



**292**  
E. SMITH STREET

WOODBIDGE, NJ 07095

**BRIDGE**  
PROPERTY ADVISORS

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Special Environmental Statement. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Bridge does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. This work is to be done solely at the expense of the prospective purchaser.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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– EXCLUSIVE OFFERING MEMORANDUM –

**INVESTMENT SALES TEAM**

**BRIAN T. LEARY**  
Managing Director  
718.906.6660  
bleary@bridgepany.com

ASKING PRICE  
**\$2,250,000**

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E. SMITH STREET







Interior of Main Building



# EXECUTIVE SUMMARY

Bridge Property Advisors has been exclusively retained to arrange the sale of 292 E. Smith Street (the “Property”) in the town of Woodbridge, New Jersey. The property consists of two warehouses constructed of concrete-block and structural steel roofing. The main building has frontage on both Smith and Spring Streets. It is approximately 8,781 square feet and consists of a single-story warehouse with ~14’ ceilings and an approximate 740 square foot, 2nd floor mezzanine space with internal and external stair access and roof access. The rear building has frontage on Spring Street and is approximately 6,220 square feet with 12-14’ ceilings. Both buildings have two loading zones: one that is on-grade and one that is raised.

The total lot area is approximately 23,584 square feet. It is irregularly shaped and consists of two separate areas where each building is on and can be logically divided to create two separate tax lots or remain as one tax lot. The main building lot portion has a surface area consisting of 12,751 square feet on the corner of E. Smith and Spring Streets. The rear building lot portion has a surface area consisting of 10,834 square feet that fronts Spring Street.

Ownership has made major capital improvements to both buildings in the past year with the intention of operating a climate-controlled storage facility. The building facade, roof and major mechanical equipment have been completed. There is currently one electrical meter for the main building that provides power for both spaces. If a lot separation were to occur, separate utilities will need to be set up. The interiors consist of open spaces allowing for an end-user or investor to build out the current plans or alternative uses.

292 E. Smith Street is conveniently located for commercial and industrial use with direct access to the NJ Turnpike, Garden State Parkway, Routes 1 & 9, and Route 440—placing Port Newark/Elizabeth, Newark Airport, and major Northeast distribution routes minutes away.

# PROPERTY INFORMATION

Address	292 E. Smith Street   Woodbridge, New Jersey
Block	533.03
Lot	47.01
Municipality	Woodbridge
County	Middlesex
Property Class	4B - Industrial
Lot Size	0.54 AC or 23,584 SF
Zoning	Manufacturing/ Storage Facilities
Taxable Assessed Value:	\$100,000
Annual Property Tax:	\$14,284 (Paid Quarterly)



