

CONTACT EXCLUSIVE BROKER

GREG SHOLOM

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DAVID CANTOR

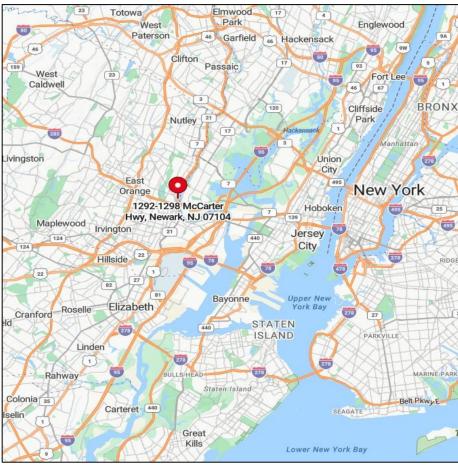
Mobile (201) 314-2495 dcantor@teamresourcesinc.com





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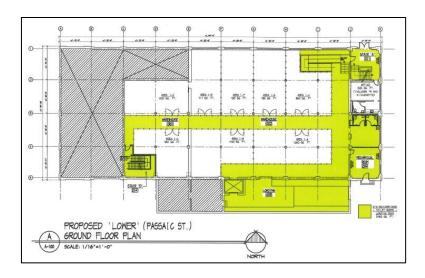
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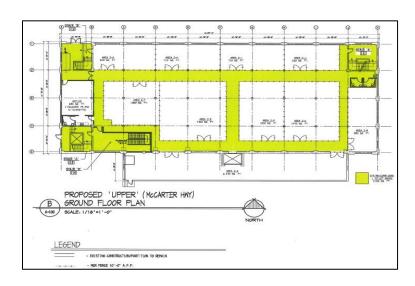


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