

FOR LEASE

525 MAIN STREET

BELLEVILLE, NJ

UNIT 1A: 18,787 ± SQ FT. - UNIT 2A: 27,081 ± SQ FT.

CONTACT EXCLUSIVE BROKERS

ERIC LEWIN

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STACEY WELLINS

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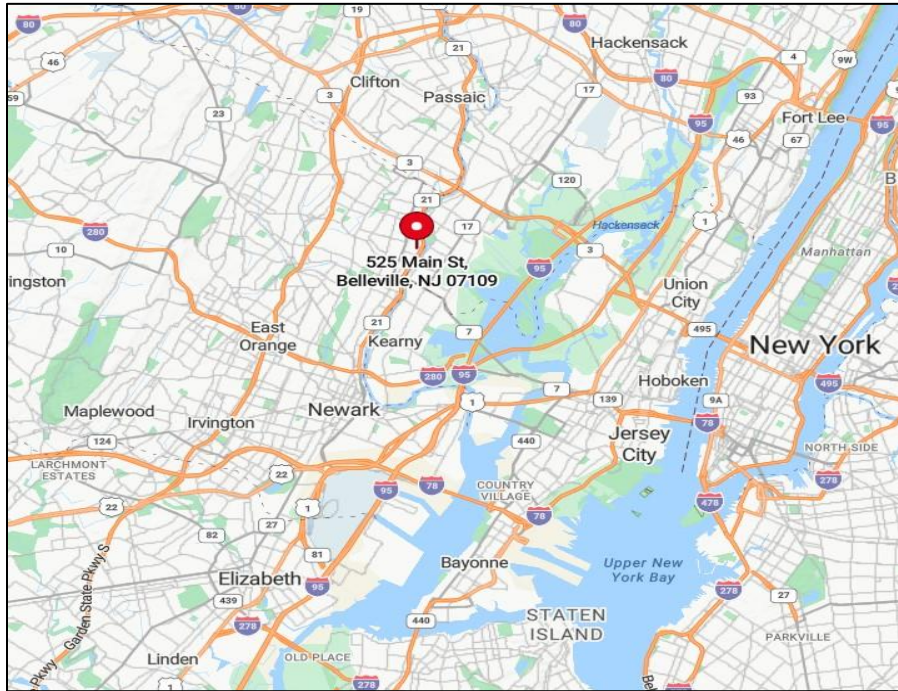
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SAFER Development
& Management



525 Main St. Units 1A & 2A // BELLEVILLE, NJ

Team Resources, as exclusive agent, is pleased to present two warehouse units totaling 45,805 +/- sf industrial space available for lease. Ideal for warehouse/distribution & manufacturing. Conveniently located near major highways (immediate access to Rt. 21 and 3.7 miles to Rt. 3).



PROXIMITY TO KEY LOCATIONS

Port Newark 10 +/- miles NJ Turnpike 7 +/- miles
 Lincoln Tunnel 11 +/- miles GW Bridge 17 +/- miles

