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SPERRY VAN NESS | RICHTER GRUSD LISTS SCOTCH PLAINS HEADQUARTERS FOR SALE

ISELIN, NJ - Sperry Van Ness | Richter Grusd announced that it has listed 1000 Cellar Avenue in Scotch Plains, a 29,665 square foot single-story office building situated on 5.4 acres, for sale or lease. The building has been occupied by Verizon since the building's original construction. Verizon recently vacated the building due to a consolidation of their real estate.

Located in the heart of Union County, 1000 Cellar Avenue is just 2.5 miles from Garden State Parkway Exit 135 (Clark/Westfield) with close proximity to Routes 22 and I-78. 1000 Cellar Avenue is just 10 miles to Newark Liberty International Airport and the Ports of Elizabeth and Newark. Unique features of the building include room for expansion, an abundance of 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 who might require a training center campus. We have also been fielding calls from data centers who require heavy power and parking, which this building provides. The sale price is competitively priced at below replacement cost.” adds Grusd.

Interested parties may log onto Sperry Van Ness' custom property website to learn more about this asset: sale.svn.com/njhq.

For more information, property tours and marketing packages, contact Sperry Van Ness Managing Directors Doug Richter or Ian Grusd (732) 906-0505.

Founded in 1987, Sperry Van Ness is one of the largest and fastest-growing commercial real estate brokerage firms in the industry, with more than 950 advisors in over 150 locations. Sperry Van Ness delivers results for clients through a proven business model that immediately markets every one of its clients' properties to the entire brokerage community. Based in Irvine, California, the firm operates internationally and provides brokerage, consultation, asset management, property management, leasing, accelerated marketing and auction services. Sperry Van Ness' gross sales volume totals billions of dollars annually in office, multifamily, retail, industrial, self-storage, hospitality, accelerated marketing and land transactions. For more information, please visit www.svn.com.