

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

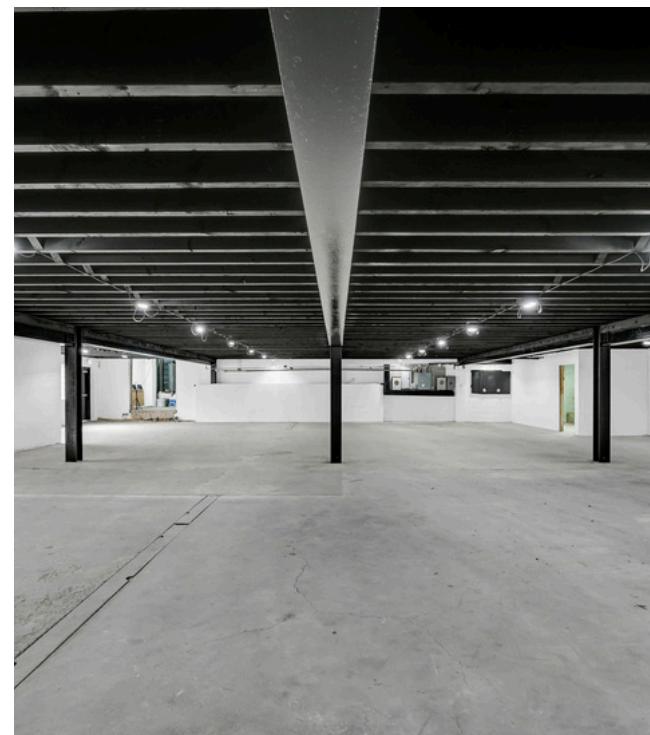
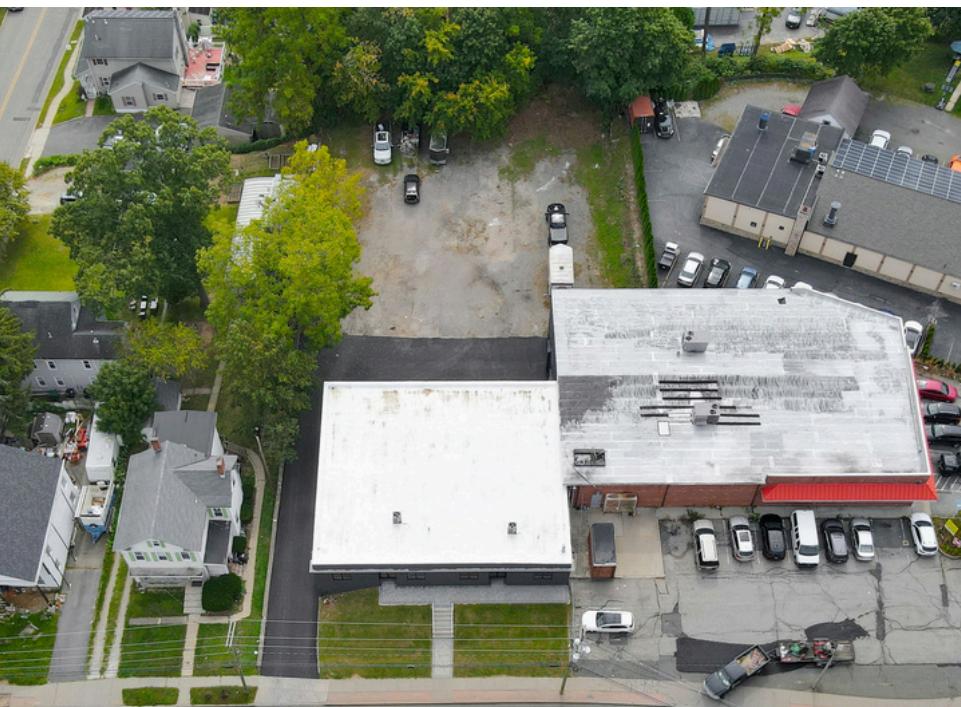
WHAT IS IT?

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.



