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### Former Verizon Building for Sale/Lease

By Alyson Grala

SCOTCH PLAINS, NJ - Sperry Van Ness | Richter Grusd has listed the 29,665-square-foot, single-story office building at 1000 Cellar Ave. here for sale or lease. The building has been occupied by Verizon since its original construction. However, the telecommunications giant recently vacated the space due to a consolidation of its real estate.

Located in the heart of Union County, 1000 Cellar Ave. is situated on 5.4 acres and near the Garden State Parkway as well as Routes 22 and I-78. The building offers room for expansion, parking spaces for more than 130 cars, 1,600 amps of power and 100 tons of HVAC. Zoning also allows for residential redevelopment

This building is perfectly suited for a single user who requires a freestanding, corporate headquarters building and campus setting near the Garden State Parkway and Newark Airport, says Ian Grusd, managing director for Sperry Van Ness and listing agent for the property.

We are speaking with not-for-profit organizations, private and public schools as well as local and regional municipalities that might require a training center campus. We have also been fielding calls from data centers that require heavy power and parking, which this building provides, he continues. Grusd adds that the asking sale price is 3.85 million and the lease amount is \$12 per square foot, triple net.



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