

TRI STATE COMMERCIAL®

TSC. **FOR SALE**
718.437.6100 Fredy Adam
Bagdadi Caplan

FOR SALE

8,800 SF STAND-ALONE INDUSTRIAL BUILDING

130 Patterson Street

Perth Amboy, NJ 08861

Between Brighton Avenue & State Street

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FREDY BAGDADI
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ADAM CAPLAN
212.433.3355 x1036
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

130 Patterson Street presents a flexible stand-alone commercial opportunity in the heart of Perth Amboy, New Jersey. This vacant building is well suited for owner-users or businesses seeking warehouse, storage, wholesale, or office space in a strategic location. The property features a 15-foot ceiling height, clear-span column spacing, one drive-in door, two egress points, and convenient ground-floor access, providing an efficient layout for a variety of operational needs. With plumbing, an HVAC system, and sprinklers already in place, the building is in move-in ready condition. Offering approximately 20 feet of frontage with signage potential, the property also benefits from easy access to major highways and bridges, along with a dense surrounding residential population that supports long-term business visibility and accessibility.

LOCATION OVERVIEW

Ideally situated in the heart of Perth Amboy, 130 Patterson Street benefits from a strategic location with convenient access to major transportation routes, including the New Jersey Turnpike, Garden State Parkway, and nearby bridges connecting to Staten Island. Surrounded by a dense residential population and an established mix of commercial and industrial users, the property offers excellent accessibility for employees, customers, and distribution operations. Highly functional space in one of Central New Jersey's established business corridors.

Address	130 Patterson Street, Perth Amboy, NJ 08861
Location	Between Brighton Avenue & State Street
Building Type	Stand-Alone Building
Occupancy	Vacant
Ceiling Height	15 FT
Frontage	20 FT
Egress	2 Egress
Access	Ground Floor Access
Systems	Plumbing in Place, HVAC System, & Sprinklers in Place
Condition	Move-In Ready Condition
Taxes (25/26)	\$13,500



Vacant

Occupancy

15 FT

Ceiling Height

20 FT

Frontage

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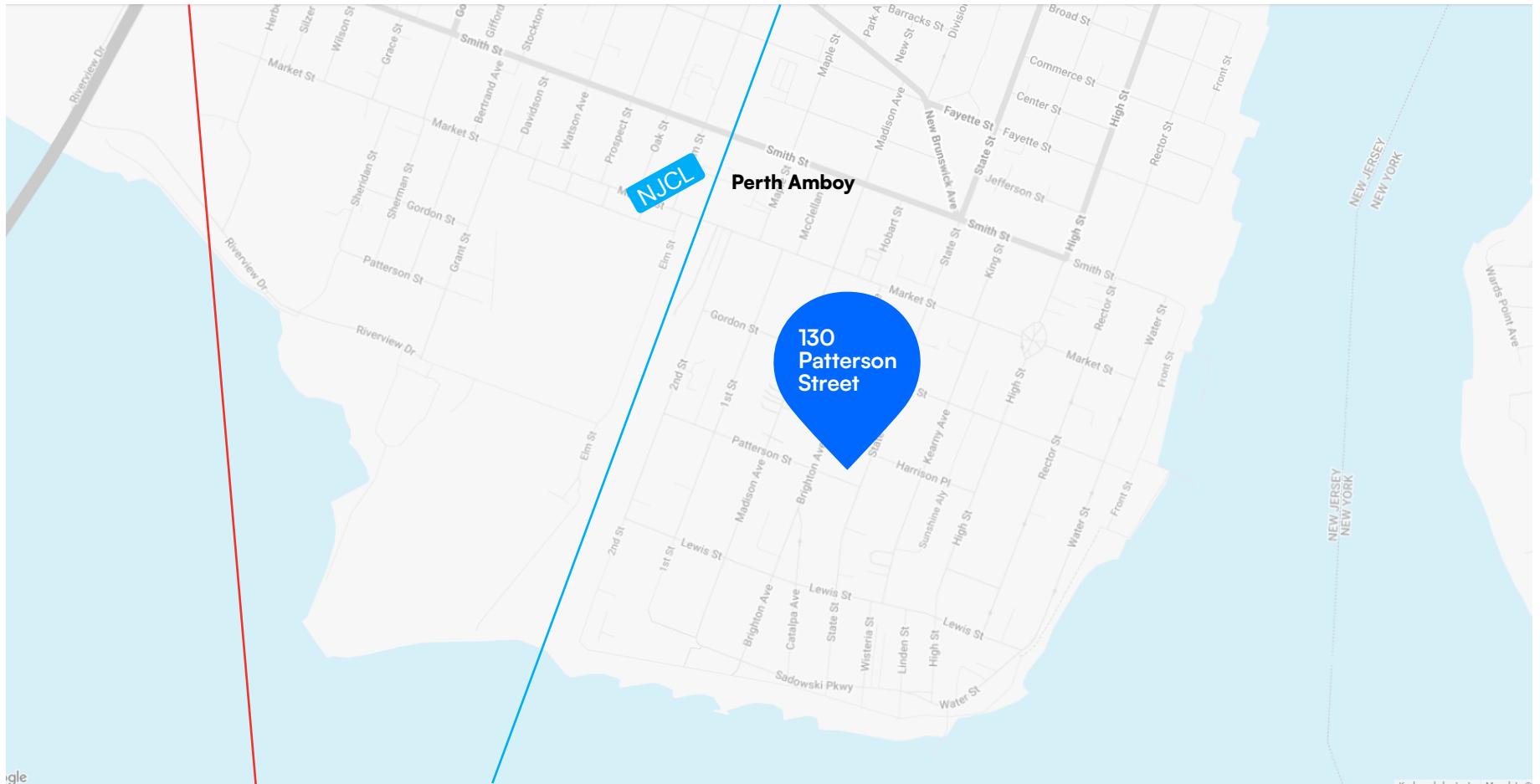
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TRANSPORTATION