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E. SMITH STREET





TAX MAP





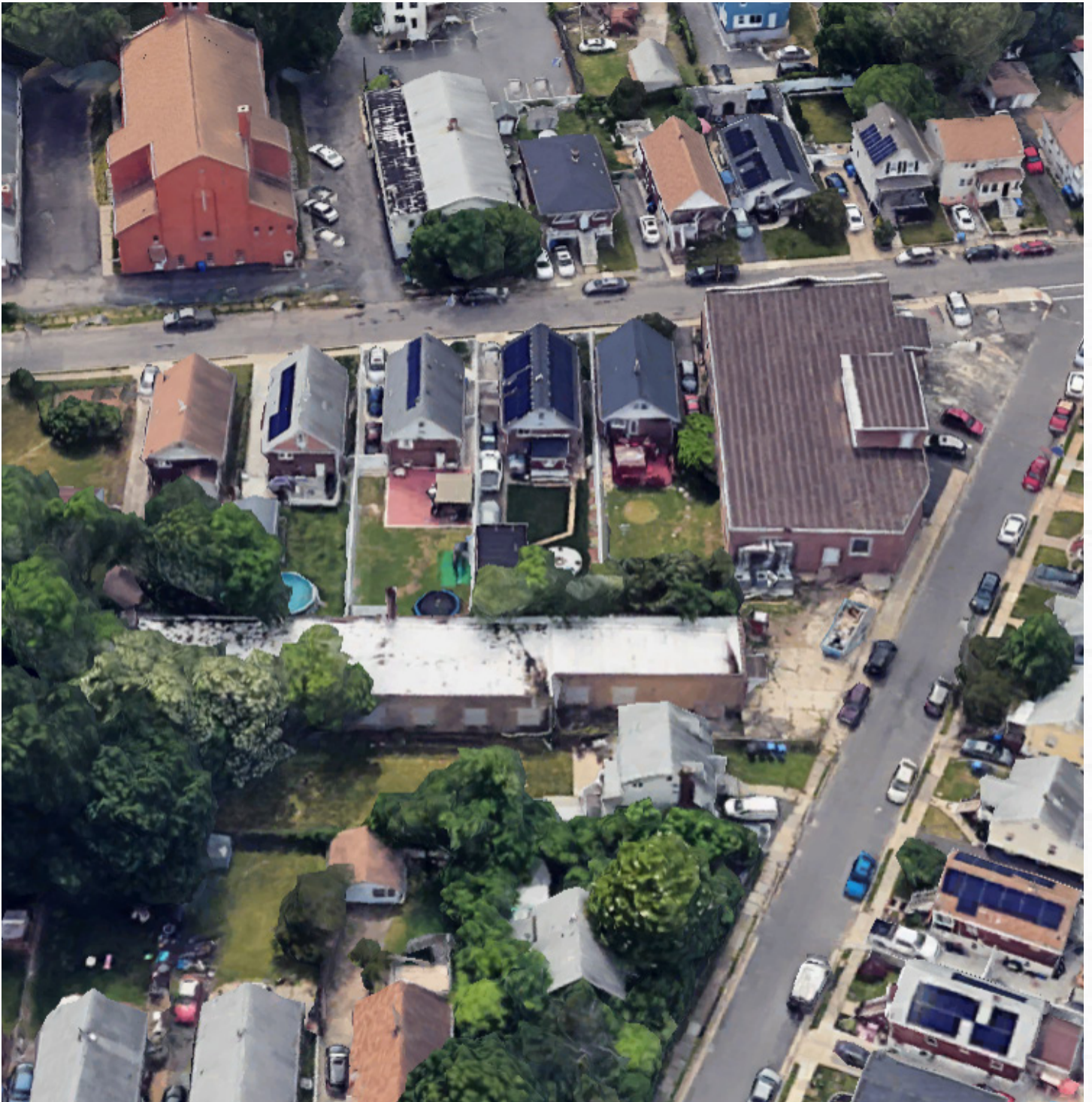




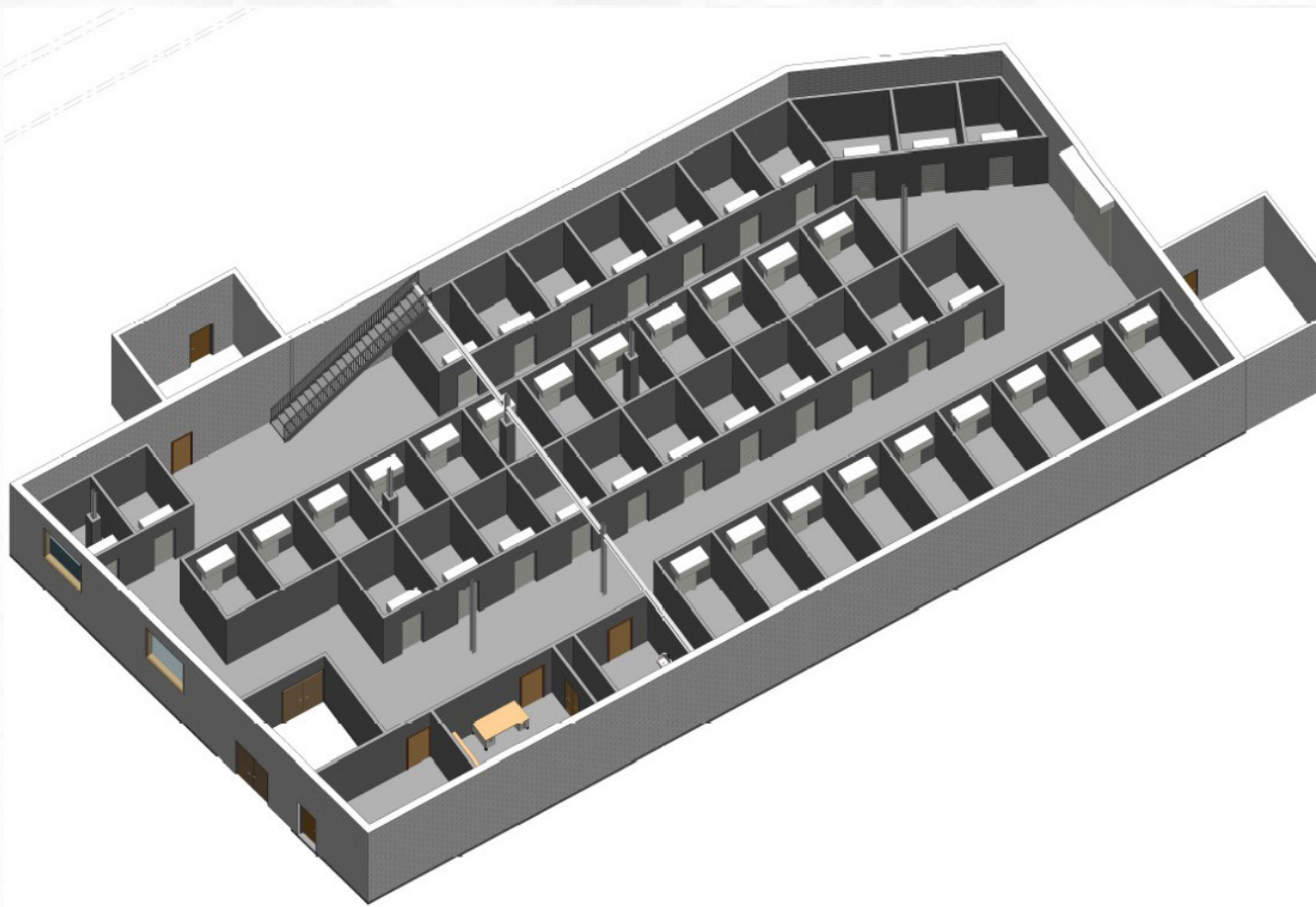
## AERIAL VIEWS







BUILDING 1



PROPERTY INFORMATION

Proposed Lot Size (SF)	12,751
Building Size (SF)	8,781
Building Dimensions	65.43' x 140.43' (Irregular)
Ceiling Height	~14'
Column Spacing	20'
Loading Zones	2 (on-grade and raised)
Power	100 amps
A/C	30 tons



