

FOR LEASE

525 MAIN STREET

BELLEVILLE, NJ

UNIT 1A: 18,787 ± SQ FT. - UNIT 2A: 27,081 ± SQ FT. - UNIT 2B: 18,519 ± SQ FT.

CONTACT EXCLUSIVE BROKERS

ERIC LEWIN

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STACEY WELLINS

Mobile: (914) 907-4095
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MATT FAVIERI

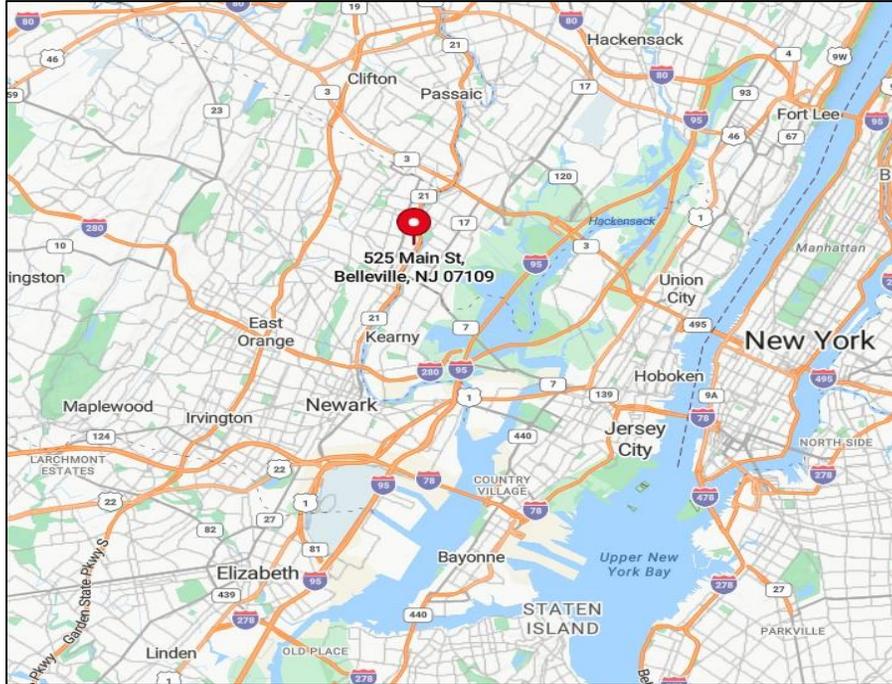
Mobile: (201) 956-2889
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SAFER Development
& Management



525 Main St. 1A, 2A & 2B // BELLEVILLE, NJ

Team Resources, as exclusive agent, is pleased to present three warehouse units totaling 64,324 +/- sf industrial space available for lease. Ideal for warehouse/distribution & manufacturing. Conveniently located near major highways (immediate access to Rt. 21 and 3.7 miles to Rt. 3).



PROXIMITY TO KEY LOCATIONS

| | | | |
|----------------|--------------|-------------|--------------|
| Port Newark | 10 +/- miles | NJ Turnpike | 7 +/- miles |
| Lincoln Tunnel | 11 +/- miles | GW Bridge | 17 +/- miles |

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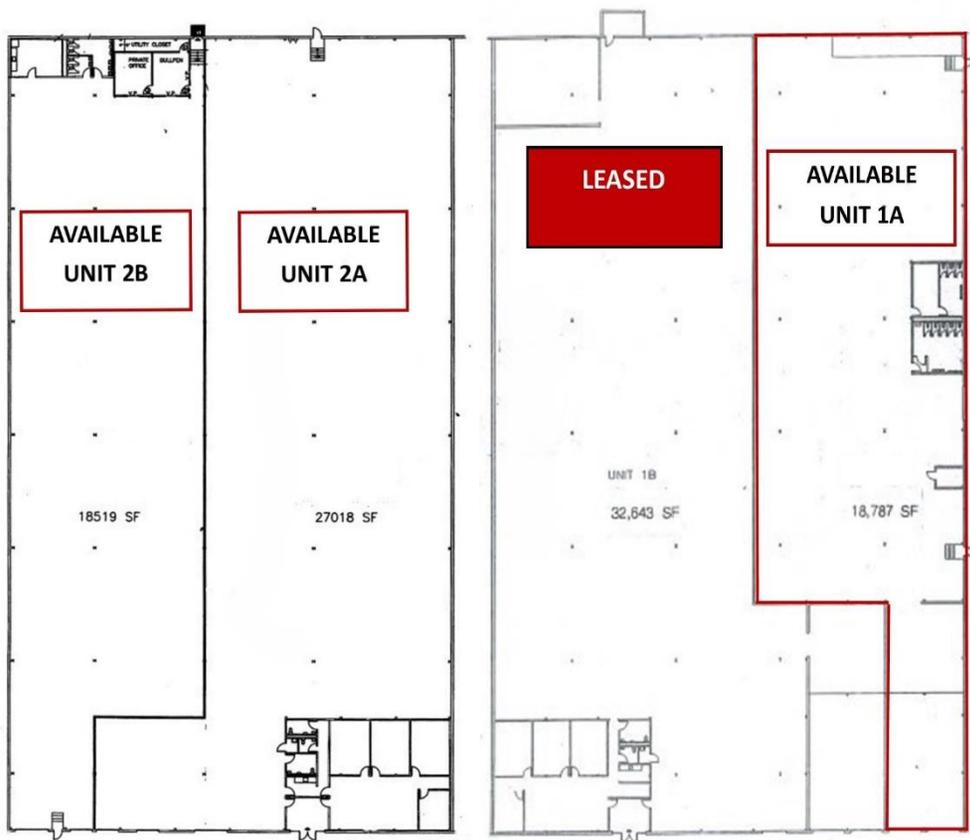
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Property Description

| | |
|------------------------------------|---|
| Building Size: | 200,000 +/- sq. ft. |
| Available: | Unit 1A – 18,787 +/- sq. ft. Unit 2A – 27,018 +/- sq. ft. Unit 2B – 18,519 +/- sq. ft. |
| Office Space: | Unit 1A – 900 +/- sq. ft. Unit 2A - 2,400 +/- sq. ft. Unit 2B – 900 +/- sq. ft. |
| Ceiling Height: | 14' clear |
| Power: | 400 amps |
| Loading: | Unit 1A – 2 loading docks Unit 2 A – 2 loading docks and 1 (12'x12') ramped drive-in. Unit 2B – 2 loading docks |
| Parking: | 25 cars/ 20 trailers |
| Column Span: | 40' x 40' |
| Sprinkler: | Wet - .5 GPM/2,000 SF density |
| Asking Rental: | \$14.00 nnn psf |
| Taxes / Opex: | \$1.60 psf (taxes) \$1.53 psf (opex) |
| Insurance/Common Utilities: | \$0.38 psf (insurance) \$0.12 psf (common utilities) |
| Occupancy: | April 1, 2026 |

All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



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