For Lease

1200 Springfield Road, Union, NJ

+/-18,500 SF Service Facility on 4.8 AC

Available October 1, 2026

Get in Touch

Jordan Metz
Senior Vice President
973-493-0385
jordan@metzindustrial.com

Benito Abbate
Senior Associate
908-655-8331
ben@metzindustrial.com

James Friel
Sales Associate
908-305-9001
james@metzindustrial.com

Location Highlights

- **Zoned Industrial** (I-1)
- Access to Routes 22 & 1-9, I-78, I-95 and Garden State Parkway
- 10 Miles to **Newark Liberty Airport**
- 12 Miles to **Port Newark / Elizabeth**

Property Highlights

+/-18,500 SF Service Facility

+/-9,500 SF Maintenance Shop

+/-2,500 SF Machine Shop

+/-5,500 SF First Floor Offices

+/- 750 SF Second Floor Offices

New Roof | 20 Year Warranty

Loading & Parking

4.8 AC Fully Renovated, Paved, Fenced & Lit

4 Over Head Doors

(1) 20’ x 14’

(1) 18’ x 14’

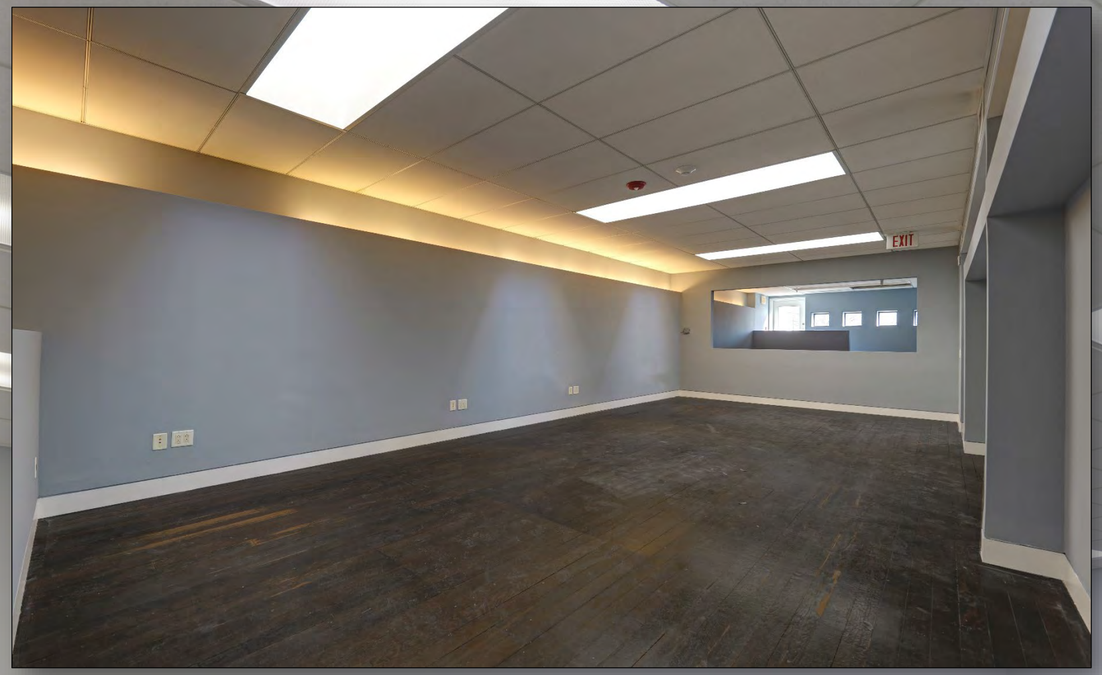
(1) 12’ x 14’

(1) 10’ x 10’

