

165 Ryan St

South Plainfield, NJ 07080



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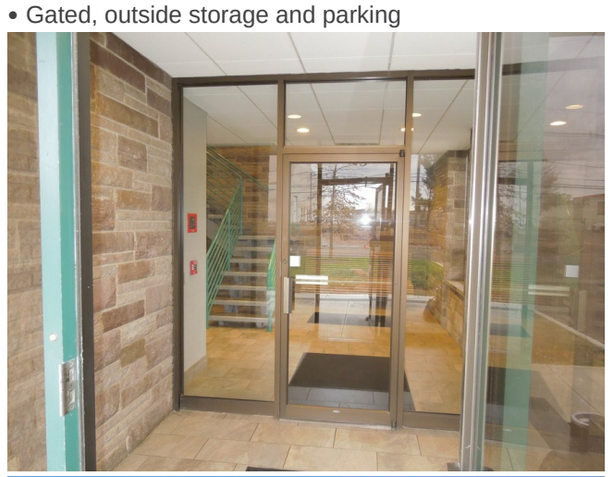


165 Ryan St., South Plainfield

$4,999,000

Prime, five acre industrial property with 33000 SF light industrial building. Approximately 12000 SF of office space on two floors. Two story 20000 SF of industrial and warehouse space spread over two floors. Separate 4200 SF garage area with overhead doors. Approximately three acres of fenced and gated outside storage. Convenient access to all major roadways including I 287 and the NJ Turnpike....

- Two floor, fully renovated office building
- Industrial space, separate garage
- Gated, outside storage and parking

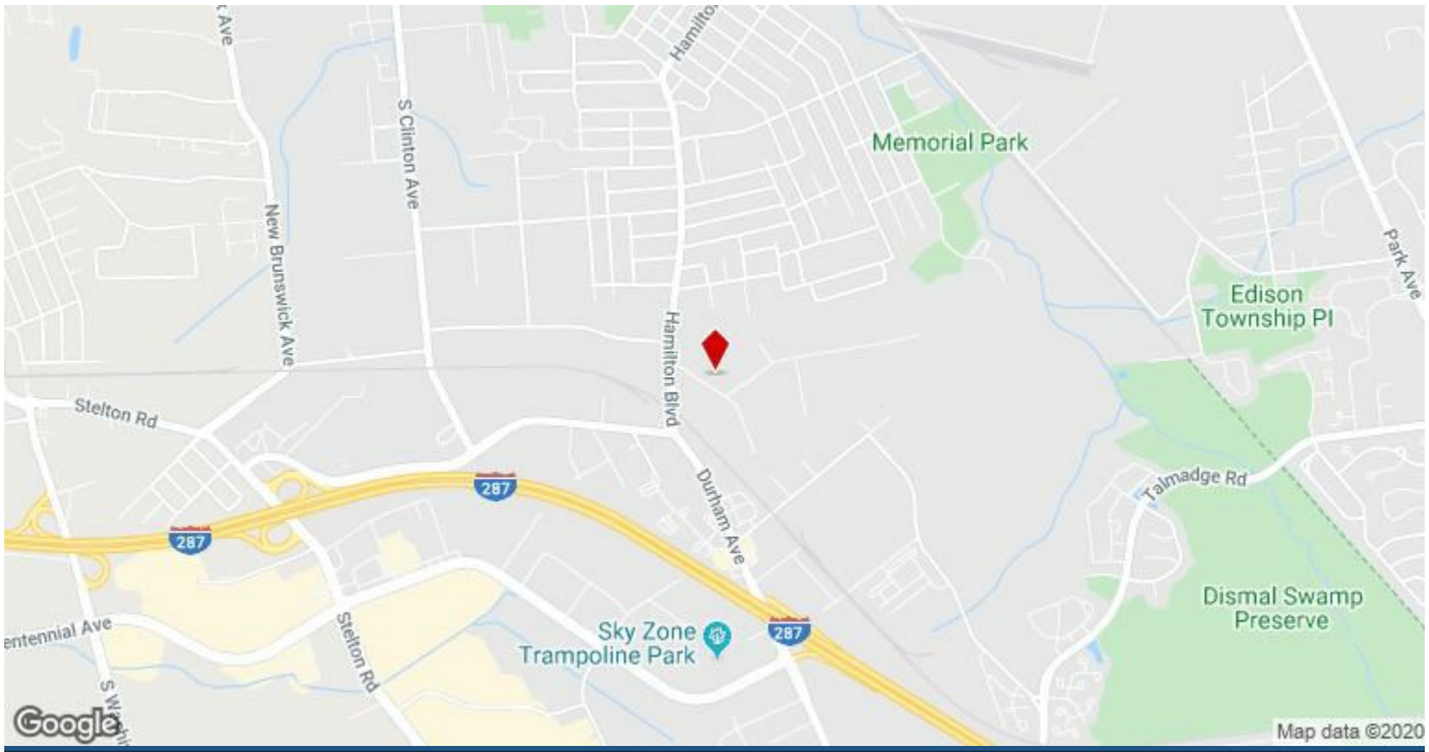




Price:	$4,999,000
Property Type:	Industrial
Property Sub-type:	Manufacturing
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	5.00 AC
Rentable Building Area:	33,088 SF
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No. Stories:	2
Year Built:	1968
Tenancy:	Multiple
Parking Ratio:	1.72/1,000 SF
Clear Ceiling Height:	16 FT
No. Drive In / Grade-Level Doors:	4
Zoning Description:	M3

Major Tenant Information

Tenant	SF Occupied	Lease Expired
E E Cruz & Company, Inc	33,069	September 2020
Stonebridge Steel Erection	15,679	September 2020



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Property Photos



Building Photo



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