



Commercial Building for Lease

920 Broadway
NEWARK, NJ

Building Size: +/-10,000 SF

Available Space: +/-10,000 SF

Lease Rate: \$11.00 PSF Modified Gross

Available: Vacant and ready for occupancy

Location: In close proximity to Route 280, Route 21, Route 3, The Garden State parkway and the NJ Turnpike

Features:

- Ceiling height: 22' clear span and +/- 15' clear span
- Tailboard loading platform for 3 trucks
- Electric power - 400 amps
- Fenced in off- street parking lot (+/- 4,500 SF)

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

David R. Williams

Senior Vice President

201-218-0658 cell

drwilliams@weichertcommercial.com

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

920 Broadway

Photos



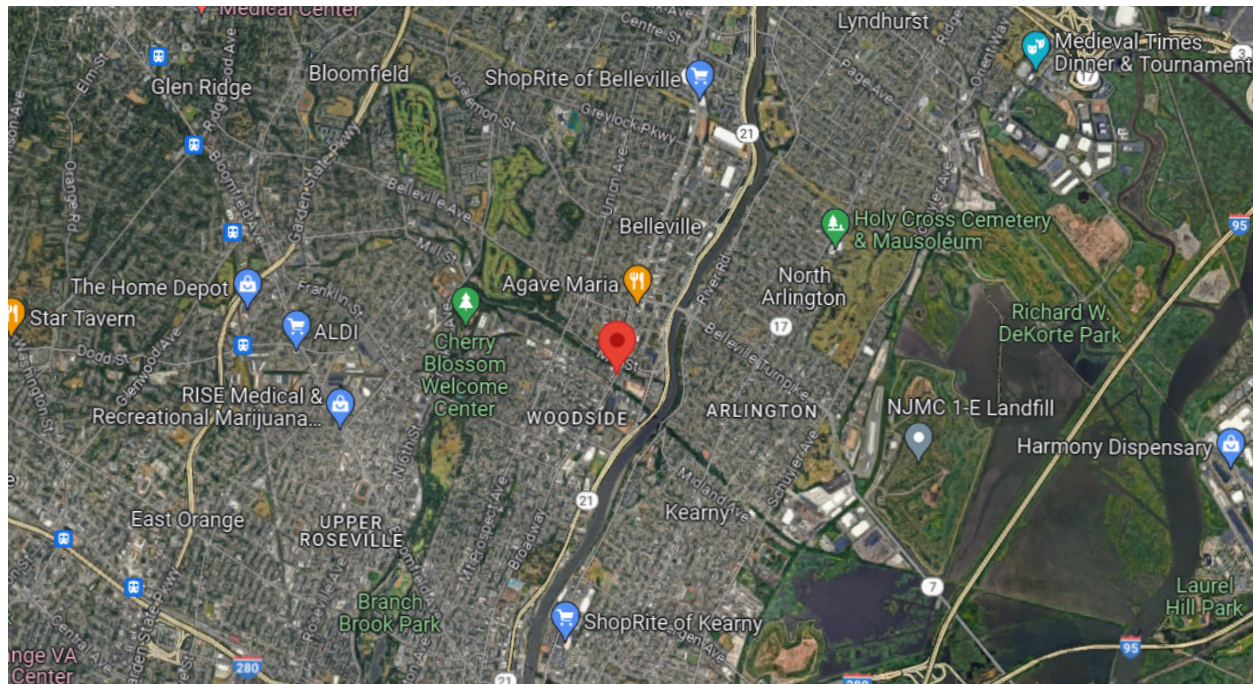
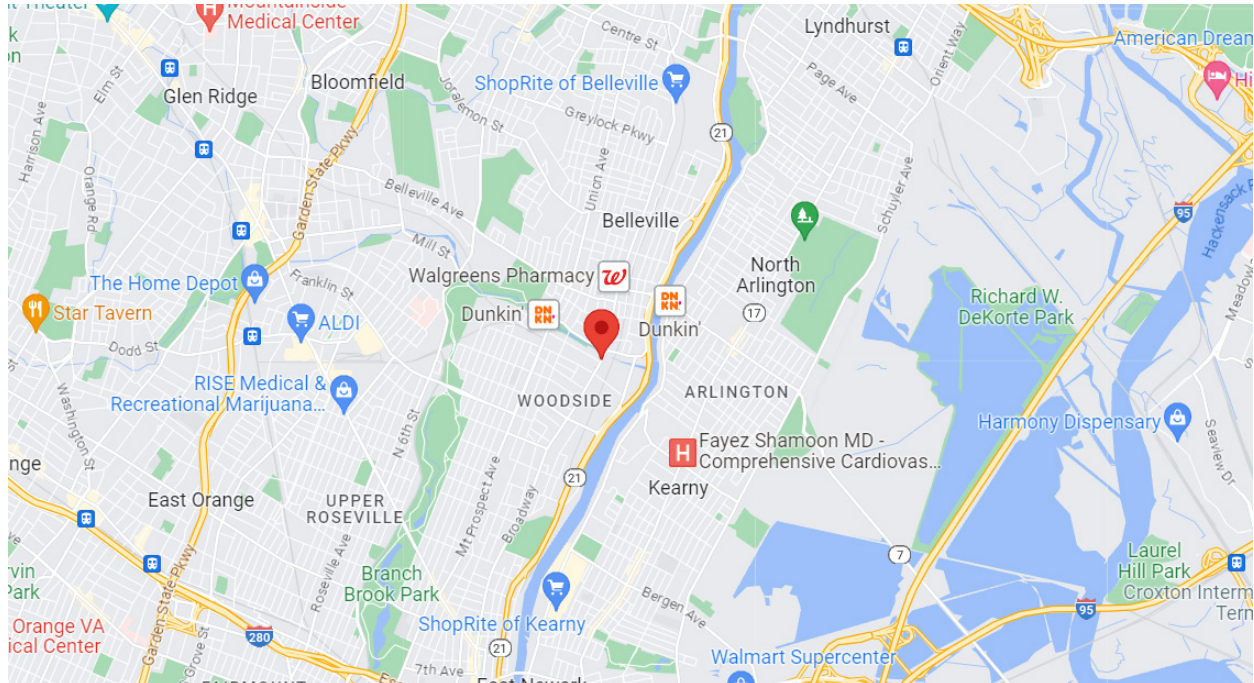
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Map & Aerial