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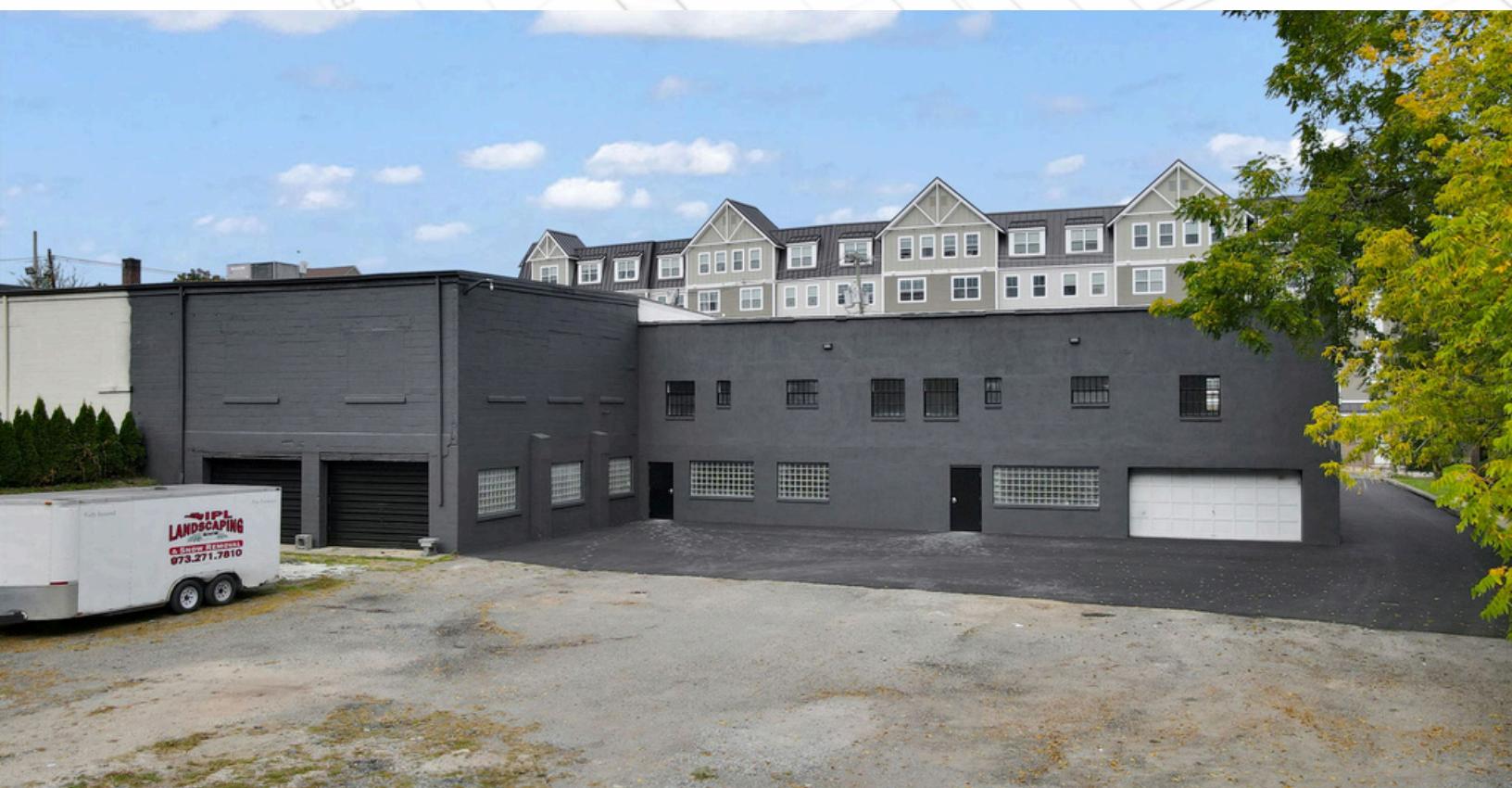
LEASE OPTIONS

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



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KEY PROPERTY FEATURES

DUAL LEVELS

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

LOADING & ACCESS

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



PARKING

Large rear parking area for employees and customers.

