

FOR LEASE

THE  
BETESH  
GROUP

# 250 PASSAIC STREET, 1<sup>st</sup> Floor NEWARK, NJ

30,128+/- SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

**CONTACT EXCLUSIVE BROKER**

**Greg Sholom**

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**David Cantor**

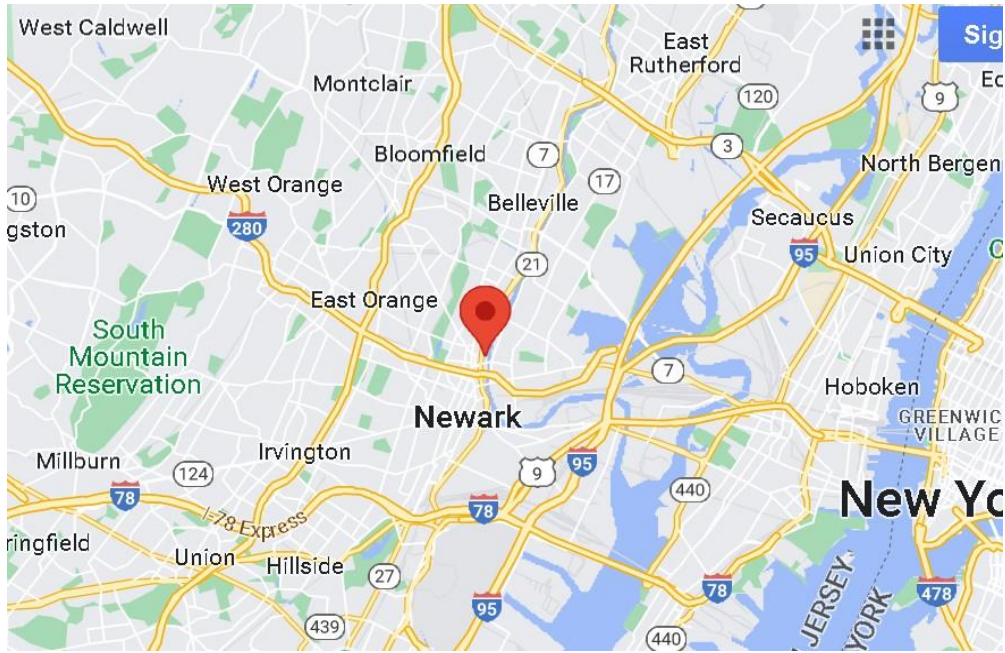
Mobile (201) 314-2495

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# 250 Passaic Street, 1<sup>st</sup> 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

|                         |  |
|-------------------------|--|
| <b>Available Space:</b> | 30,128 +/- sq. ft.                           |
| <b>Building Size:</b>   | 400,000 +/- sq. ft.                          |
| <b>Acreage:</b>         | 6.64 acres                                   |
| <b>Office Space:</b>    | 500 +/- sq. ft.                              |
| <b>Ceiling Height:</b>  | 26' clear                                    |
| <b>Loading Doors:</b>   | 2 tailboard doors / 2 drive-in doors         |
| <b>Parking:</b>         | ample cars & trailers                        |
| <b>Sprinklers:</b>      | wet  |
| <b>Lease Price:</b>     | \$15.00 per sq. ft. (inclusive of Taxes/CAM) |
| <b>Racking:</b>         | In place                                     |
| <b>Occupancy:</b>       | 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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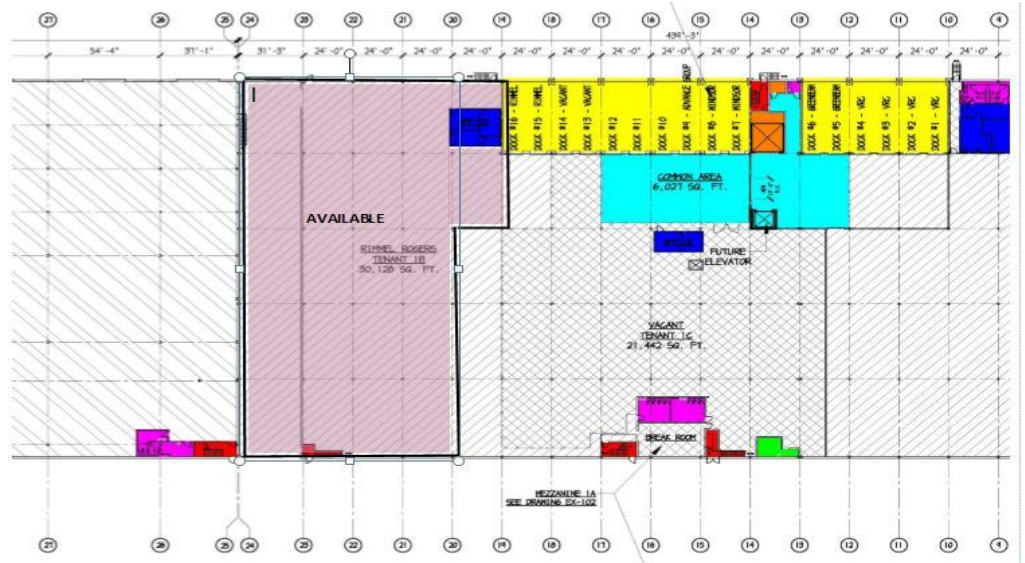
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