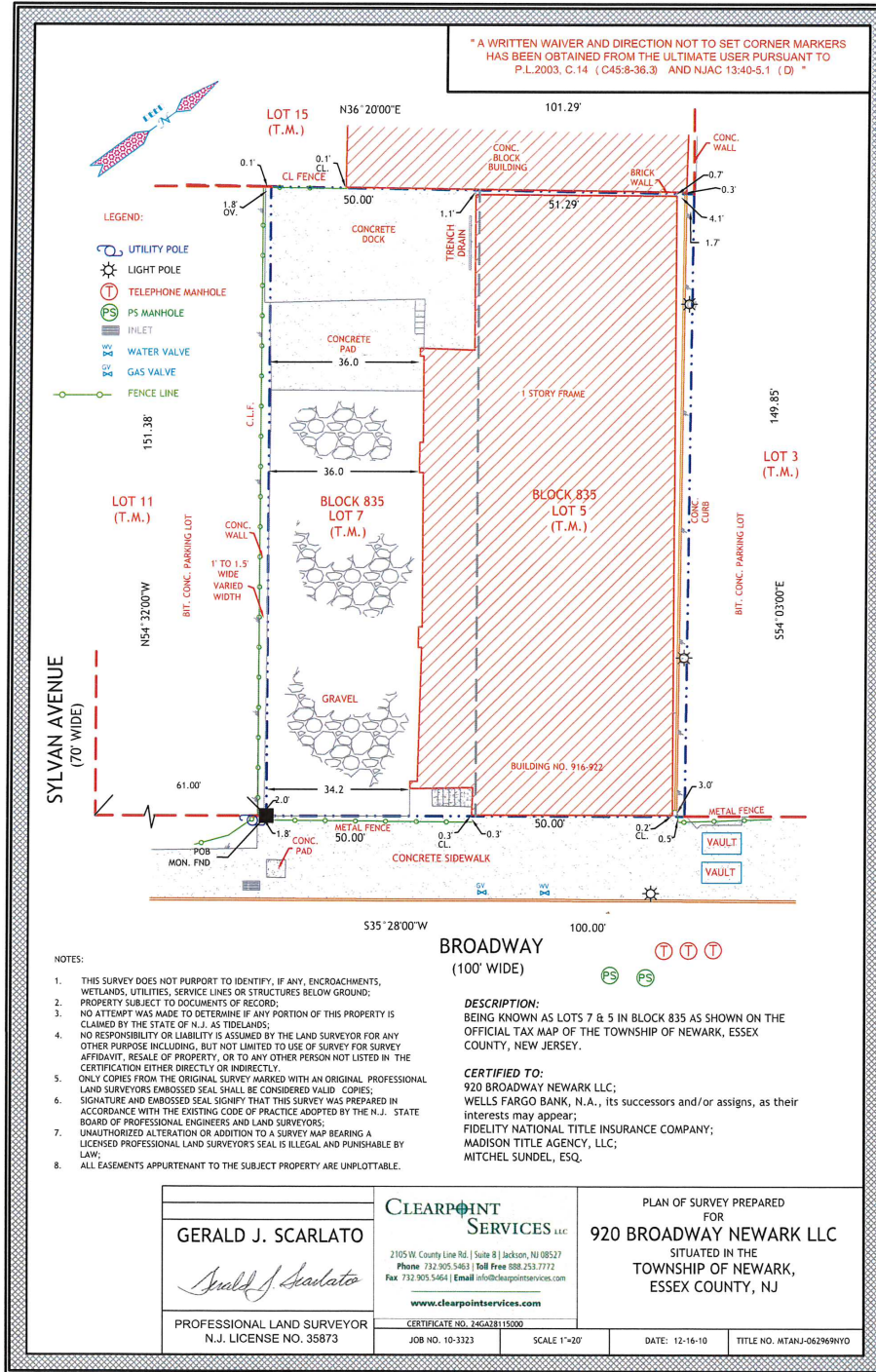
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Survey



