

FOR LEASE

Newly Renovated – Best Value Around!

210 PASSAIC STREET NEWARK, NJ

160,000+/- SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

Greg Sholom

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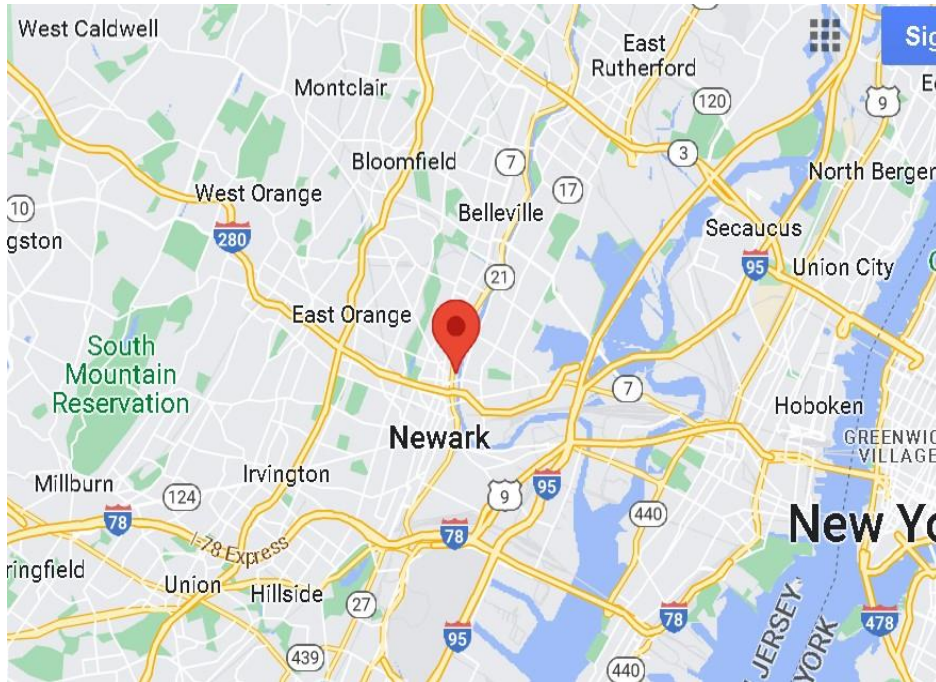
dcantor@teamresourcesinc.com



210 Passaic Street

// Newark, NJ

Team Resources, as exclusive agent, is pleased to present this 2-story newly renovated property of 160,000 +/- Sq. Ft. for lease. It has a 12,000 lb. 19' x 12' freight elevator and new LED lighting throughout.. Easy access to Routes 21, 3, 280, NJTPK, Ports, Airport & NYC! Walk to train and bus. +/- 30 minutes to NYC. BEST VALUE AROUND!



PROXIMITY TO KEY LOCATIONS

Port Newark	5 +/- miles	NJ Turnpike 15 W	3 +/- miles
Lincoln Tunnel	10 +/- miles	GW Bridge	18 +/- miles

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Property Description

Available Space:	160,000 +/- sq. ft. 80,000 +/- sq. ft. - First Floor 80,000 +/- sq. ft. - Second Floor
Office Space:	5,000 +/- sq. ft.
Ceiling Height:	16' clear
Loading Doors:	14 tailboard doors
Column Spacing:	60' x 60' & 60' x 28'
Parking:	Cars & trailers
Sprinklers:	Wet
Lease Price:	First Floor: \$14.00 psf net Second Floor: \$10.00 p.s.f. net

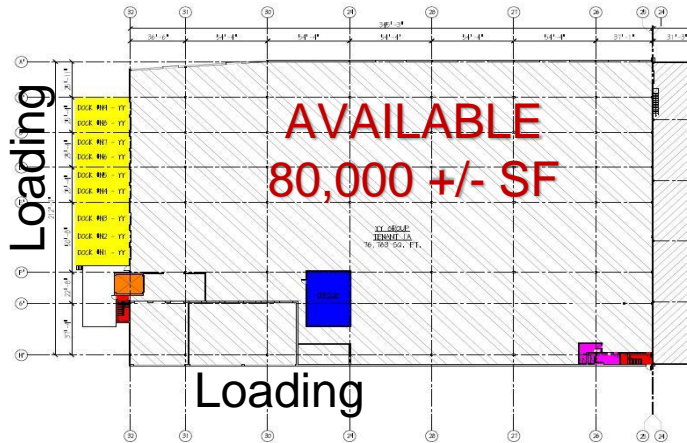
Price Reduced
to \$13.50 psf
Modified gross
Ground Floor
Taxes included

Price Reduced
to \$9.75 psf
Modified gross
Second Floor
Taxes included

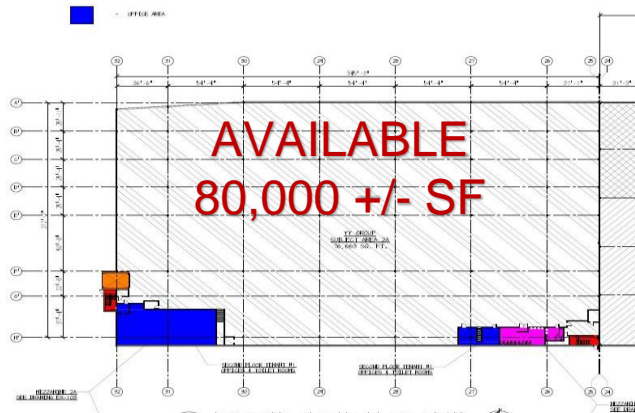


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First Floor Plan



Second Floor Plan



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