

**MAJOR RENOVATION  
IN PROGRESS**

**FOR LEASE**



**1292-1298 McCARTER HWY  
NEWARK, NJ**

**APPROXIMATELY 30,000 ± SQ FT. AVAILABLE - DIVISIBLE TO SMALLER UNITS**

**CONTACT EXCLUSIVE BROKER**

**GREG SHOLOM**

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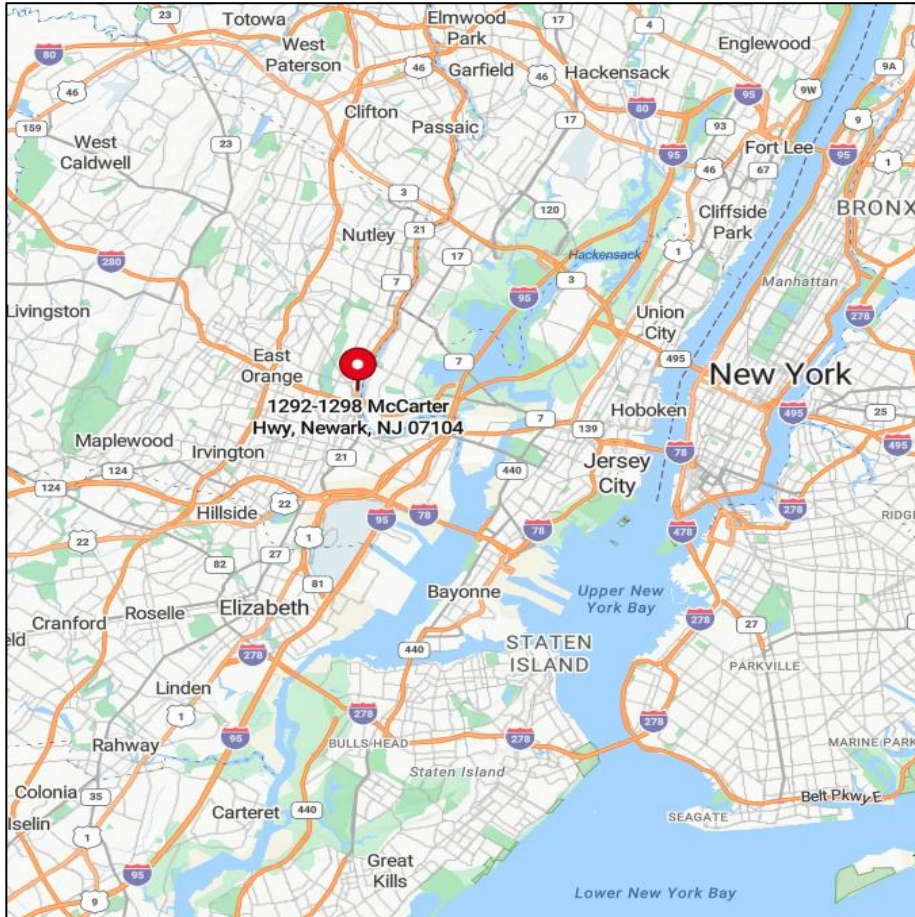
**DAVID CANTOR**

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**1292-1298 McCARTER HWY. // NEWARK, NJ**

**Team Resources**, as exclusive agent, is pleased to present this 51,673 +/- sf property within minutes of Ports, Newark Airport, Routes 21, 95, 3, 280, NJTPKE, Lincoln & Holland Tunnels. A wide variety of uses can be accommodated.



**Property Description**

<b>Building Size:</b>	51,673 +/- sq. ft.
<b>Available:</b>	30,000 +/- sq. ft. (Divisible to smaller units.)
<b>Sprinkler System:</b>	State of the art system installed
<b>Loading:</b>	1 tailboard door
<b>Elevator (Passenger &amp; Freight):</b>	Brand new 7.5' x 9.5' (9,000 lbs)
<b>Asking Rental:</b>	Upon Request
<b>Occupancy:</b>	Early 2025

**Overview:** We're pleased to offer this multi-faceted property on a highly visible corner lot in Newark. A major renovation is in progress, including a brand-new elevator & all building systems. Can be divided into small spaces as low as 1,000 sq. ft. Additionally, with the Ports, Newark Airport, I-95/NJ Tpke. and Routes 3, 21, 46, & 280 at your doorstep, this location make it suitable for a diverse tenant base.



