

ALIGN



COMMERCIAL SPACE FOR LEASE

# PRIME NEWTON INDUSTRIAL SPACE

4 Union Place, Newton, New Jersey 07860

11,000 SF Multi-Level Industrial Building

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# 01

## PROPERTY OVERVIEW

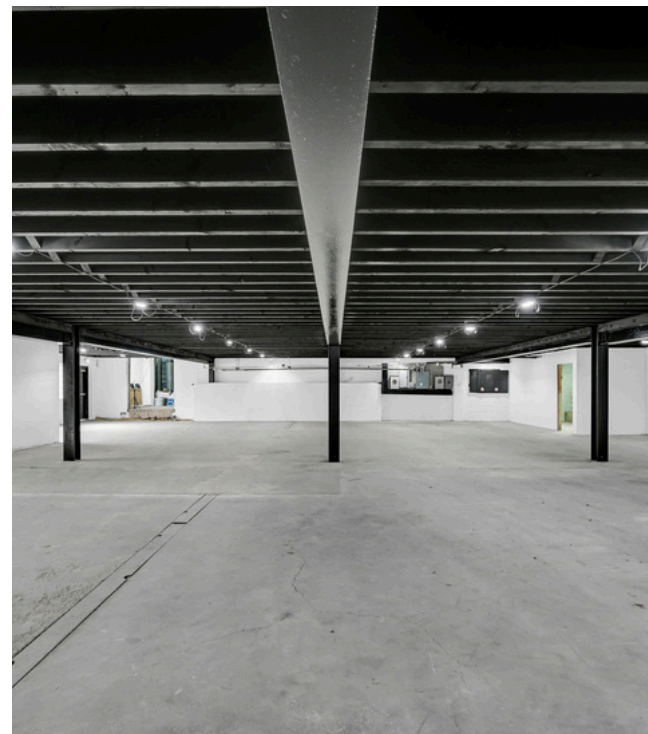
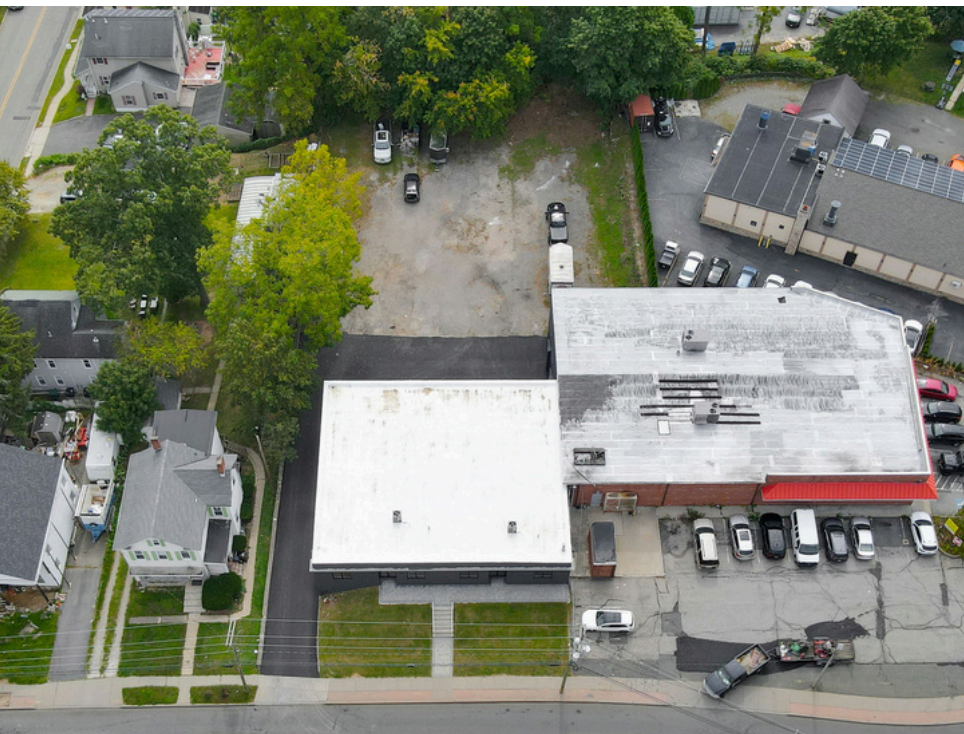
### WHAT IS IT?

4 Union Place is an 11,000 SF multi-level Industrial / Flex building in Newton, NJ. Built in 1964, this property offers versatile space configurations suitable for a variety of commercial uses. It will be available for lease in 2 weeks with flexible term options.