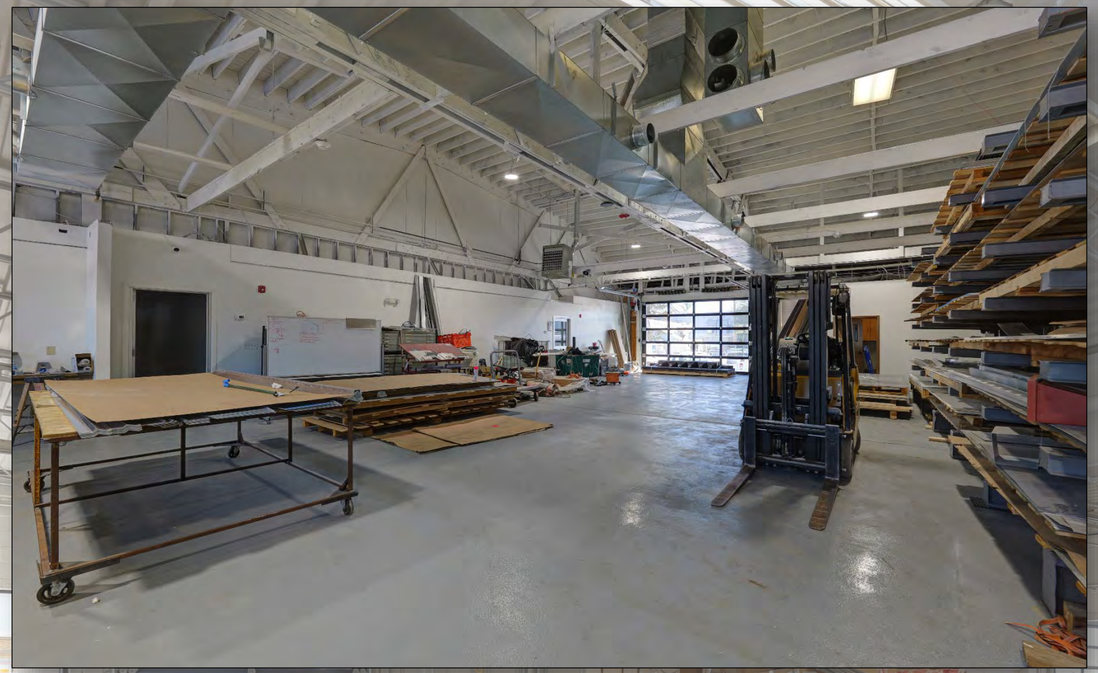
PROPERTY PHOTOS | AERIAL VIEW

PROPERTY PHOTOS | AERIAL VIEW

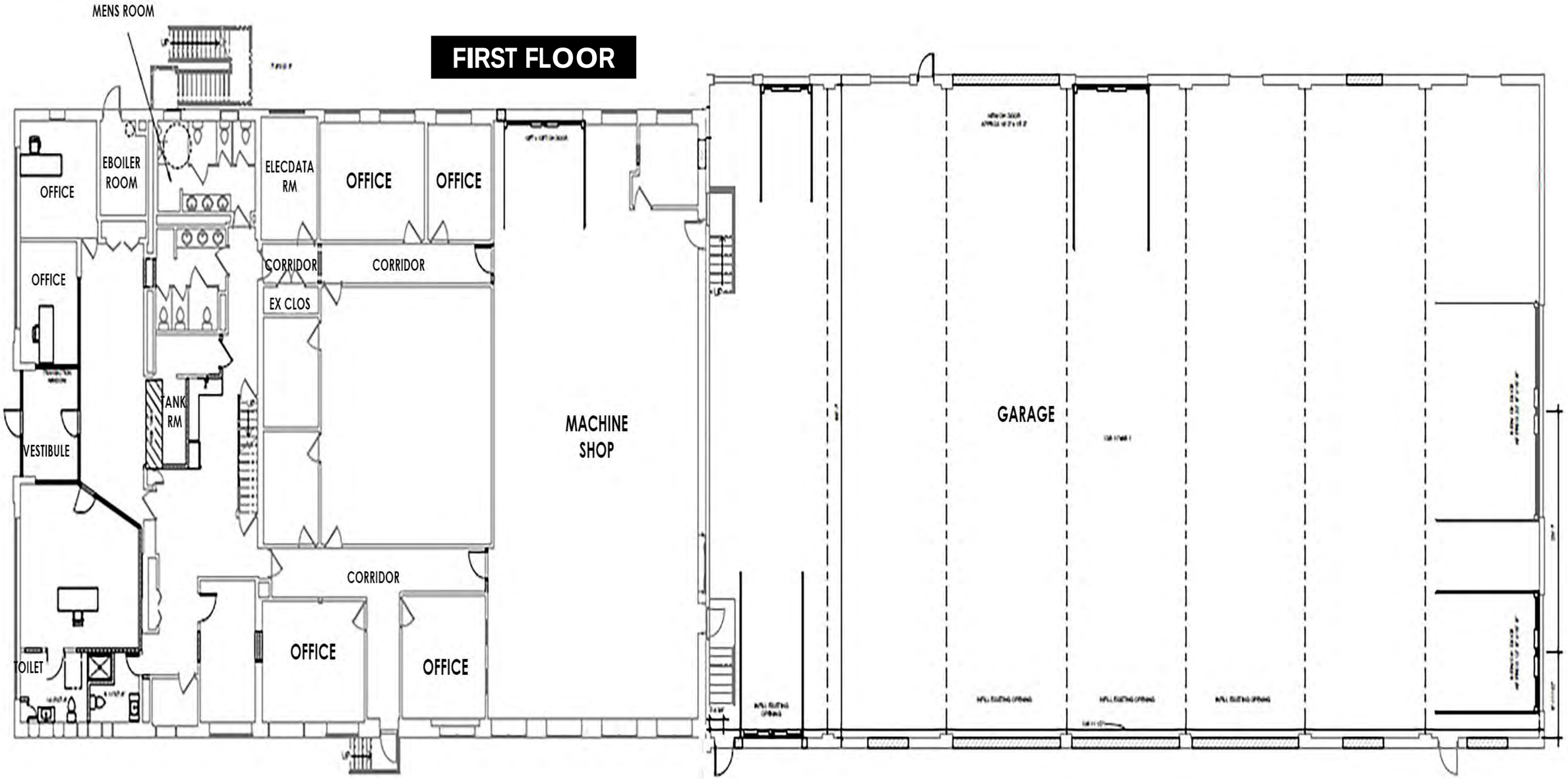
PROPERTY PHOTOS | OFFICE



PROPERTY PHOTOS | WAREHOUSE



FIRST FLOOR


MENS ROOM
OFFICE
EBOILER ROOM
ELECDATA RM
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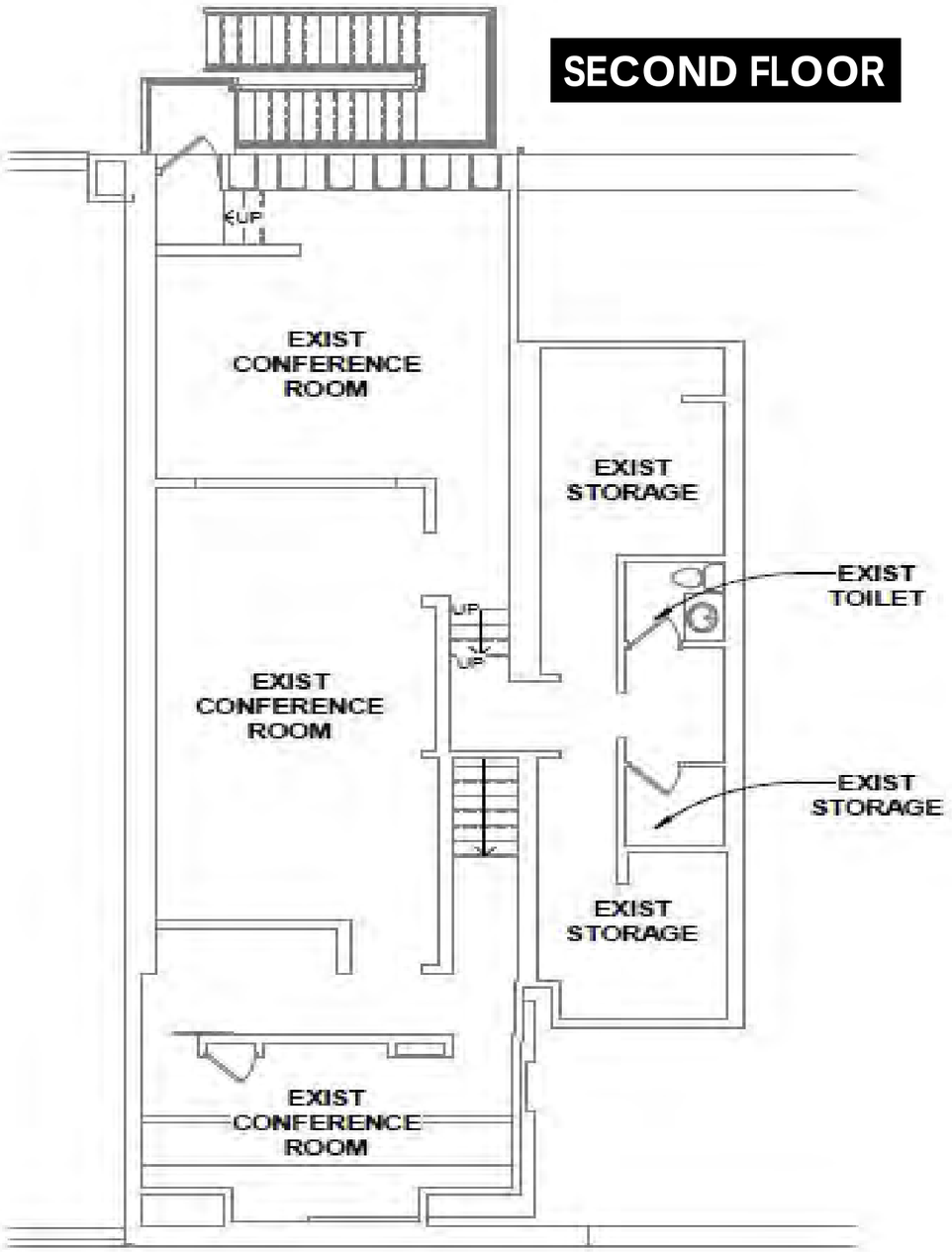
CORRIDOR
CORRIDOR
EX CLOS
OFFICE
TANK RM
VESTIBULE
MACHINE SHOP
GARAGE
CORRIDOR
TOILET
OFFICE
OFFICE

SECOND FLOOR



SITE IMPROVEMENTS

Office Improvements

- **Fully Remodeled Office Space:**
  - Fluorescent Lighting replaced with LEDs
  - New Floors, Walls & Ceilings
  - Glass Doors, Partitions and New Windows
- All asbestos tiles professionally removed
- Main Server Room remodeled and improved
- New Blinds & Kitchen Cabinets
- Duct Work & HVAC Unit Replaced

Site Improvements

- **New Roof | 20 Year Warranty**
- Asbestos Panels for Soffit removed professionally, replaced with plywood
- **Fire Monitoring System installed:**
  - Smoke Detectors
  - Annunciators
  - Pull Stations
- New Hot Water Heater Installed
- 8” Concrete Pad installed for outside fueling station
- New Fence across front of yard
- 2, 30’ electric gates for exit/entrance

