FOR SUBLEASE: 16,245 +/- SQ. FT. INDUSTRIAL SPACE



282 GROVE AVE

CEDAR GROVE, NJ 07009

Contact **Exclusive** Broker

ERIC LEWIN
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TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

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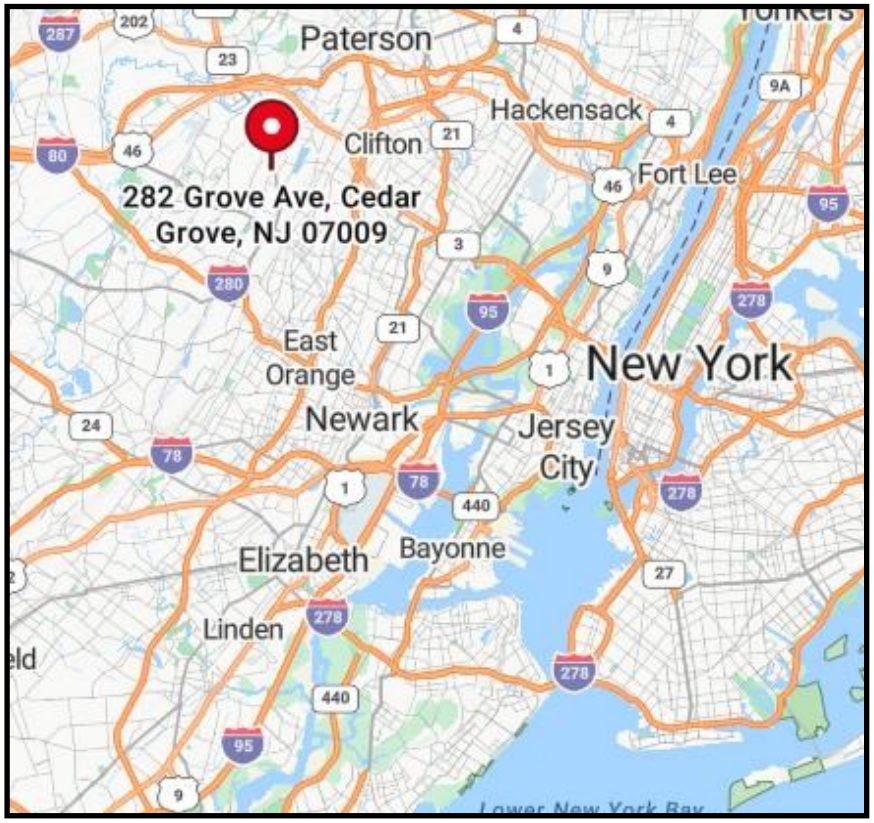
Team Resources is pleased to present this sublet of 16,245 +/- sq. ft. in a single-story free-standing industrial building. Position your business in one of Essex County's most accessible and business-friendly locations. **282 Grove Avenue** offers a highly functional industrial/flex opportunity ideal for distribution, light manufacturing, service users, or last-mile logistics operations servicing Northern New Jersey and the greater NYC metro.



Property Description

Available Space:	16,245 ±sq. ft. (Divisible) Unit 1: 8,675±sq. ft. Unit 2/3: 7,570±sq. ft. ~~**Unit 4: 7,125±sq. ft. - LEASED**~~
Building Size:	60,000 ±sq. ft.
Acreage:	3.8 ±acres
Office:	to suit
Ceiling Height:	14′ clear
Loading:	1 loading dock (shared)
Power:	1,600 amps (heavy)
Zoning:	M-1 (Industrial/Light Manufacturing)
Sublease Rate:	upon request
Sublease Term:	flexible
Taxes/Insurance Water-Sewer	$2.18 psf
Occupancy:	immediate

LOCATION HIGHLIGHTS

- Immediate access to major thoroughfares: Route 23, Route 46, and Interstate 80
- Convenient access to labor pools across Essex, Passaic, and Bergen Counties
- ±20 miles to Port Newark–Elizabeth Marine Terminal
- ±15 miles to Newark Liberty International Airport

