

FOR SALE: 18,000 +/- SQ. FT.



10-24 MRAVLAG PL

ELIZABETH, NJ 07201

Contact **Exclusive Broker**

Henry Torres

Office: (201) 438-1177

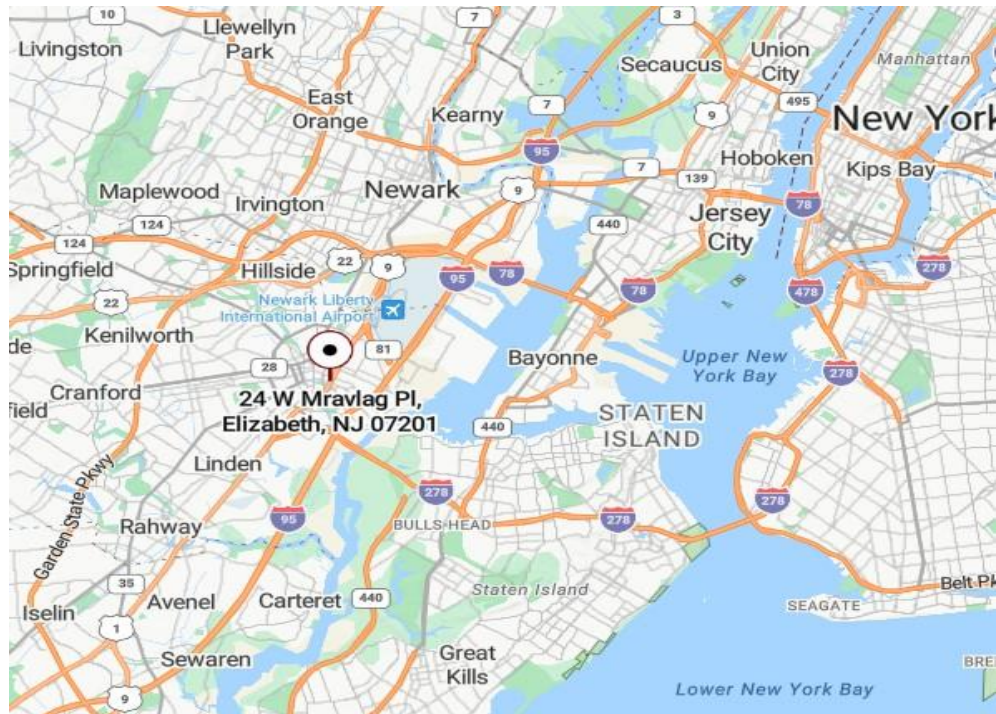
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Team Resources is pleased to present 10-24 Mravlag Place in Elizabeth, NJ now available for sale. This two-story property is located just minutes from major highways including Routes 1&9, I-278, the NJ Turnpike, and Newark Liberty International Airport. 10-24 Mravlag provides outstanding accessibility for transportation and logistics. Its strategic position within Elizabeth makes it an attractive option for businesses seeking connectivity to New York City and the broader Northern New Jersey market.



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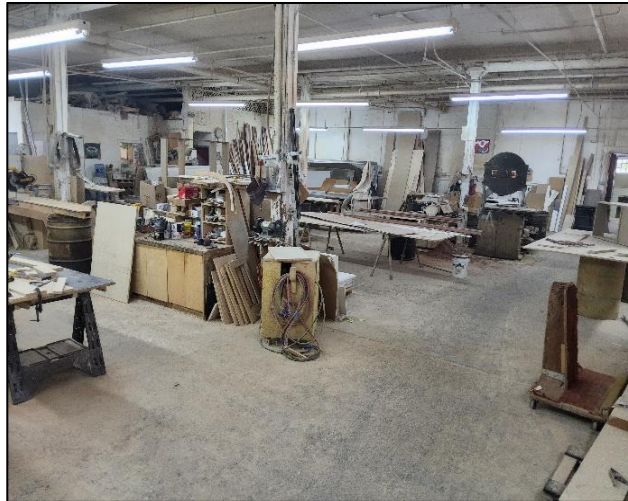
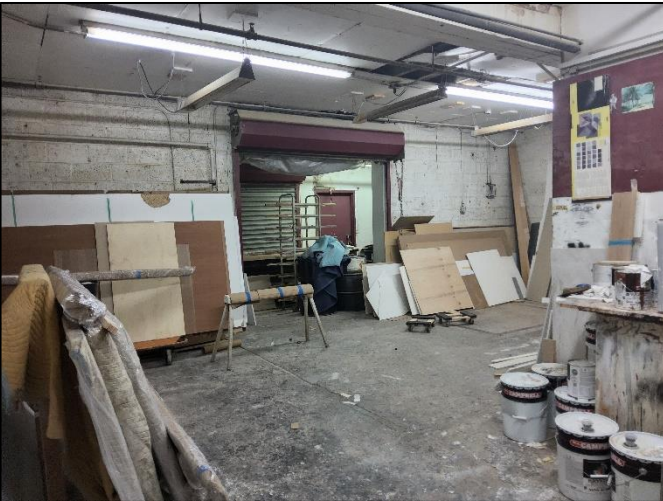
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Property Description

Available Space:	18,000 ±sq. ft.
Building Size:	18,000 ±sq. ft.
Acreage:	0.42 ±acres
Ceiling Height:	12'- 14' ceilings
Loading Doors:	1 loading dock & 2 drive-in doors
Parking:	12-15 cars
Sprinklers:	Wet Sprinkler system throughout
Power:	2,000 amps, 3p heavy
Zoning:	HC (Heavy Commercial)
Sale Price:	\$3,300,000

Overview:

Discover an exceptional investment or owner-user opportunity in the heart of Elizabeth, NJ. 10-24 Mravlag Place offers a well-positioned property ideal for a wide range of industrial or commercial uses. Featuring a functional layout with ample floor space, the property is designed to accommodate warehousing, distribution, light manufacturing, or service operations. Includes a Spray Room: Dedicated space for spraying operations or specialized regimes. (Currently operating as a carpentry business and can be delivered vacant depending on an agreed closing date.)



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