

#### **CONTACT EXCLUSIVE BROKER**

**Greg Sholom** 

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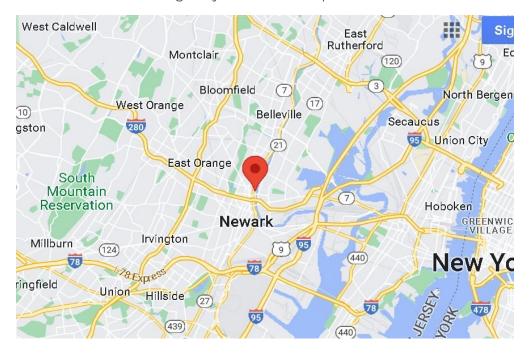
### **David Cantor**

Mobile (201) 314-2495 dcantor@teamresourcesinc.com



# 250 Passaic Street, 1st Floor // Newark, NJ

**Team Resources**, as exclusive agent, is pleased to present this industrial property of 30,128 +/- Sq. Ft. on the 1<sup>st</sup> floor for Lease. This unit features racks in place as well as a fenced, paved & secured parking area. 260' to McCarter Hwy / Rt 21. Walk to train and bus. +/- 30 minutes to NYC. Located off McCarter Highway in Urban Enterprise Zone.



Property Description	
Available Space:	30,128 +/- sq. ft.
Building Size:	400,000 +/- sq. ft.
Acreage:	6.64 acres
Office Space:	500 +/- sq. ft.
Ceiling Height:	26' clear
Loading Doors:	2 tailboard doors / 2 drive-in doors
Parking:	ample cars & trailers
Sprinklers:	wet
Lease Price:	\$!5.00 per sq. ft. (inclusive of
	Taxes/CAM)
Racking:	In place
Occupancy:	October 1, 2024

# **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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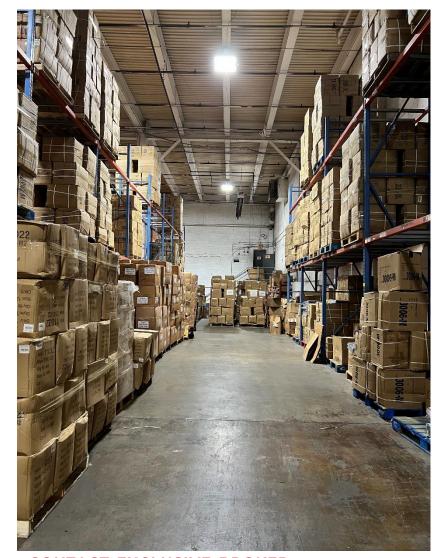
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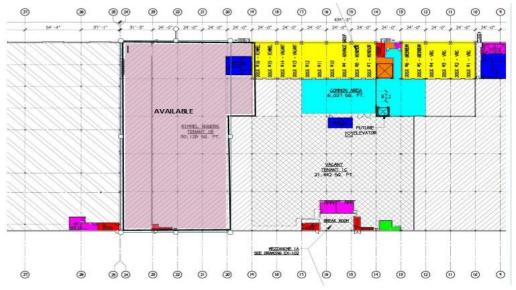
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