

**120,000 +/- SQ. FT. MANUFACTURING/INDUSTRIAL PROPERTY  
FOR LEASE OR SALE**



***Opportunity Zone & Urban Enterprise Zone Benefits***

**2-8 CENTRAL AVE.**

**EAST ORANGE, NEW JERSEY 07018**

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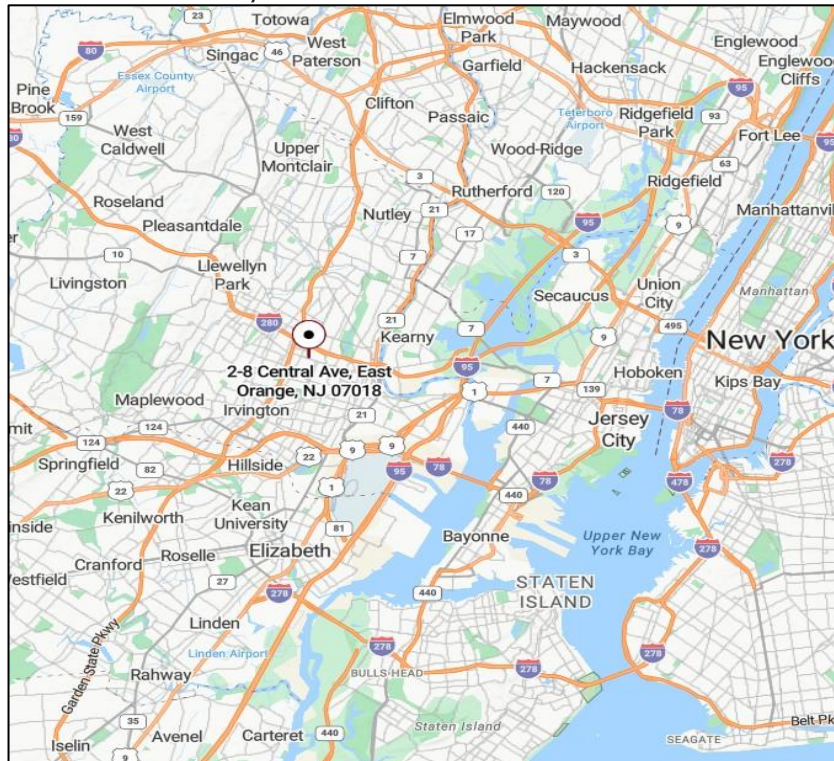
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## 2-8 CENTRAL AVE. // EAST ORANGE, NJ 07018

**Team Resources**, as exclusive agent, is pleased to present 2-8 Central Avenue in East Orange, NJ available for lease or possible sale. This 120,000 +/- sq. ft. industrial property is ideally suited for warehousing & manufacturing usages. Situated on a 1.17 acre lot, in the Central Business District, the property is zoned GC (General Commercial, Industrial/Manufacturing use permitted). Quick & convenient access to major highways make this location a strong consideration for your business.



### CONTACT EXCLUSIVE BROKERS:

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### Property Description

<b>Available Space:</b>	120,000 ± sq. ft.
<b>Building Size:</b>	120,000 ± sq. ft.
<b>Acreage:</b>	1.17 acres
<b>Office Space:</b>	minimal
<b>Ceiling Heights:</b>	1 <sup>st</sup> Floor: 15' 2 <sup>nd</sup> Floor: 10' 3 <sup>rd</sup> Floor: 10'
<b>Loading:</b>	3 interior docks/1 UPS height dock
<b>On Site Parking:</b>	49 vehicles
<b>Power:</b>	Upgraded 3 phase (Mfg rated)
<b>Lease Rate:</b>	Upon request
<b>Sale Price:</b>	\$12,000,000
<b>Taxes:</b>	\$107,824.25 (2024)

### Proximity to Major Roadways

■ Garden State Pky:	2.3 mi
■ Ports:	2.9 mi
■ I-95/NJ TPK:	14.5 mi
■ Lincoln Tunnel:	15.2 mi

### Property Overview

This 3-story building, built in 1930 with system renovations in 2022, is serviced by a freight elevator & a driving ramp through all levels. Modernized infrastructure: New heating system; upgraded high-efficiency, three-phase electrical system across all floors (manufacturing rated); small employee elevator near the office, and safety systems including partial updates made to the sprinkler. Opportunity Zone designation may appeal to investors seeking tax benefits.