LOCATION

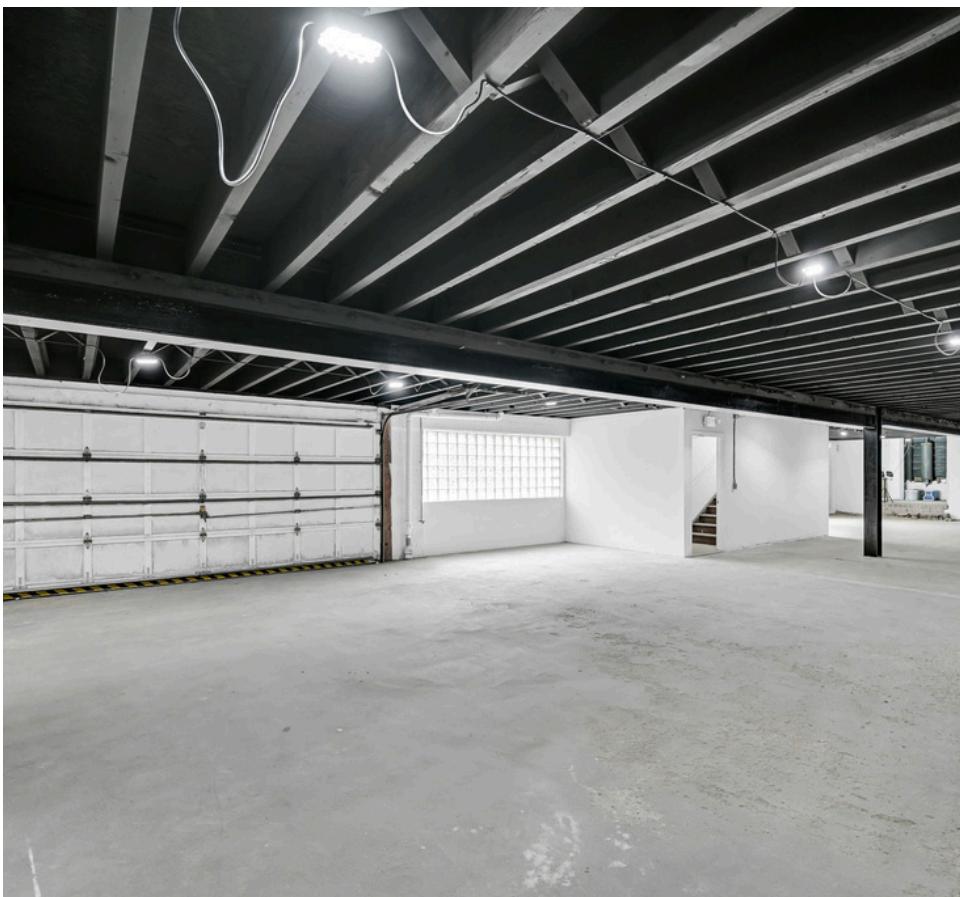
Central Newton, near downtown and Route 94 for highway access.

FLEXIBLE OCCUPANCY

Suitable for single or multi-tenant arrangements.

SECURITY & UTILITIES

Security systems in place + multiple utility connections.



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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
- Excellent natural light
- Drop ceiling with fluorescent lighting
- 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
- 8' ceiling height
- Shipping bay & loading dock
- 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
- Rear parking area
- Security systems
- Multi-tenant entrances
- Development potential



06 LOCATION BENEFITS

DOWNTOWN NEWTON

Close proximity to county seat amenities

PUBLIC TRANSIT

Access to local transportation options

SERVICES

Professional services and retail nearby

TRANSPORTATION

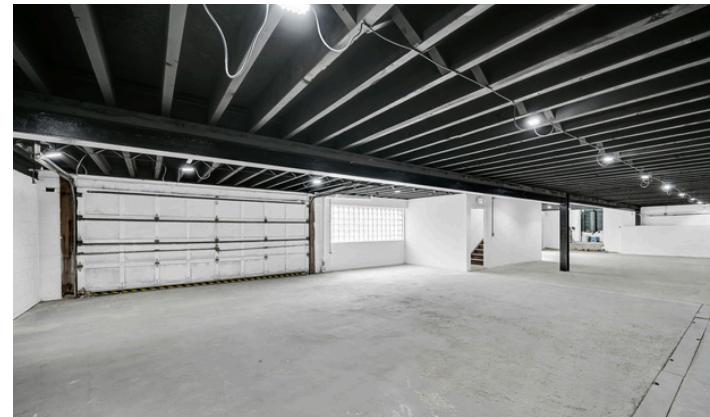
Near Route 94 for regional access

COMMERCIAL DISTRICT

Established business area

POPULATION

Serving Sussex County market of 140,000+ residents



05

LEASE TERMS & TENANT RESPONSIBILITIES

TERM LENGTH

3–5 year initial terms

LEASE STRUCTURE

Triple Net (NNN)