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Building Facade and Lot



Rear of Building



Interior



## BUILDING 1 (CONT'D)



Mezzanine



Roof

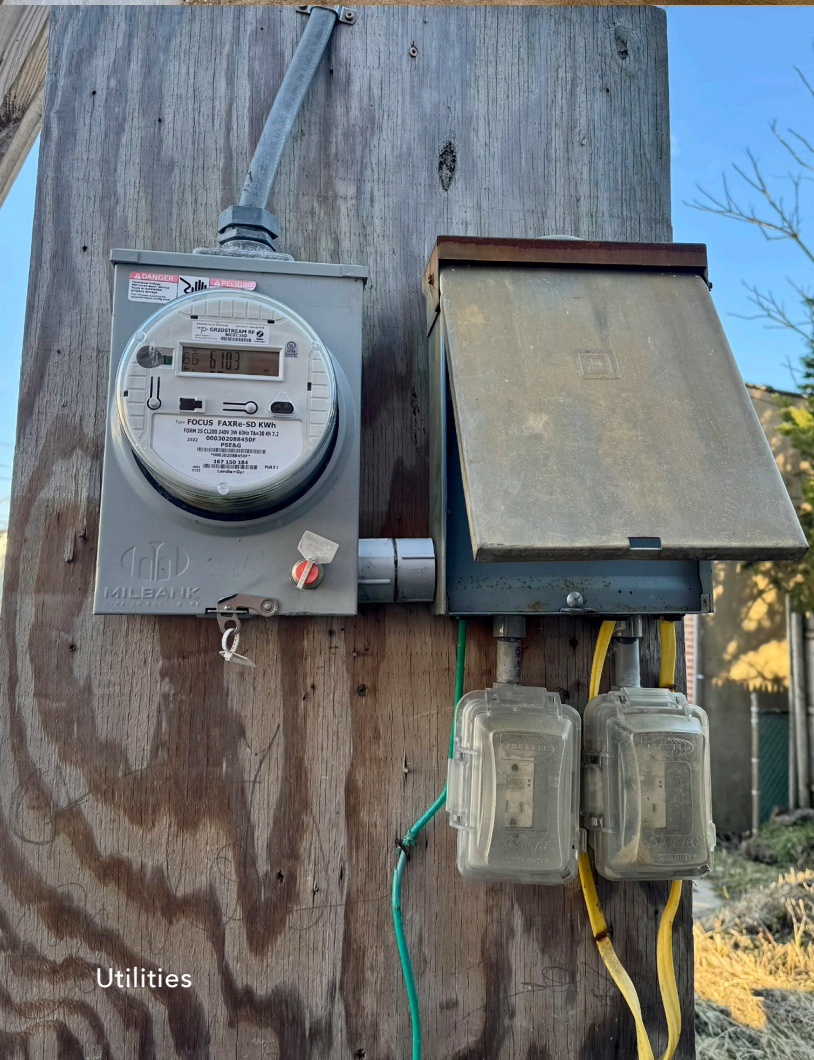




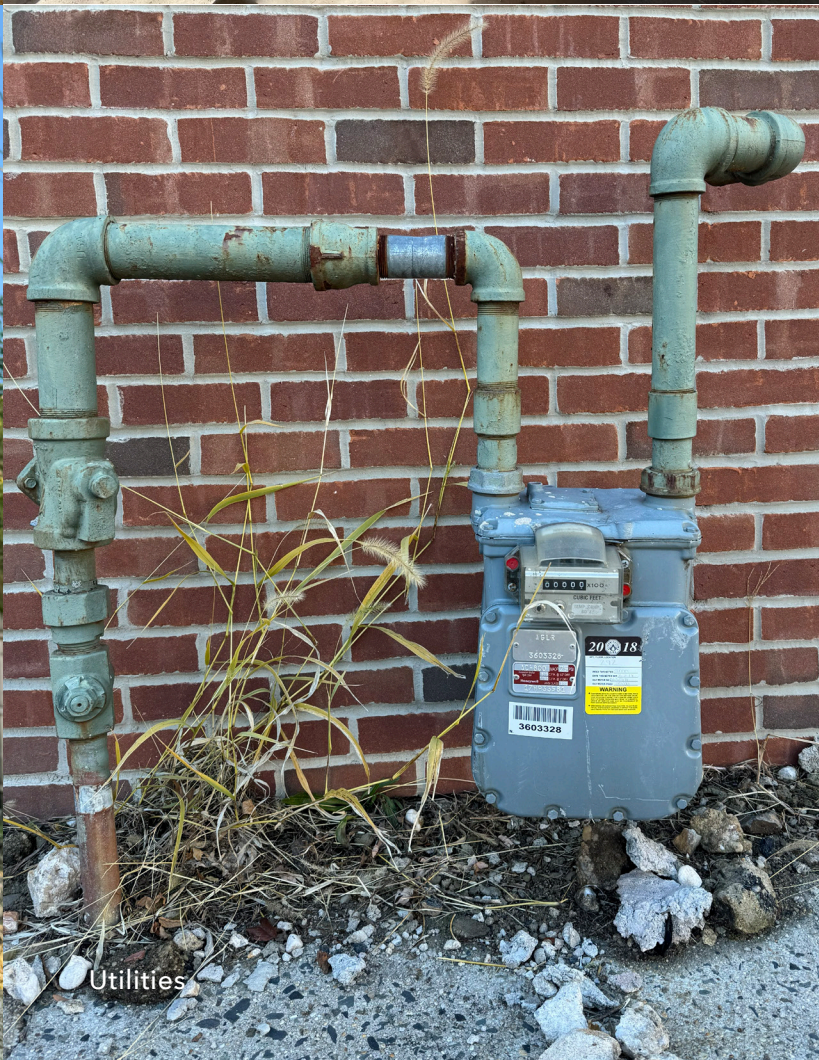
Internal Staircase to Mezzanine



On-Grade Loading Zone



