

# 474 WILSON AVE

NEWARK, NEW JERSEY | **FOR LEASE**

**±5.5 IOS Acres**  
**±4,000 SF Office**

**±15,000 SF Warehouse**



- ±5.5 Demisable IOS Acres
- ±15,000 SF Warehouse
- ±4,000 SF Office
- 20 Loading Docks
- On-Site Bathroom
- I-3 Zoning
- Secure, Gated & Fenced
- Paved, Milled & Lit
- Flexible Terms & Parking
- Public Warehousing
- ±1.5 Miles to Port Newark
- ±1.5 Miles to Turnpike & EWR

**Exclusive Listing Brokers | Advance Industrial Group**

**ANTHONY RITTWAGER, SIOR, CCIM**  
Anthony@advanceindustrial.com  
609-454-6178

**EAMES DROMIACK**  
Eames@advanceindustrial.com  
609-454-0528

**ANTHONY FRED A**  
Anthony.Freda@advanceindustrial.com  
609-454-6477



# FLEXIBLE IOS SPACE

OUTDOOR STORAGE YARD | TRUCK PARKING

**±5.5 ACRES DIVISIBLE**

**PER TRUCK/TRAILER  
POSITION AVAILABLE**

- Up to ±5.5 IOS Acres Divisible
- Truck/Trailer Position Available
- On-Site Bathroom
- Office Available
- Plowing & Yard Maintenance Included
- Paved & Milled with Lighting
- Secure, Gated & Fenced
- Flexible Terms

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# WAREHOUSE SPACE

OFFICE & WAREHOUSE | DOCKS & TAILBOARDS

OFFICE ±4,000 SF

WAREHOUSE ±15,000 SF

TAILBOARDS  
20 TRAILER  
POSITIONS

- Flexible Terms
- 18' Clear Height
- 400 Amps Power
- Dry Sprinkler System
- 24/7 Guard Service
- 20 Docks & Trailer Positions
- With or Without Racking
- Public Warehousing Available

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# PRIME INDUSTRIAL SPACE

474 WILSON AVE, NEWARK, NEW JERSEY | **FOR LEASE**

## **FLEXIBLE OUTDOOR STORAGE YARD:**

- Up to ±5.5 IOS Acres Divisible
- Truck/Trailer Position Rates Available
- Paved & Milled with Lighting
- Secure, Gated & Fenced

## **OFFICE SPACE:**

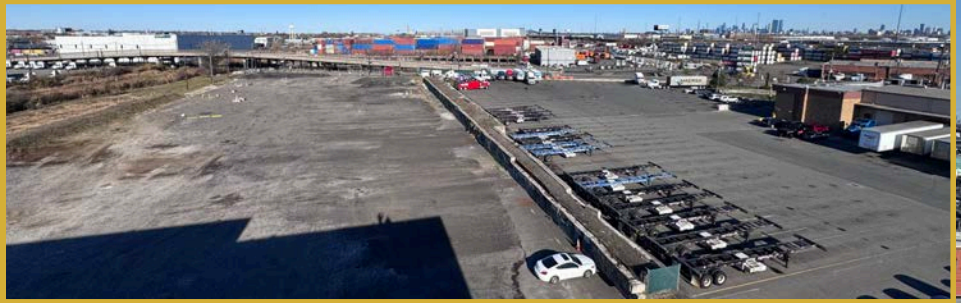
- ±4,000 SF Divisible

## **WAREHOUSE SPACE:**

- ±5,000 - ±20,000 SF Divisible
- 18' Clear Height
- 400 Amps Power
- Dry Sprinkler System
- 20 Docks & Trailer Positions
- With or Without Racking
- Public Warehousing Available

## **FREEZER & REEFER**

- Inquire for more information



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## POSITIONED AT THE HEART OF THE REGION'S LOGISTICS NETWORK

