

21-29 E RUNYON ST

NEWARK, NJ 07114

Contact **Exclusive** Brokers

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Team Resources is pleased to present this 19,900 +/- sq. ft. unit in Newark, NJ; a versatile commercial / industrial property situated in the heart of Newark's South Broad Valley / East Ward area. This offering presents a rare opportunity to lease or purchase a mid-block building with strong exposure, zoning flexibility, and excellent access to Newark's infrastructure. Transit options nearby: Transit options in Newark—bus, rail, light rail—facilitate employee access. Zoned Light Industrial allowing for a range of uses—light manufacturing, warehouse, distribution, fabrication workshop and more.



Property Description	
Available Space:	19,900 ±sq. ft.
Building Size:	$19,900 \pm sq. ft.$
Lot Size:	$0.56 \pm acre$
Office Space:	$4,000 \pm \text{sq. ft.}$
Ceiling Height:	9' - 20' ceilings
Loading Doors:	3 drive-in doors
Sprinklers:	dry
Power:	800 amps
Lease Rate:	\$14.95 psf gross
Sale Price:	upon request

PROXIMITY TO KEY LOCATIONS

Port Newark 5 +/- miles NJ Turnpike 15 W 8 +/- miles
Lincoln Tunnel 8 +/- miles GW Bridge 22 +/- miles
Holland Tunnel 6 +/- miles

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