RENT ESCALATION

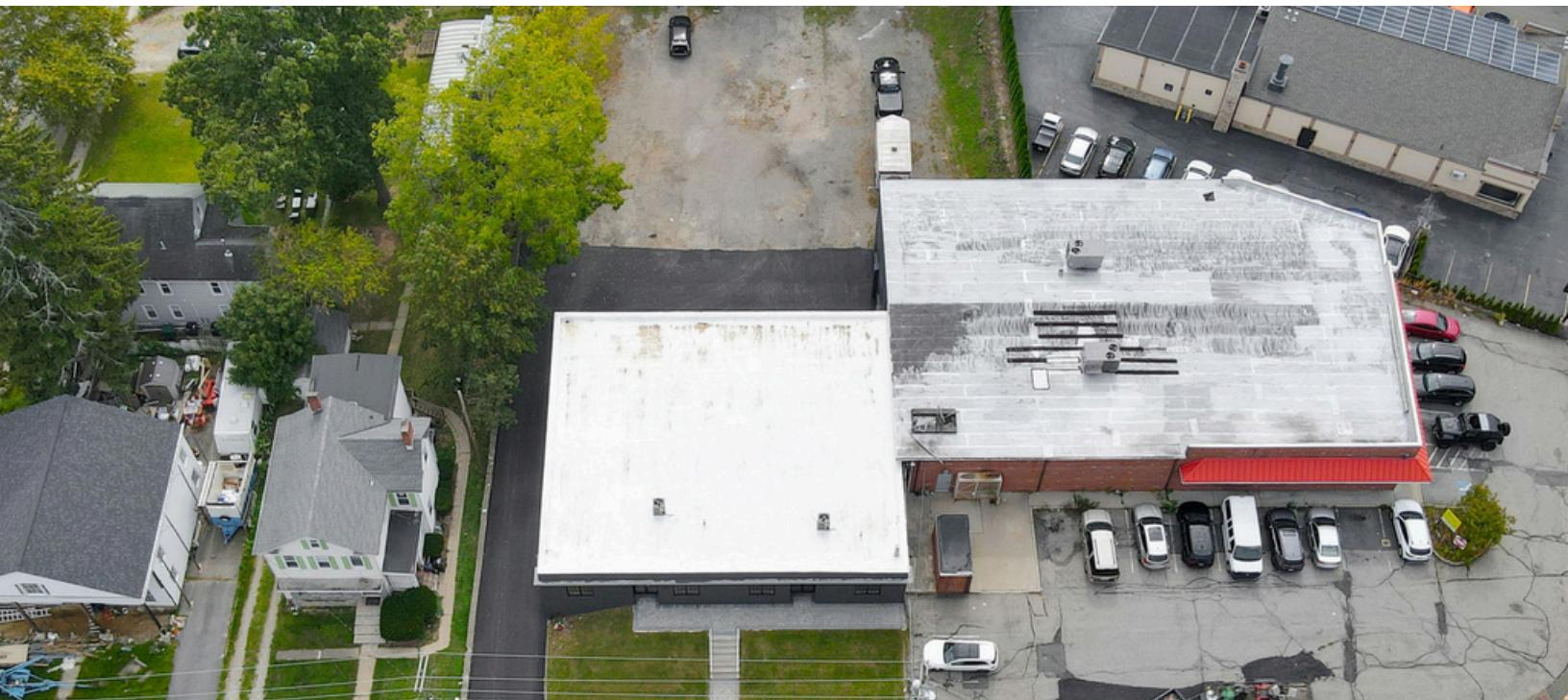
Negotiable based on lease

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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