Weichert

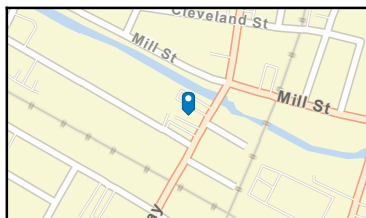
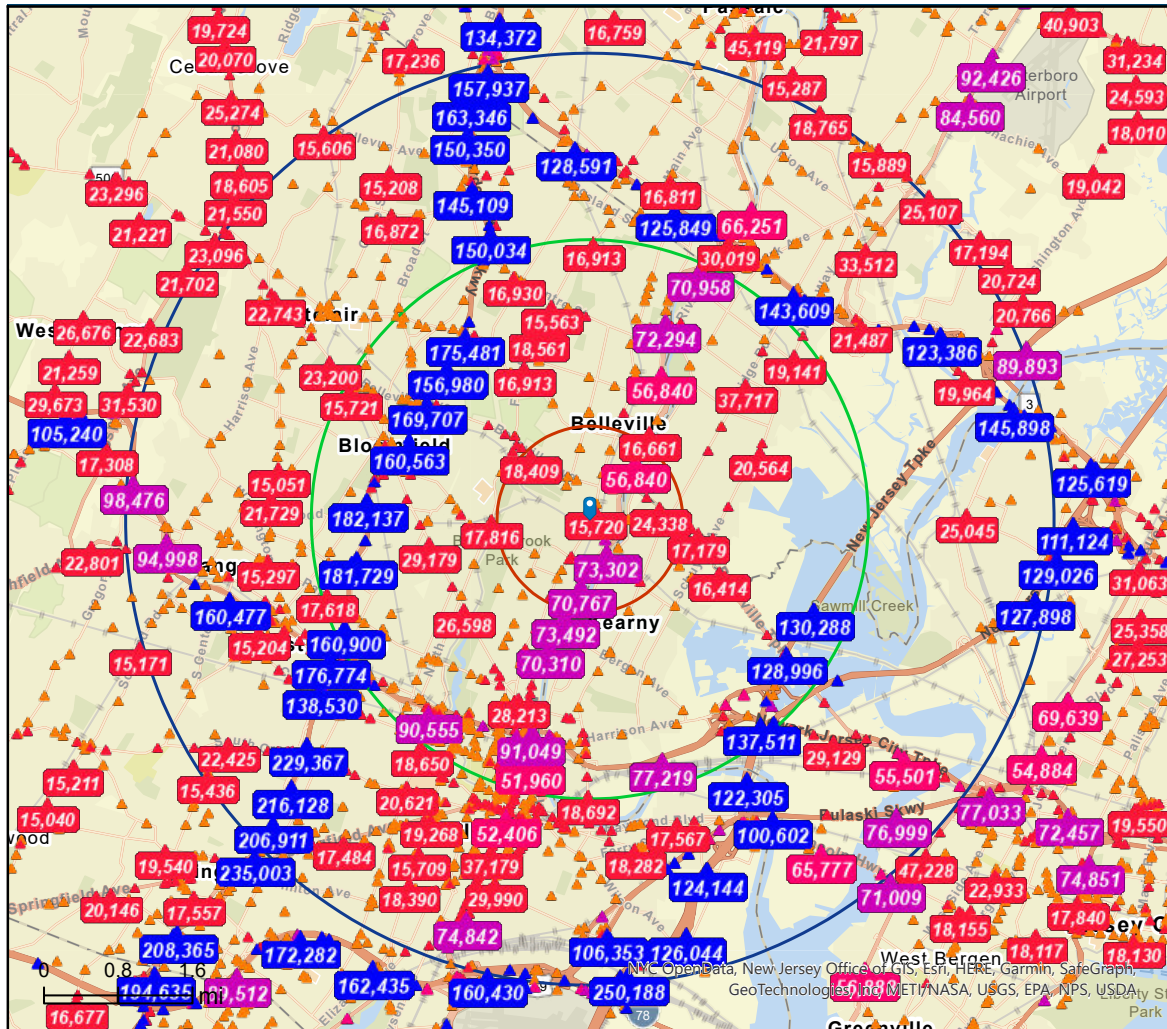
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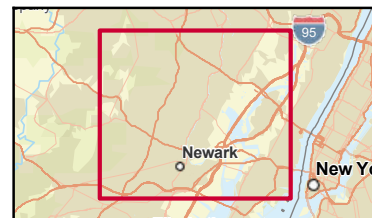
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Traffic Count



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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