### HIGHLIGHTED FEATURES

- ✓ 11,000 SF total – 5,000 SF upper level, 6,000 SF lower level
- ✓ 2-car attached garage & full shipping bay with loading dock
- ✓ Large rear parking area for employees & customers
- ✓ Single or multi-tenant configurations available
- ✓ Located near Downtown Newton with quick access to Route 94

Located less than 1 mile from the I-40 corridor, providing excellent accessibility.



# 02

## LEASE OPTIONS

### OPTION A – \$17/SF/YEAR

- ✓ No Tenant Improvement Allowance
- ✓ Space delivered as-is
- ✓ Immediate occupancy available

### OPTION B – \$20/SF/YEAR

- ✓ Negotiable Tenant Improvement Allowance
- ✓ Customizable build-out available
- ✓ Landlord improvements included
- ✓ Rent escalation clause negotiable
- ✓ Professional references required
- ✓ Security deposit required





# 03

## KEY PROPERTY FEATURES

### DUAL LEVELS

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Two distinct levels of usable space (5,000 SF upper + 6,000 SF lower).

### LOADING & ACCESS

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Full shipping bay with loading dock + 2-car attached garage.

### PARKING

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Large rear parking area for employees and customers.

### LOCATION

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Central Newton, near downtown and Route 94 for highway access.

### FLEXIBLE OCCUPANCY

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Suitable for single or multi-tenant arrangements.

### SECURITY & UTILITIES

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Security systems in place + multiple utility connections.





# 04

## DETAILED SPECIFICATIONS

### UPPER LEVEL (~5,000 SF)

Bright, flexible space ideal for office or client-facing use. Features multiple windows, drop ceilings with fluorescent lighting, and rooftop HVAC systems.

- Open floor plan
- Drop ceiling with fluorescent lighting
- Excellent natural light
- Rooftop HVAC units

### LOWER LEVEL (~6,000 SF)

Built for operations with concrete floors, 8-foot ceilings, and full shipping bay access. Includes high-capacity electrical systems and industrial lighting.

- Heavy equipment-ready concrete floors
- Shipping bay & loading dock
- 8' ceiling height
- Industrial lighting & power

### ADDITIONAL FEATURES

Supports a variety of tenants with a 2-car garage, large rear parking lot, and existing security. Separate entrances allow multi-tenant use, with potential for further site development.

- 2-car attached garage
- Multi-tenant entrances
- Rear parking area
- Development potential
- Security systems



# 06 LOCATION BENEFITS

## DOWNTOWN NEWTON

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Close proximity to county seat amenities

## PUBLIC TRANSIT

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Access to local transportation options

## SERVICES

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Professional services and retail nearby

## TRANSPORTATION

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Near Route 94 for regional access

## COMMERCIAL DISTRICT

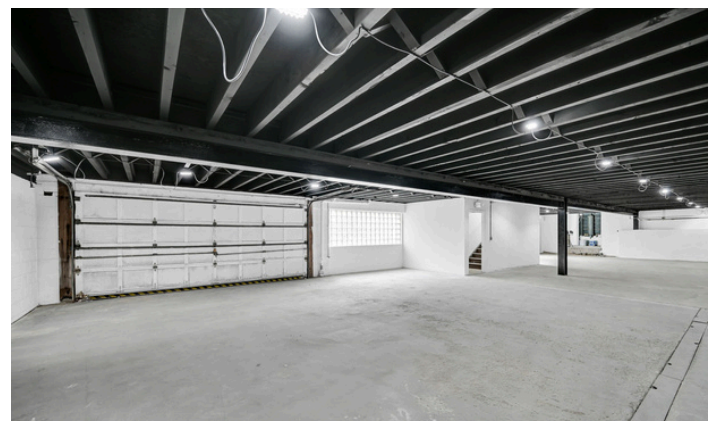
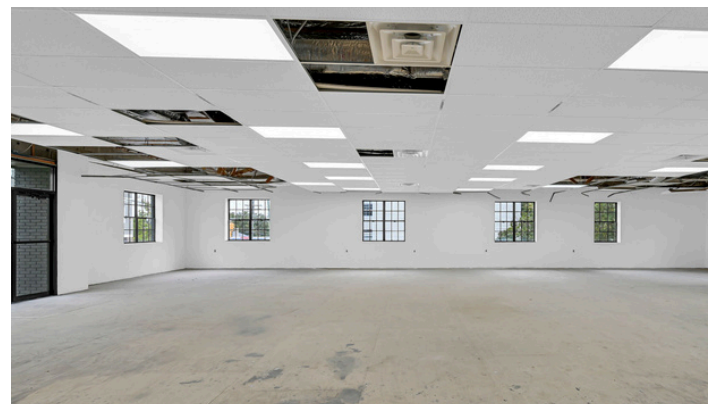
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Established business area

## POPULATION

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Serving Sussex County market of 140,000+ residents





