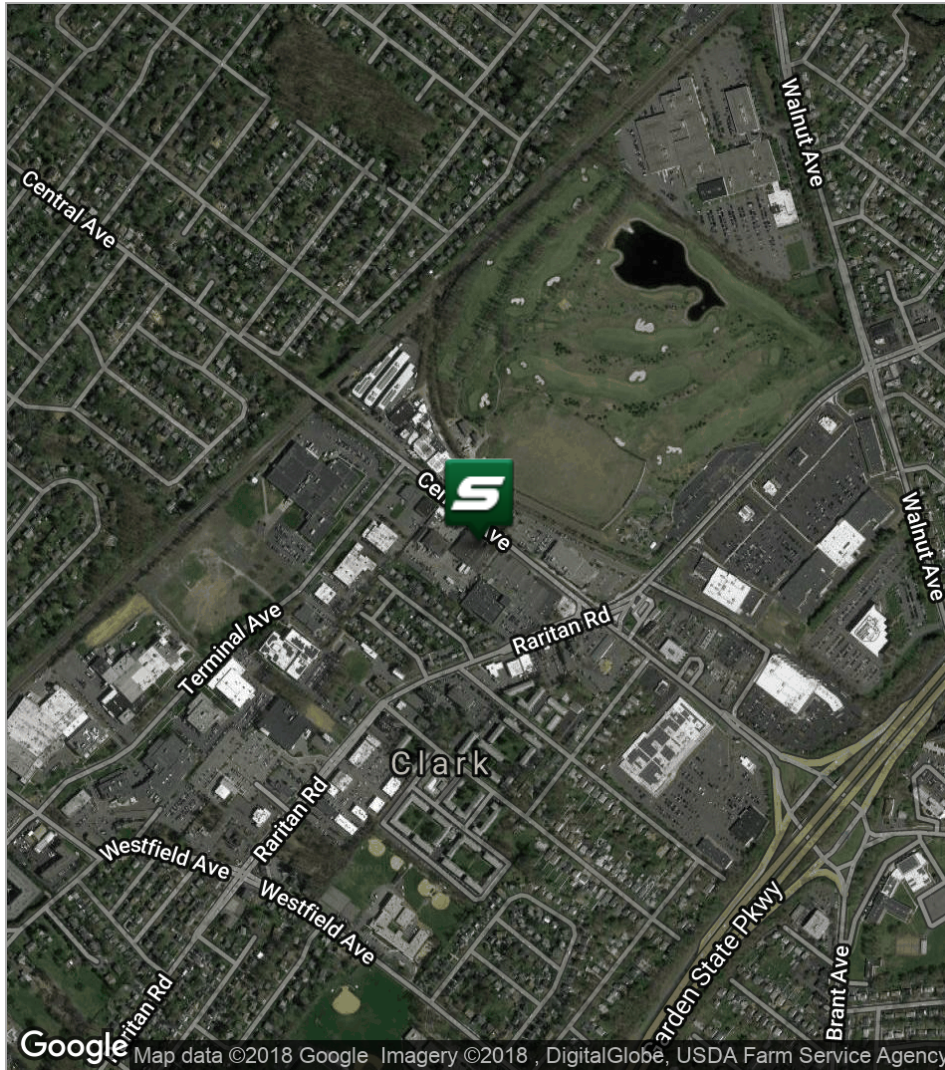
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR SUBLEASE | INDUSTRIAL

# REFRIGERATED / COOLER SPACE

271 Central Avenue | Clark, NJ 07066



FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
**John Cranley** | P: 732.623.2153 | C: 908.370.9808 | [cranley@sitarcompany.com](mailto:cranley@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



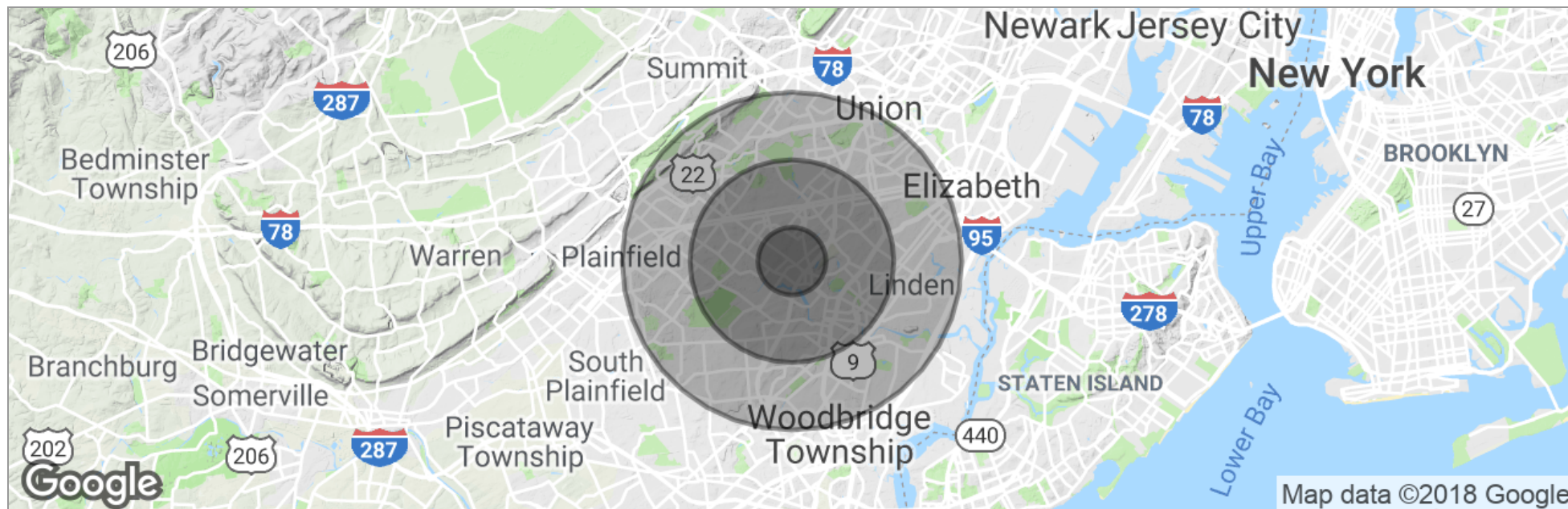
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR SUBLEASE | INDUSTRIAL

# REFRIGERATED / COOLER SPACE

271 Central Avenue | Clark, NJ 07066



	1 Mile	3 Miles	5 Miles
Total Population	12,408	139,515	371,776
Population Density	3,950	4,934	4,734
Median Age	43.5	41.2	40.2
Median Age (Male)	41.4	39.5	39.1
Median Age (Female)	45.4	43.2	41.5
Total Households	4,625	51,046	132,778
# of Persons Per HH	2.7	2.7	2.8
Average HH Income	\$114,443	\$111,299	\$105,088
Average House Value	\$522,533	\$466,276	\$452,398

\* Demographic data derived from 2010 US Census

FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
**John Cranley** | P: 732.623.2153 | C: 908.370.9808 | [cranley@sitarcompany.com](mailto:cranley@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SUBLEASE | INDUSTRIAL

# REFRIGERATED / COOLER SPACE

271 Central Avenue | Clark, NJ 07066



## **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.

## **Insurance Services, Title Insurance**

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

## **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.

FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
**John Cranley** | P: 732.623.2153 | C: 908.370.9808 | [cranley@sitarcompany.com](mailto:cranley@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.