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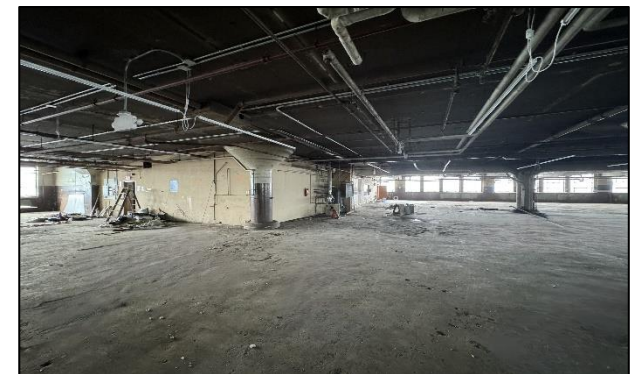
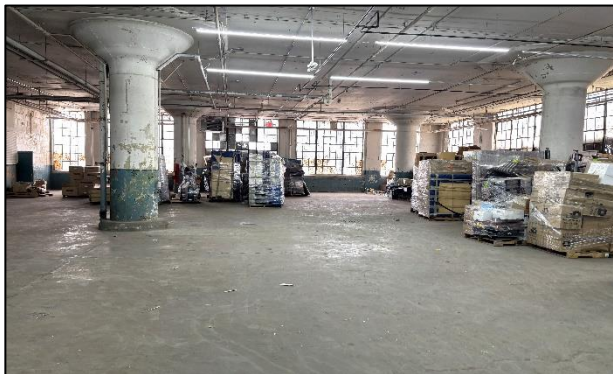
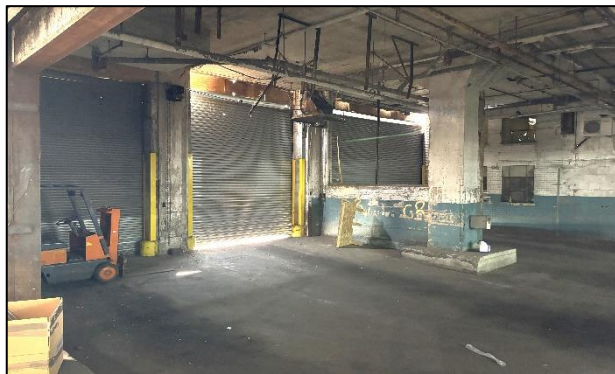
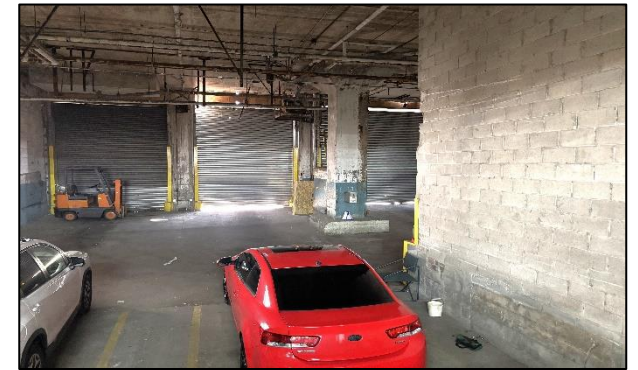
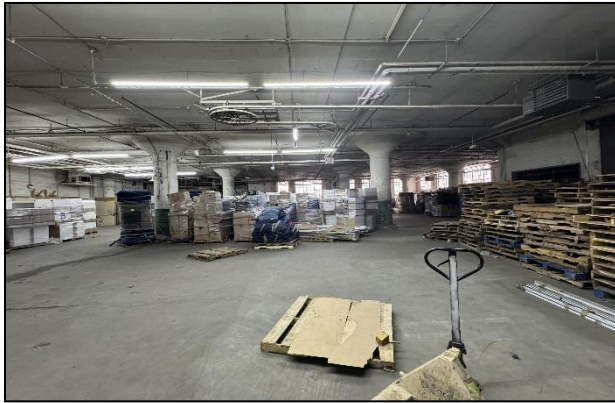
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## PROPERTY PHOTOS



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