

NEWARK WAREHOUSE FOR SALE  
290 ELIZABETH AVENUE  
NEWARK, NJ 07114



290 Elizabeth Avenue

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# EXECUTIVE SUMMARY

Lee & Associates is pleased to exclusively list for sale 290 Elizabeth Avenue, a 48,000 SF warehouse in Newark. Located less than 5 miles from Port Newark, this property has immediate access to all major trucking through fares. With a diverse range of tenants with a variety of lease terms, it allows the purchaser to have an immediate value-add component by increasing rents and term, or occupying a majority of the SF for their own business.



## PROPERTY HIGHLIGHTS



Immediate Access to Routes 78, 22, 21, and 1&9



Fully leased with substantial opportunity to increase rents and lease term



Located within Port North Submarket which has seen an increase of 36% rental growth rate year over year and currently experiencing 2.5% vacancy



### DISTANCES

1.5 Miles to Newark Airport

4.5 Miles to Port Newark

4 Miles from Midtown Manhattan

16 Miles from Brooklyn

# ASSET OVERVIEW

## 290 ELIZABETH AVENUE

Asking Price: \$10,500,000

Building Size: 48,000 SF

Price Per SF: \$218.75

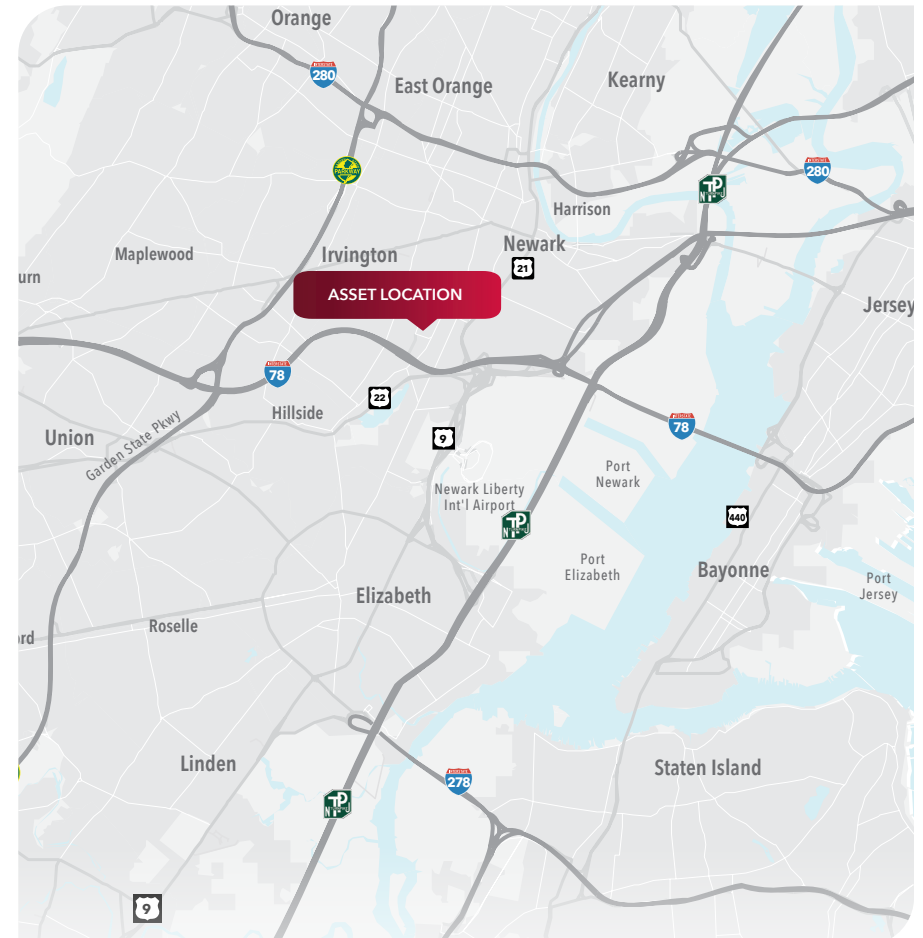
Ceiling Height: 12'-22'

Loading Docks: 2 Interior, 2 Exterior

Pro Forma Cap Rate: 7.12%

Zoning: Medium Industrial

Comments: Can Be Delivered Vacant At Close



# INTERIOR PHOTOS



290 ELIZABETH AVENUE



290 ELIZABETH AVENUE



# EXTERIOR PHOTOS



290 ELIZABETH AVENUE

**FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:**

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