# LEASE TERMS & TENANT RESPONSIBILITIES

TERM LENGTH

**3–5 year initial terms**

LEASE STRUCTURE

**Triple Net (NNN)**

RENT ESCALATION

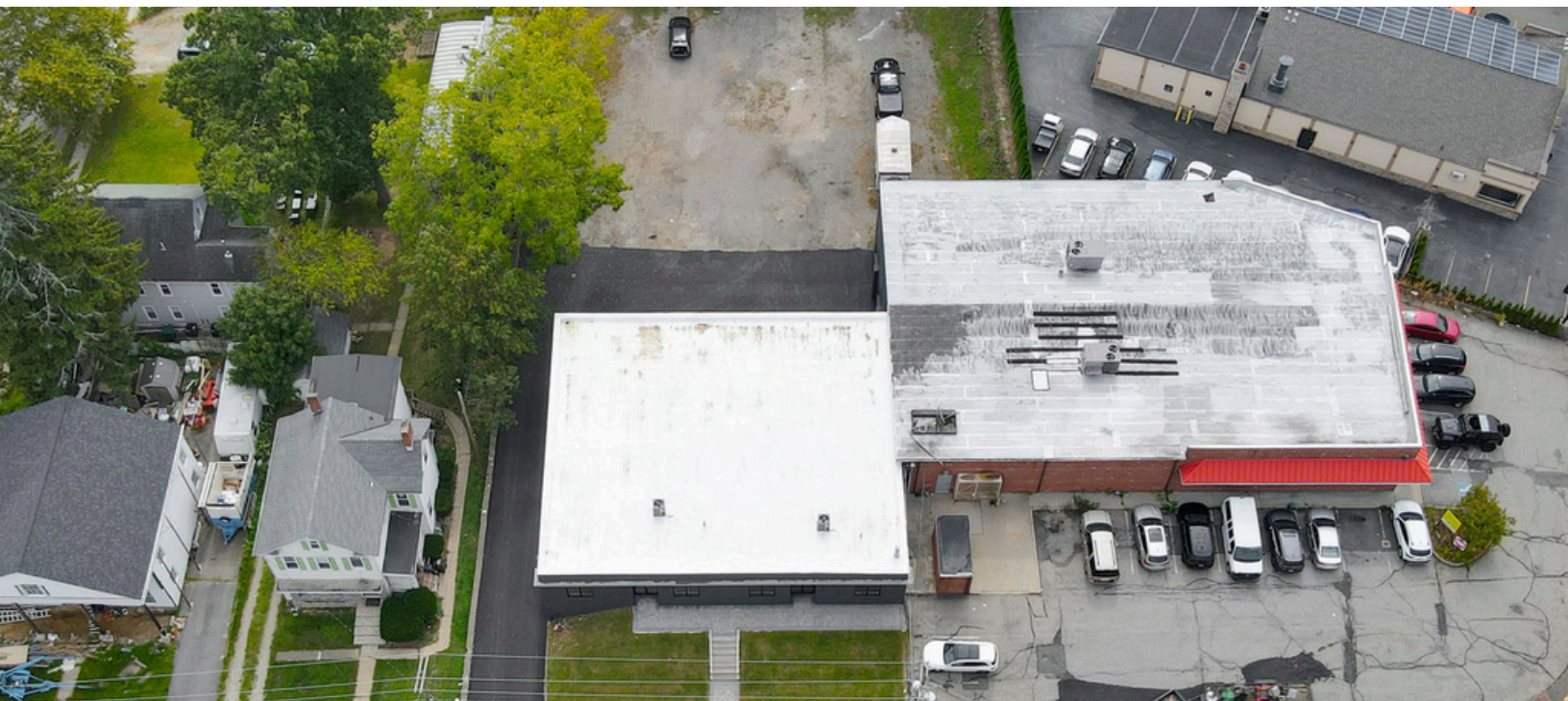
**Negotiable based  
on lease**

OCCUPANCY

**Single or multi-  
tenant options**

## TENANT RESPONSIBILITIES

- Property taxes ✓
- Building insurance ✓
- Common area maintenance ✓
- Utilities ✓
- Interior maintenance ✓
- Zoning compliance ✓





## 06 INVESTMENT OPPORTUNITY

This unique property combines professional office potential with industrial capability, making it ideal for businesses that require both administrative and operational functions. With flexible space configurations, full shipping access, and a central Newton location, it offers significant value for the right tenant.

### KEY ADVANTAGES

- ✓ Dual-level layout suitable for multiple uses
- ✓ Professional office appearance on upper level
- ✓ Heavy-duty lower level with shipping access
- ✓ Strong location near Downtown Newton and Route 94
- ✓ Flexible lease terms with landlord improvement options



Information deemed reliable but not guaranteed. All measurements are approximate.  
Prospective tenants should verify all information independently.



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