



**PRELIMINARY**



**120 MINUE STREET  
CARTERET, MIDDLESEX COUNTY, NJ 07008  
TAX PARCEL #: 01 02706-0000-00002**

- LOT SIZE:** 4.43 acres
- DESCRIPTION:** One-story, modern fleet service facility.
- SIZE OF BUILDING:** Approx. 17,280 sq. ft.
- Office:** Approx. 3,700 sq. ft.
- Shop:** Approx. 12,180 sq. ft.
- Mezzanine:** Approx. 1,400 sq. ft.
- PARKING:** Site is mostly paved (macadam, concrete and gravel).
- AGE OF BUILDING:** Built 1999.
- CONSTRUCTION:** **Walls:** Split face block with insulated steel panel above.  
**Floors:** 12" double reinforced concrete.  
**Roof:** *Office:* Standing seam metal, which was recoated approx. 6 years ago.  
*Shop:* Standing seam galvanized metal, which ownership believes is in good condition and does not require coating.
- CRANE:** One (1) five (5) ton jib-crane with P&H 5-ton motorized hoist on trolley, which services one drive-through bay and welding area.
- CEILING HEIGHT:** 34'0" sloping to 29'0" to the underside of steel purlins.
- LOADING:** **Drive-In:** Ten (10) electrically-operated insulated steel sectional doors—seven (7) measuring 18' x 16' and three (3) measuring 20' x 16'.
- COLUMN SPACING:** Each bay is over 25' wide.
- HVAC:** **Office:** Natural gas-fired rooftop package unit. **Shop:** Infrared natural gas-fired heaters and high-capacity roof exhaust fans.
- INTERIOR LIGHTING:** 1000-watt metal halide high bay fixtures.



<b>EXTERIOR LIGHTING:</b>	Pole-mounted and wall-mounted fixtures.
<b>ELECTRIC:</b>	600-amp, 120/240-volt, 3 phase; service provided by PECO Energy.
<b>WATER:</b>	Service provided by Middlesex Water Company.
<b>SEWER:</b>	Service provided by Carteret Sewer Department.
<b>GAS:</b>	Service supplied by PSE&G.
<b>ASSESSMENT:</b>	\$3,641,800 (2019)
<b>TAXES:</b>	\$109,290 (2019)
<b>ZONING:</b>	L-I, Light Industrial with Retail Development Overlay
<b>LOCATION:</b>	Strategically situated less than one (1) mile southeast of Exit 12 (Carteret) of the New Jersey Turnpike, the property offers convenient access to the Garden State Parkway, Interstate 278, Interstate 287, U.S. Route 1, U.S. Route 9 and bridges to New York and Pennsylvania. The property is just forty (40) minutes from New York City's central business district and eighty (80) minutes from Philadelphia's central business district.
<b>AIRPORTS:</b>	Newark International (EWR) is fifteen (15) minutes away. LaGuardia (LGA) is fifty (50) minutes away. John F. Kennedy International (JFK) is fifty (50) minutes away. Philadelphia International (PHL) is eighty (80) minutes away.
<b>HOTELS:</b>	Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
<b>PUBLIC TRANSPORTATION:</b>	The Northeast Corridor Line of New Jersey Transit Rail offers service from New York's Penn Station to the Trenton Transit Center stopping at the Rahway Station. New Jersey Transit Bus 47 offers service from Elizabeth to Perth Amboy stopping at the intersection of Roosevelt Avenue and Minue Street, a short distance from the property.
<b>FLEET SERVICE AMENITIES:</b>	<ul style="list-style-type: none"><li>• Industrial 30-hp air compressor system with distribution throughout.</li><li>• Full-size paint bay with explosion-proof lighting, heat, and downdraft in-floor ventilation.</li><li>• 3-phase welding equipment outlets throughout.</li><li>• Overhead lube tank center (500-gallon motor oil and 900-gallon hydraulic oil) with wall dispensers and fluid service hose reels.</li><li>• 500-gallon workbench tank for waste oil feeding one large waste oil heater.</li><li>• Fueling area serviced by an aboveground Convalt double-wall concrete/steel tank and a two-compartment diesel storage tank (6,000 on-road, 4,000 off-road fuel).</li><li>• 20' x 50' double-sided Tri-Vision billboard located at the front of the property, directly adjacent to the New Jersey Turnpike.</li></ul>