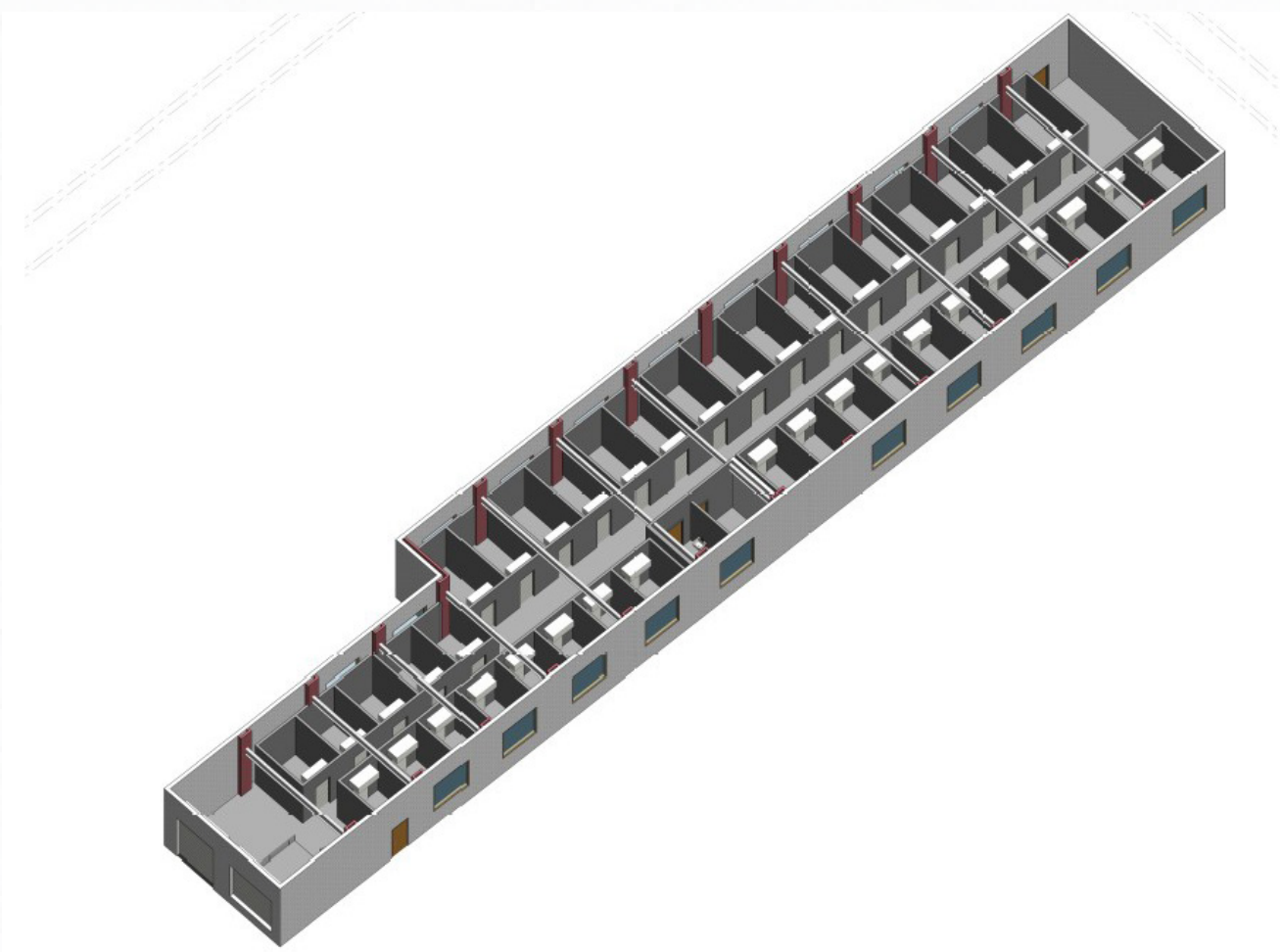
Utilities



Utilities



# BUILDING 2



## PROPERTY INFORMATION

Proposed Lot Size (SF)		10,834
Building Size (SF)		6,220
Building Dimensions	34.31' x 196.03' (Irregular)	
Ceiling Height		12-14'
Column Spacing		N/A
Loading Zones	2 (on-grade and raised)	
Power		100 amps
A/C		30 tons