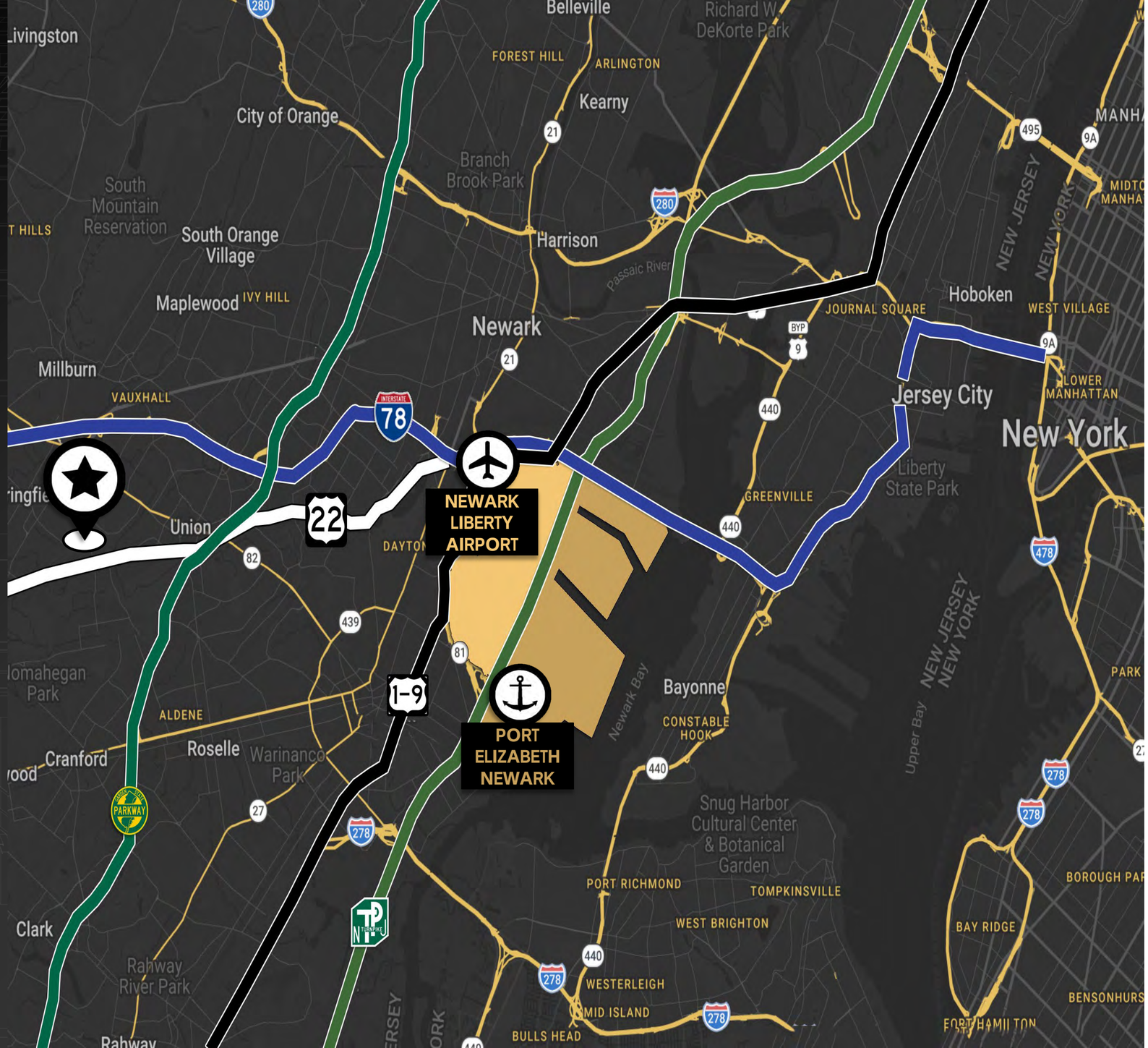
Warehouse Improvements

- Demo Office removed to create metal shop
- Removed All Walls and Ceiling to create open warehouse space
- Installed new lighting and Sika 3 stage epoxy flooring
- Created Shop Office
- New 14’ Glass Overhead Door Installed
- Small Server box installed in garage for WiFi and cameras
- New shop heaters installed

Technological Improvements

- Integrated Technology System that works throughout the entirety of the building, including metal shop & warehouse (system is also connected to app on smartphone)
- **Features Include:**
  - Advanced security access control (includes door access control)
    - Facial Recognition
    - Pin Number
    - Key Fob and/or Apple ID on iPhone
  - Wifi (Including access points)
  - VPN
  - Saas (software as a service)
  - Power over ethernet switchers
  - Routers 10G cloud gateway
- Mix of enhanced 4k and 8k IP cameras with AI detection capabilities (inside and outside of the building)

LOCATION MAP



1200 Springfield Road, Union, NJ

The city of **Union, NJ** is located in close proximity to the **Newark Submarket** with access to:

- **Newark Liberty Airport**
- **Port Elizabeth/Newark**
- **Holland Tunnel**

With road access to:

- **Routes 22 & 1-9**
- **I-78 and I-95**
- **Garden State Parkway**

MARKET AERIAL

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