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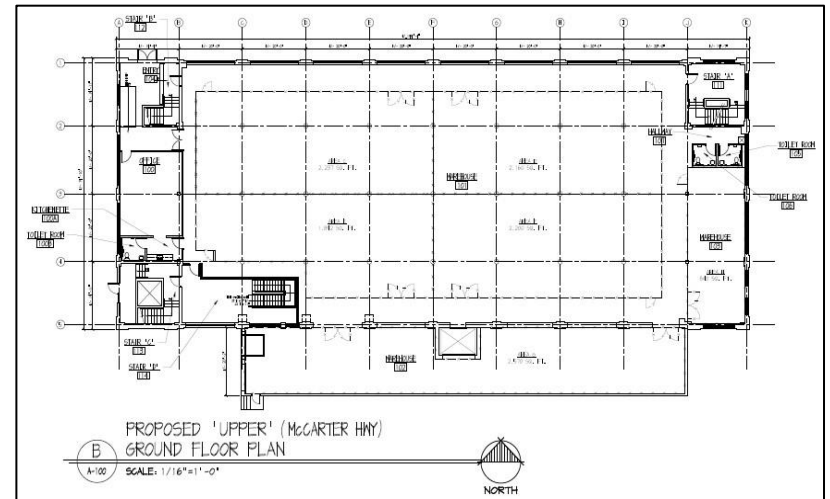
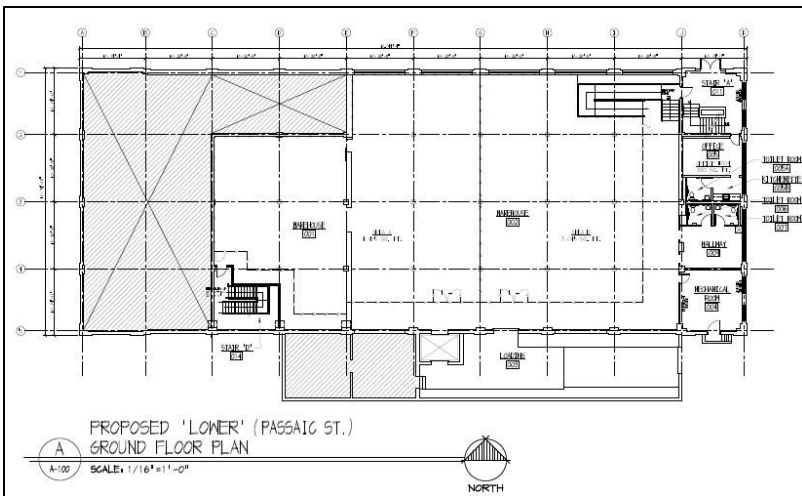
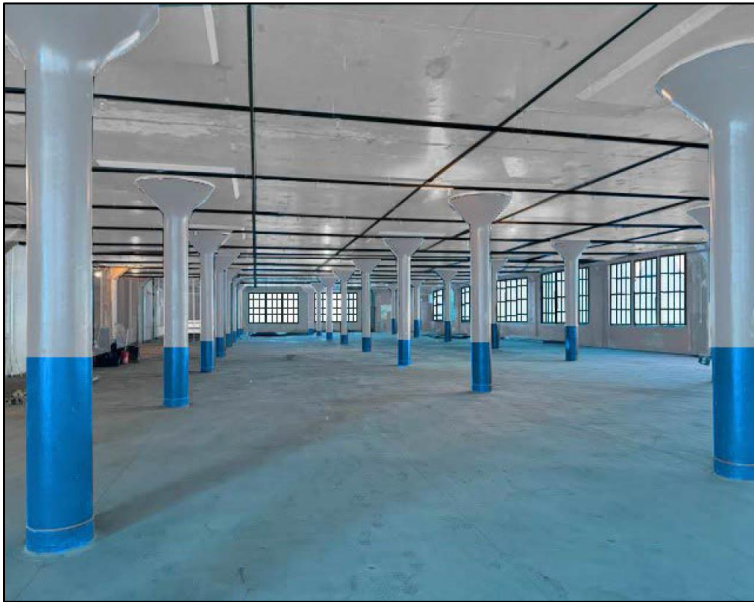
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