

FOR LEASE

# 254 ELIZABETH AVE

## NEWARK, NJ

3 INDUSTRIAL UNITS FOR LEASE AVAILABLE

**CONTACT EXCLUSIVE BROKER**

**HENRY TORRES**

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**ERIC LEWIN**

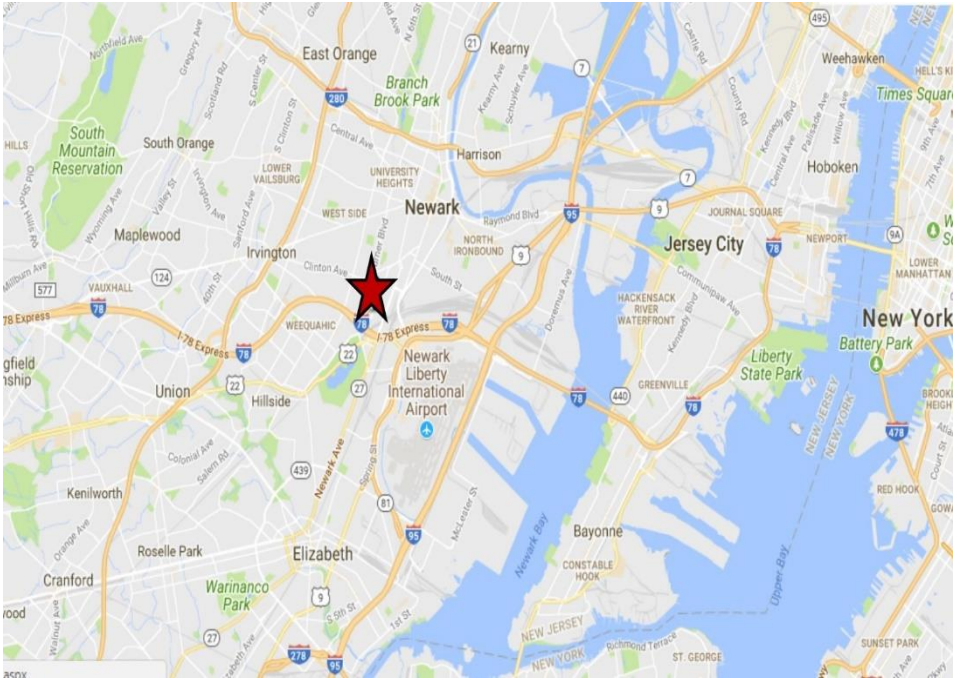
Mobile: (201) 832-4569

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**Team Resources**, as exclusive agent, is pleased to present 3 individual units available at this industrial property with Ports and Newark Liberty Airport just minutes away.



**PROXIMITY TO KEY LOCATIONS**

- Port Newark: 5 +/- miles
- Lincoln Tunnel: 15 +/- miles
- Holland Tunnel: 10 +/- miles
- NJ Turnpike: 6 +/- miles
- GW Bridge: 19 +/- miles