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Exterior and Loading Zones



Interior and Loading Zones



## BUILDING 2 (CONT'D)







Side Entrance

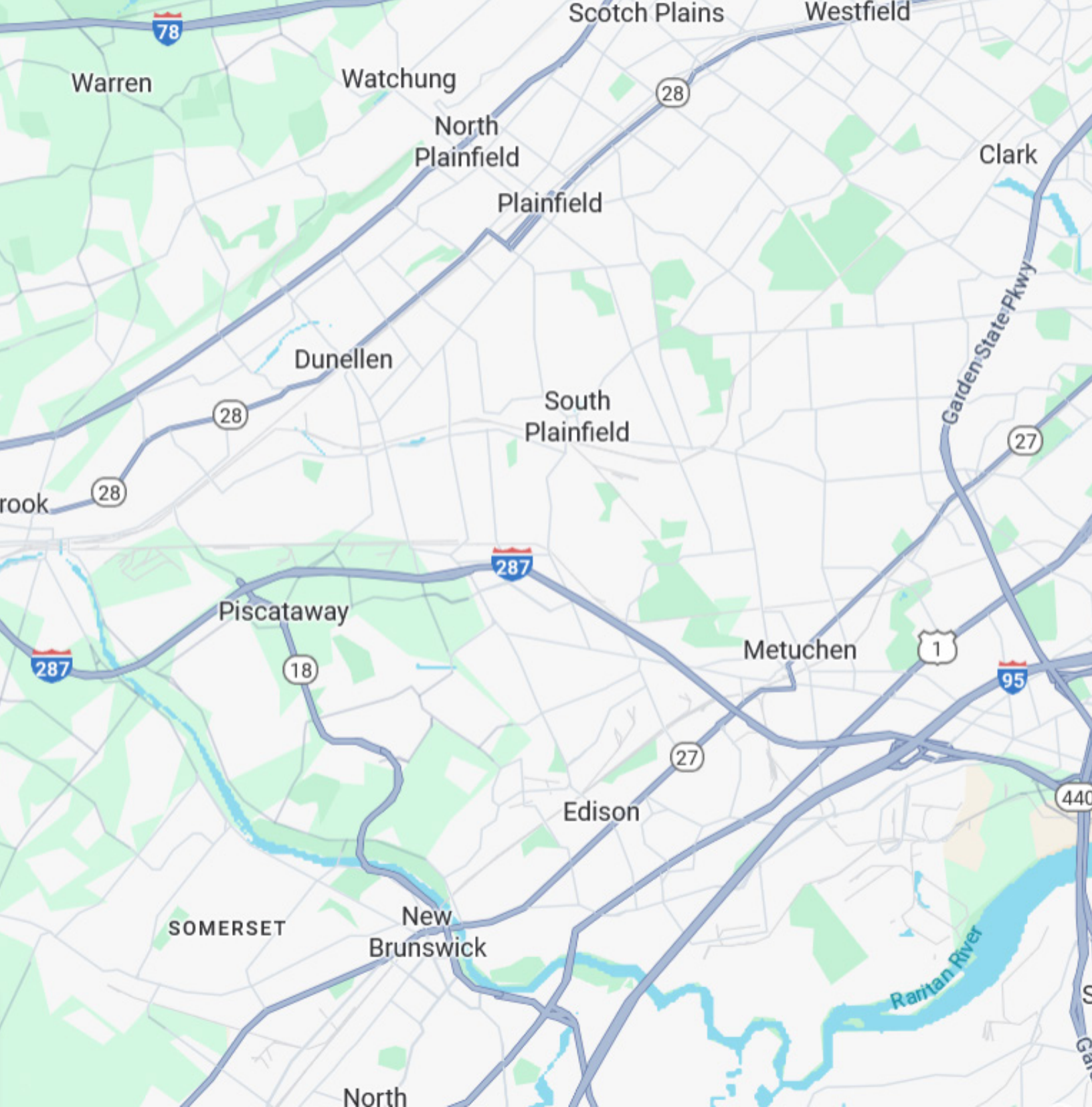


Ceiling and I-Beam



Interior

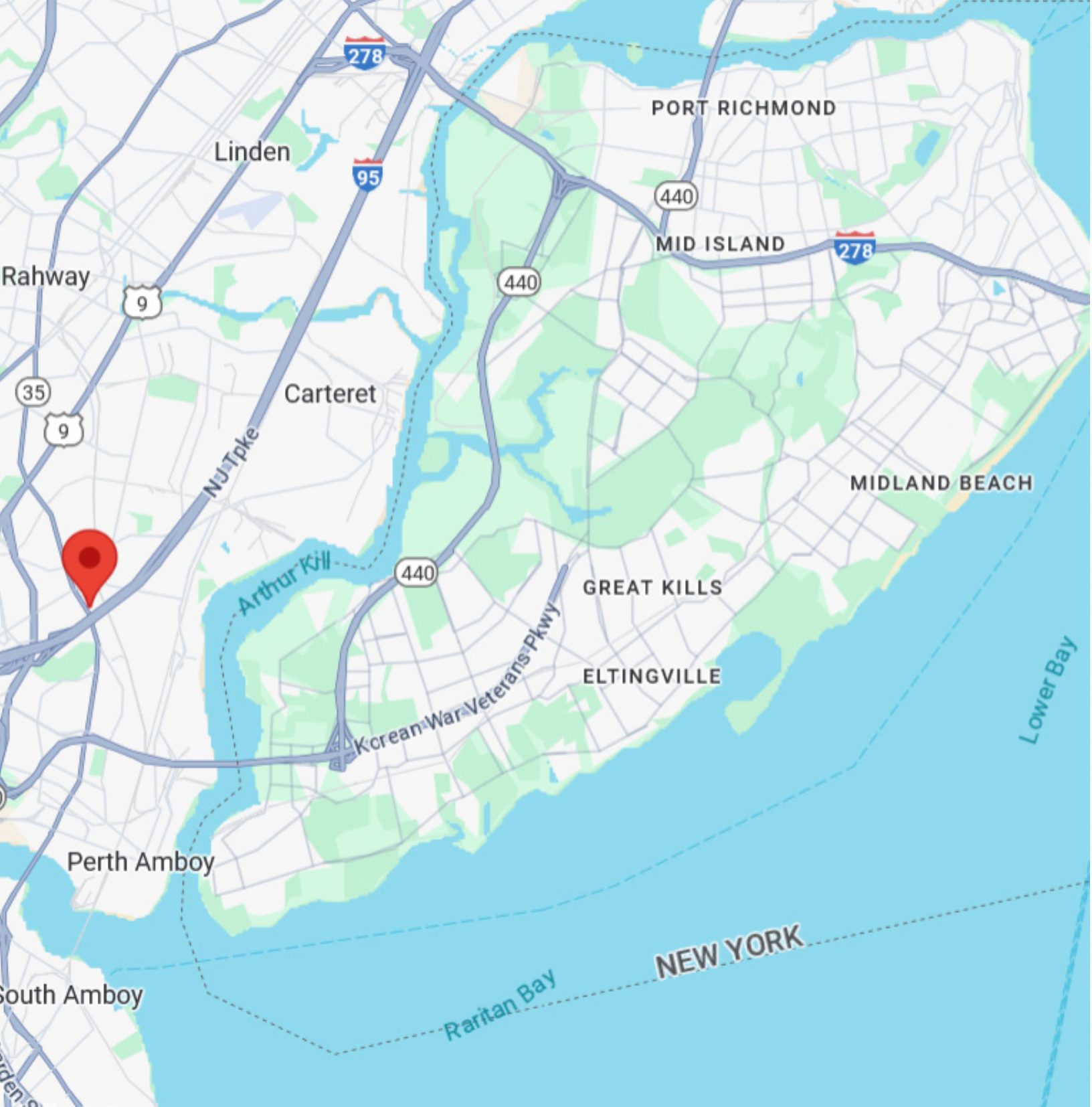




## NEIGHBORHOOD & ACCESSIBILITY

Woodbridge is a premier industrial location offering direct access to the NJ Turnpike, Garden State Parkway, Routes 1 & 9, and Route 440—placing Port Newark/Elizabeth, Newark Airport, and major Northeast distribution routes minutes away. The township supports a strong base of warehousing, distribution, and last-mile operators who rely on its superior logistics network, reliable utilities, and business-friendly zoning.





With a skilled local workforce and ongoing infrastructure investment, Woodbridge provides an efficient, well-connected setting for industrial operations.



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Managing Director

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