NEAREST TRANSIT

NJCL Trains at Perth Amboy

48 **813** **116** **815** **817** Bus Lines



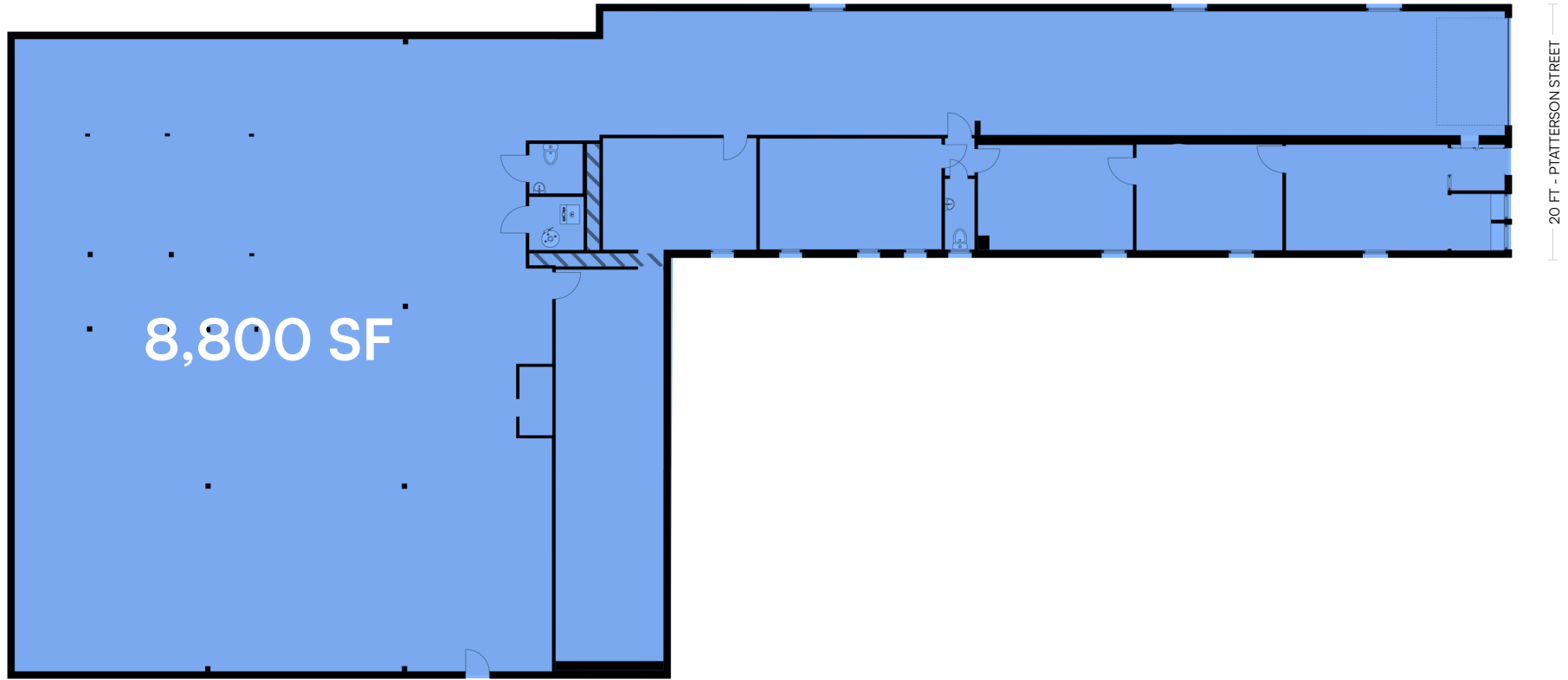
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FLOOR PLAN



FIRST FLOOR

All square footages are approximate

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PROPERTY PHOTOS



Office



Office



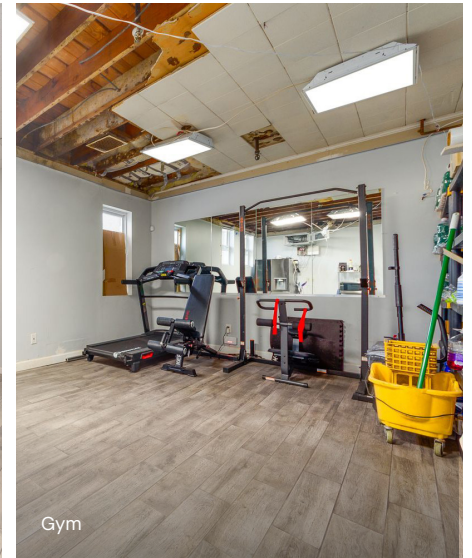
Work / Storage Area



Storage Area



Storage Area



Gym

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ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

PERTH AMBOY

Rich in history and strategically positioned along the Arthur Kill waterfront, Perth Amboy offers a balanced mix of residential neighborhoods, industrial businesses, and commercial activity. The city benefits from excellent regional connectivity through major highways, nearby bridges, and NJ Transit service, making it an attractive location for businesses serving both Central New Jersey and the New York metropolitan area. Its established business community, growing redevelopment efforts, and dense surrounding population continue to support wholesale, office, storage, and light industrial users seeking accessibility and long-term growth.

POINTS OF INTEREST

- Proprietary House
- Perth Amboy Waterfront
- Bayview Park
- Raritan Yacht Club

DEMOGRAPHICS

Within a one-mile radius of the property

9,878	28,786	\$77,701
Total Households	People	Avg Household Income

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