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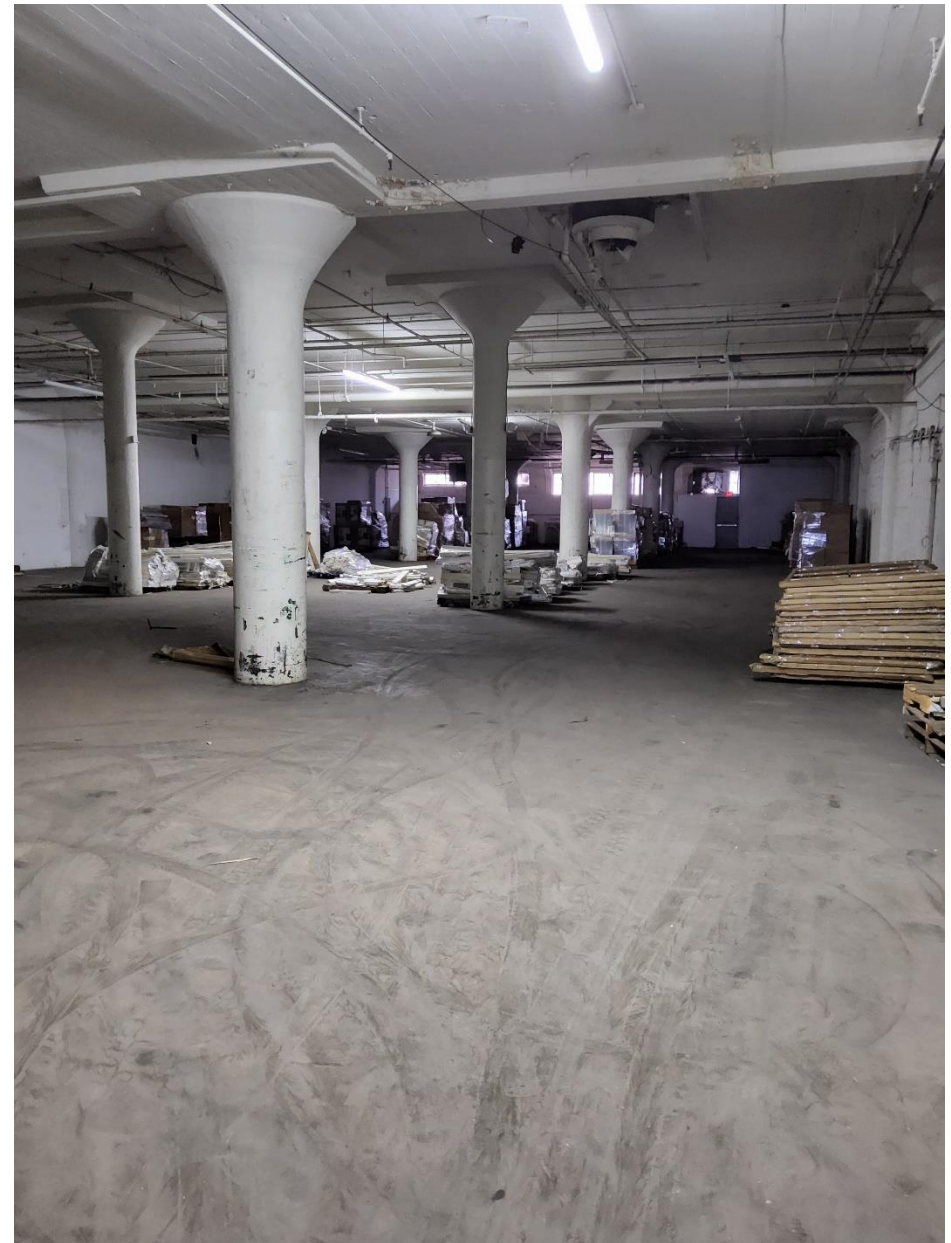
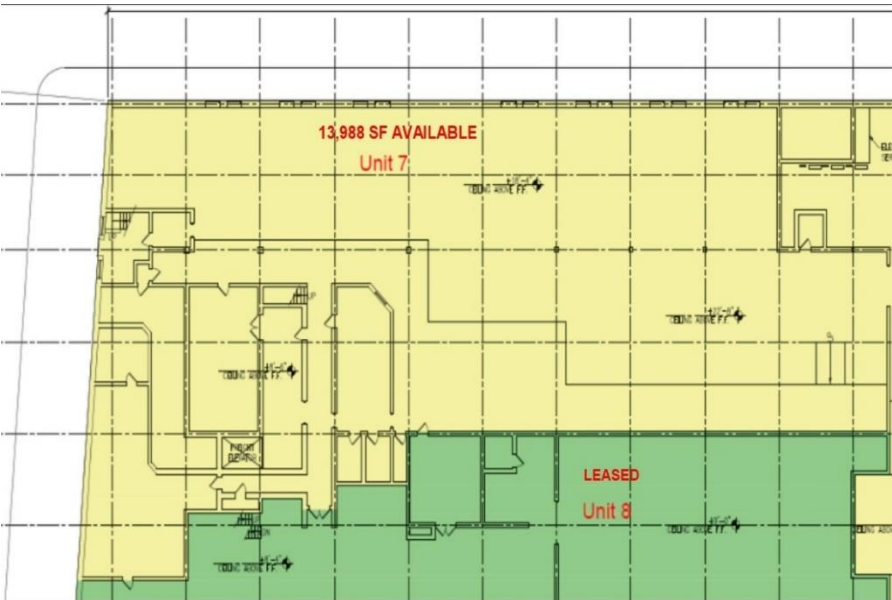
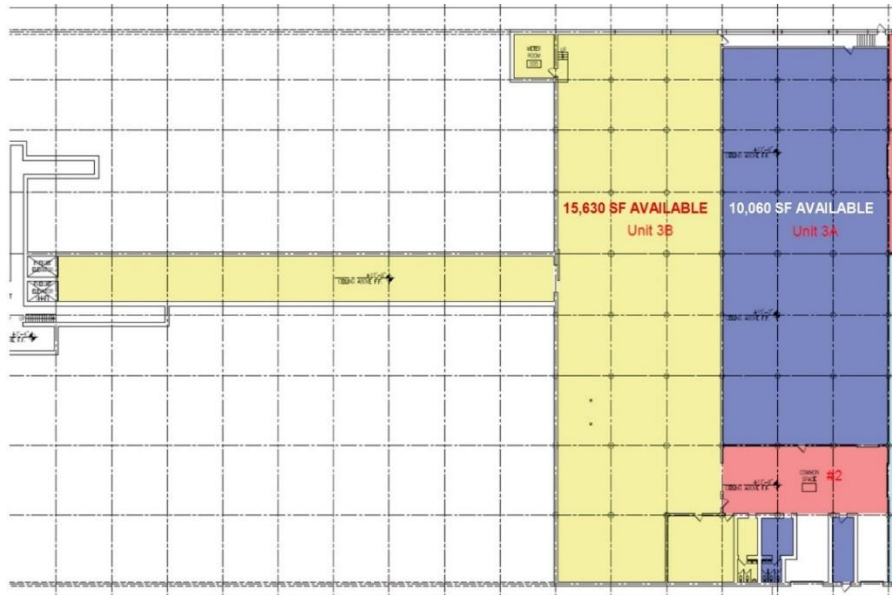
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**Property Description**

<b>Available:</b>	Unit 3A: 10,060 +/- sq. ft. Unit 3B: 15,630 +/- sq. ft. Unit 7: 15,699 +/- sq. ft.
<b>Building Size:</b>	187,479 +/- sq. ft.
<b>Office Space:</b>	Some office space available in each unit
<b>Ceiling Height:</b>	Unit 3A & Unit 3B: 13' clear Unit 7: 15' clear
<b>Loading:</b>	Unit 3A: 1 tailboard door Unit 3B: 2 tailboard doors Unit 7: Dedicated driveway in door.
<b>Power:</b>	Heavy
<b>Zoning:</b>	I-2 Industrial
<b>Asking Rental:</b>	\$15.50 MG
<b>Occupancy:</b>	August 1, 2024

**Notes:** Unit 7 will have additional office space available if needed either on the same floor or on the upper level.





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