

FOR LEASE

250 PASSAIC STREET NEWARK, NJ

\$7.00 mg For 3 Years

43,221+/- SQ FT. 2nd FLOOR WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

Greg Sholom

Mobile (201) 755-2628

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Ron Sholom

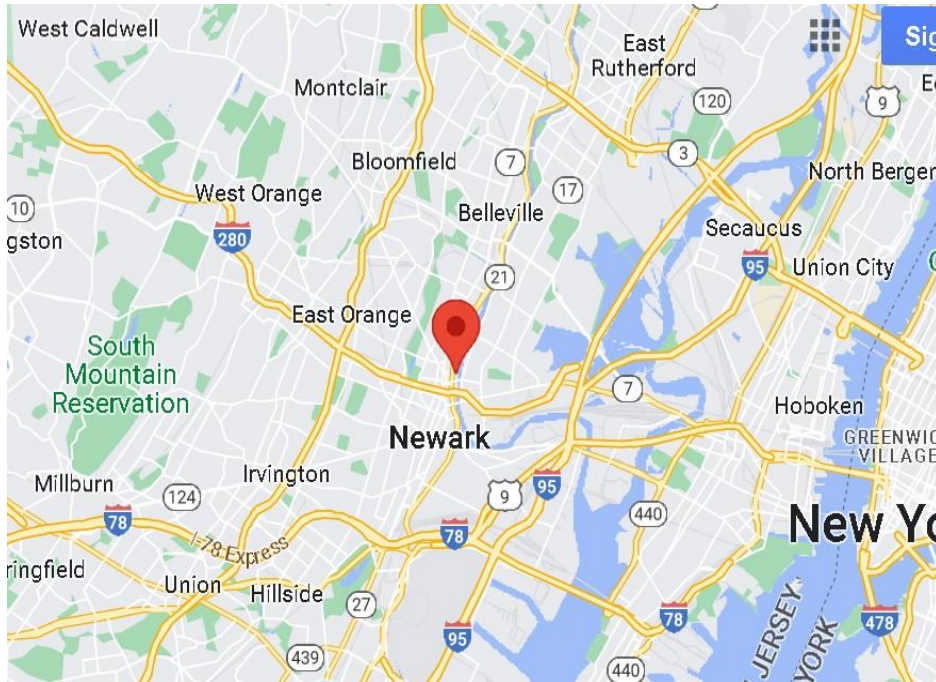
Mobile (201) 519-4300

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250 Passaic Street // Newark, NJ

Team Resources, as exclusive agent, is pleased to present this 2nd story property of 43,221 +/- Sq. Ft. for Lease. Has a large freight elevator (12,000 lbs. 9 Pallets). Fenced, Paved & Secured Parking Area. At Rt 21. Walk to train and bus. +/- 30 minutes to NYC.



PROXIMITY TO KEY LOCATIONS

Port Newark	5 +/- miles	NJ Turnpike 15 W	3 +/- miles
Lincoln Tunnel	10 +/- miles	GW Bridge	18 +/- miles

Property Description

Available Space:	43,221 +/- sq. ft. 2nd Floor Space
Ceiling Height:	17' - 18' clear
Loading Doors:	Dedicated tailboard doors
Column Spacing:	45' x 25'
Parking:	Ample cars & trailers
Sprinklers:	wet
Lease Price:	\$12.00 modified gross per sq. ft.
Occupancy:	Immediately