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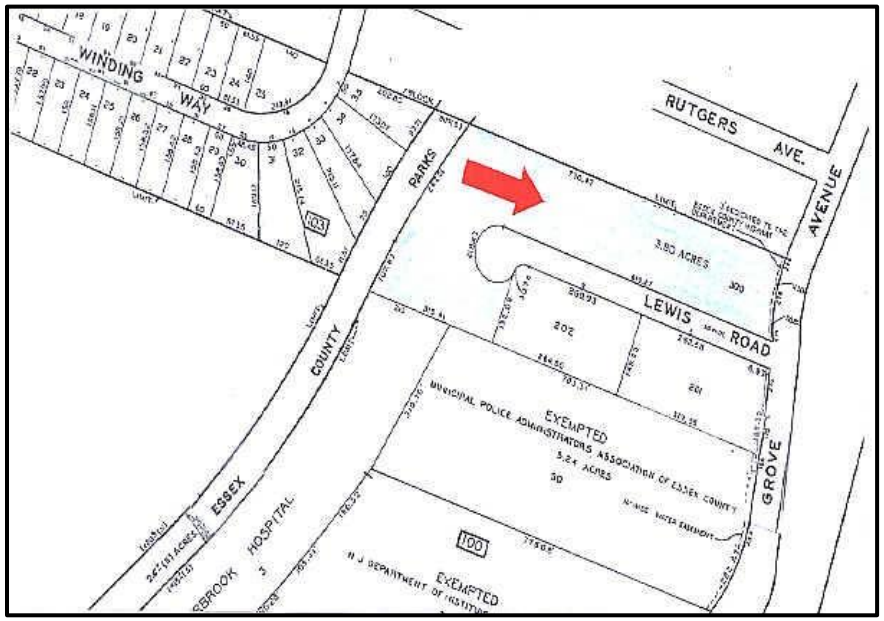



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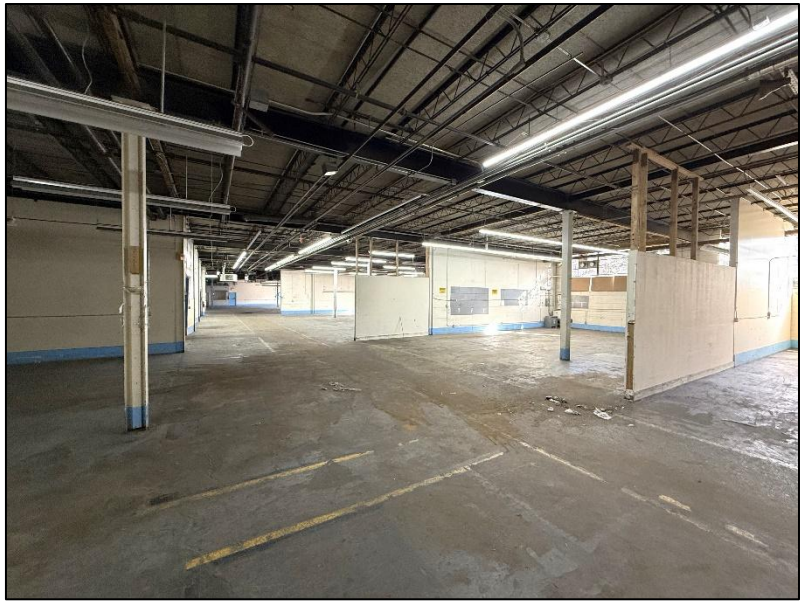
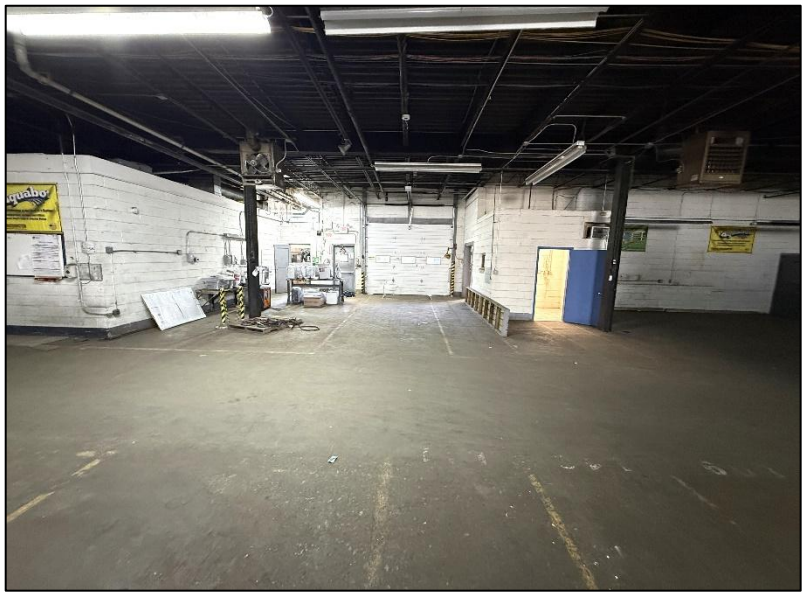
PROPERTY PHOTOS









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