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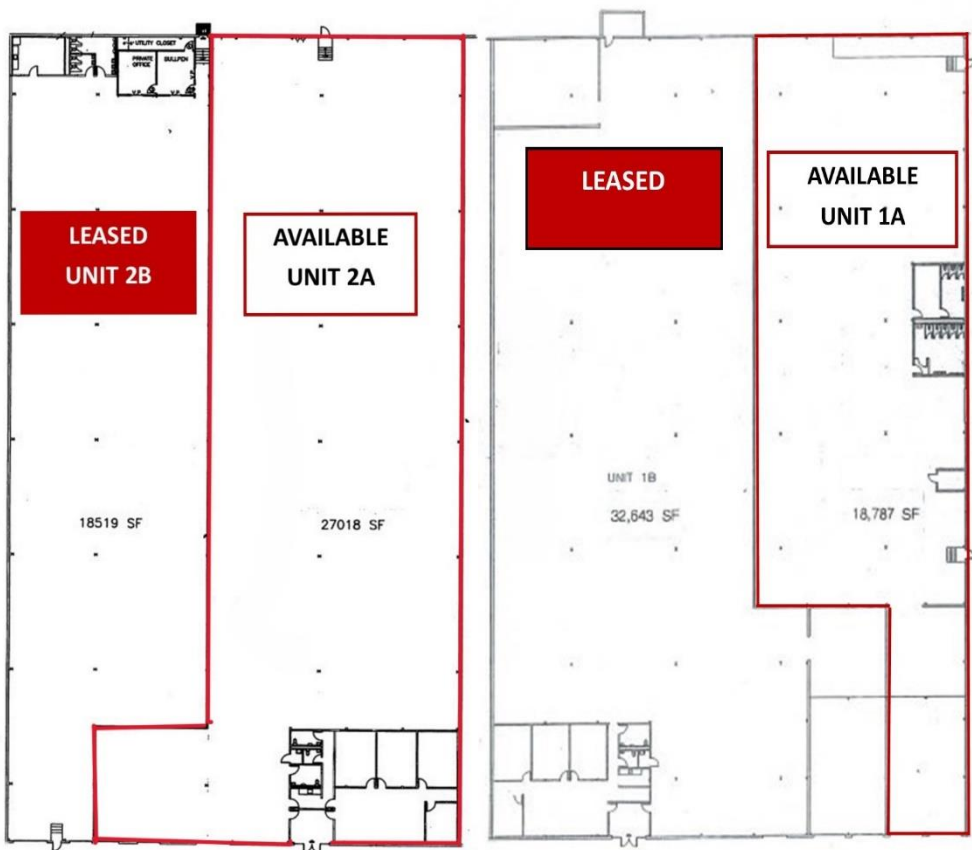
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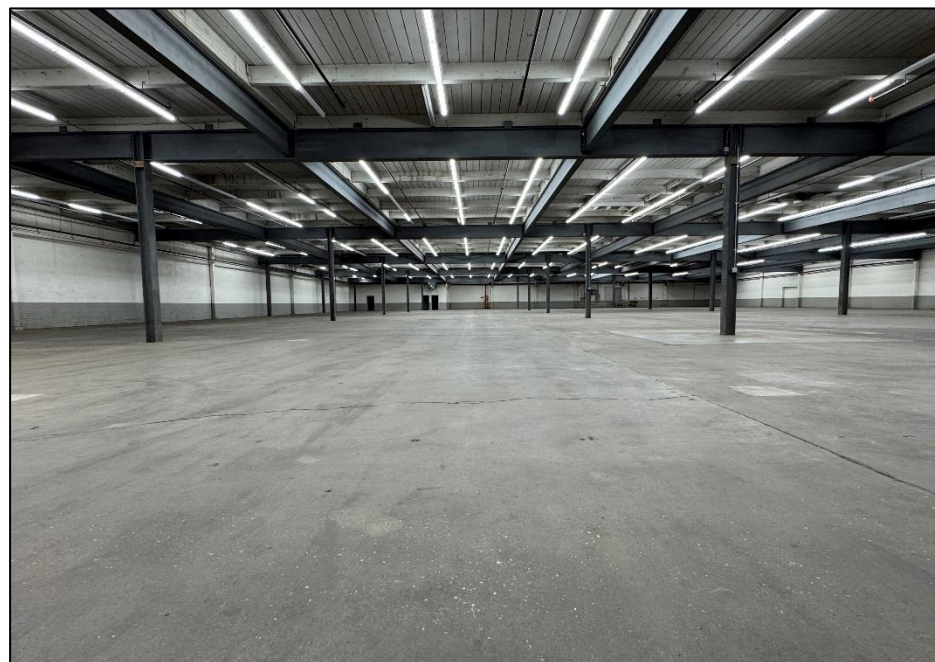
Property Description

Building Size:	200,000 +/- sq. ft.
Available:	Unit 1A – 18,787 +/- sq. ft. Unit 2A – 27,018 +/- sq. ft.
Office Space:	Unit 1A – 900 +/- sq. ft. Unit 2A - 2,400 +/- sq. ft.
Ceiling Height:	14' clear
Power:	400 amps
Loading:	Unit 1A – 2 loading docks Unit 2 A – 2 loading docks and 1 (12'x12') ramped drive-in.
Parking:	25 cars/ 20 trailers
Column Span:	40' x 40'
Sprinkler:	Wet - .5 GPM/2,000 SF density
Asking Rental:	\$14.00 nnn psf
Taxes / Opex:	\$1.60 psf (taxes) \$1.53 psf (opex)
Insurance/Common Utilities:	\$0.38 psf (insurance) \$0.12 psf (common utilities)
Occupancy:	April 1, 2026

All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



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