TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

628-632 18TH AVENUE
NEWARK, NEW JERSEY

FOR SALE | **INDUSTRIAL PROPERTY | 7,200 SF**

SALE PRICE $1,195,000











OWNER FINANCING AVAILABLE

LOCATED IN REDEVELOPMENT ZONE

PROPERTY HIGHLIGHTS

- 7,200 SF +/- Industrial Building
- High Clearance with Open Floor Plan
- (2) Drive-In Doors
- Small Office
- Power: 400 amps, 3 phase
- On-Site/Paved Access

2025 ANNUAL TAXES
$10,997.25

IDEAL USAGE FOR SERVICE TYPE BUSINESSES SUCH AS:
Carpentry, Welding, Auto Repair, etc...

LOCATION ADVANTAGES

- Strategic Newark industrial location with exceptional regional access
- Close proximity to Newark Liberty International Airport and New York City
- Ideal for owner/users or investors

APPROXIMATE DRIVING DISTANCES

GSP	Garden State Parkway (GSP)	±1.0 Mile
78	I-78	±2.5 Miles
280	I-280	±3.0 Miles
95	I-95 / NJ Turnpike	±4.0 Miles
✈	Newark Liberty Int'l Airport (EWR)	±6.0 Miles
80	I-80	±7.5 Miles
	New York City (via Holland Tunnel)	±11.0 Miles

CONTACT EXCLUSIVE BROKER

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