**Price reduced to
\$7.00 psf
Modified Gross
Taxes included
for 3 years**

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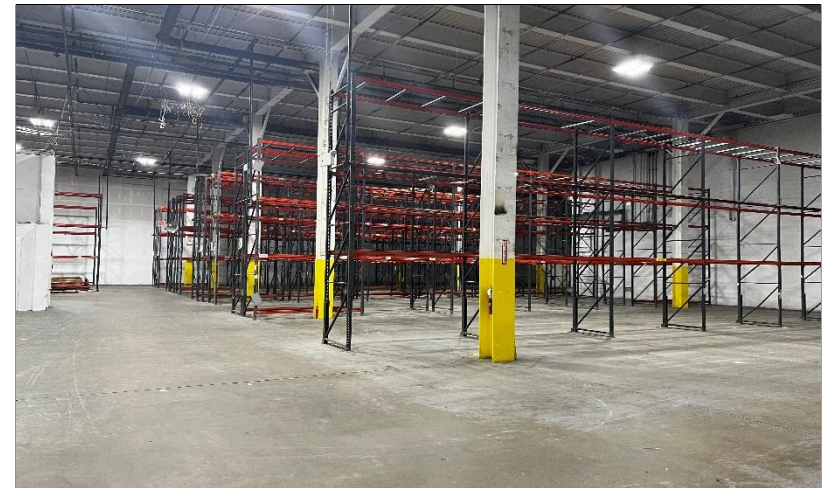
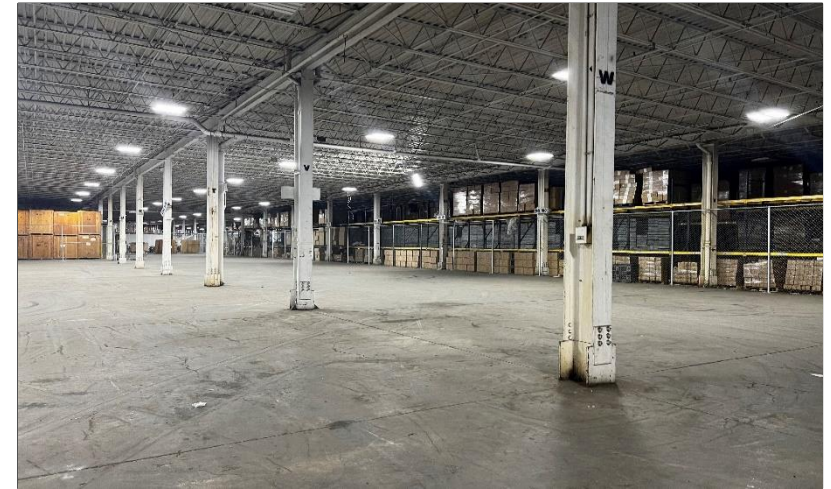
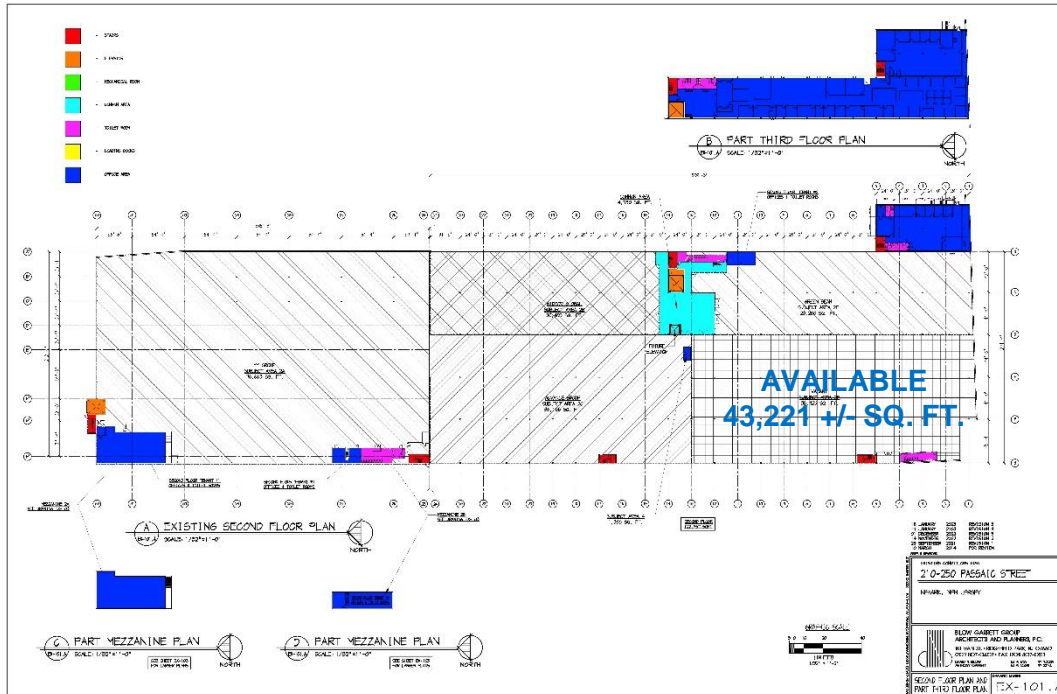
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Second Floor Plan



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