

480 Frelinghuysen Avenue Newark, NJ



+/- 156,875 SF Freestanding Flex Warehouse on +/- 5.7 acres



Building Specifications:

Total Building Size:	156,875 SF
Available Square Feet:	5,000 - 156,875 SF
Office Area:	To-Suit
Dock Doors:	7
Ceiling Height:	10'-12' Clear
Drive-in Doors:	14
Power:	2,000 amps, 480 volt
Parking:	1 acre fenced and paved

Permitted Uses (EWR-S Zone):

- **Flex Space, Light Industrial**
- **Light Manufacturing**
- **Wholesale Trade**
- **Data Center**
- **Automobile Rentals**
- **Operations Facilities for Bus/Taxicab/
Ambulance/Limousine**

For more information please contact:



Terry Armstrong | SVP
Elberon Development Group
(o) 908.272.7555 (c) 201.446.3613
terry@elberon.com

www.elberon.com

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Property Highlights:

- Direct Access to Exit 14A of the NJ Turnpike/I-95, I-78, Routes 1&9 and Route 22
- Direct Access to New Jersey Ports (2.5 miles)
- 1 mile from Newark Liberty International Airport
- Access to public transportation

NJ TURNPIKE I-95
~ 3 miles

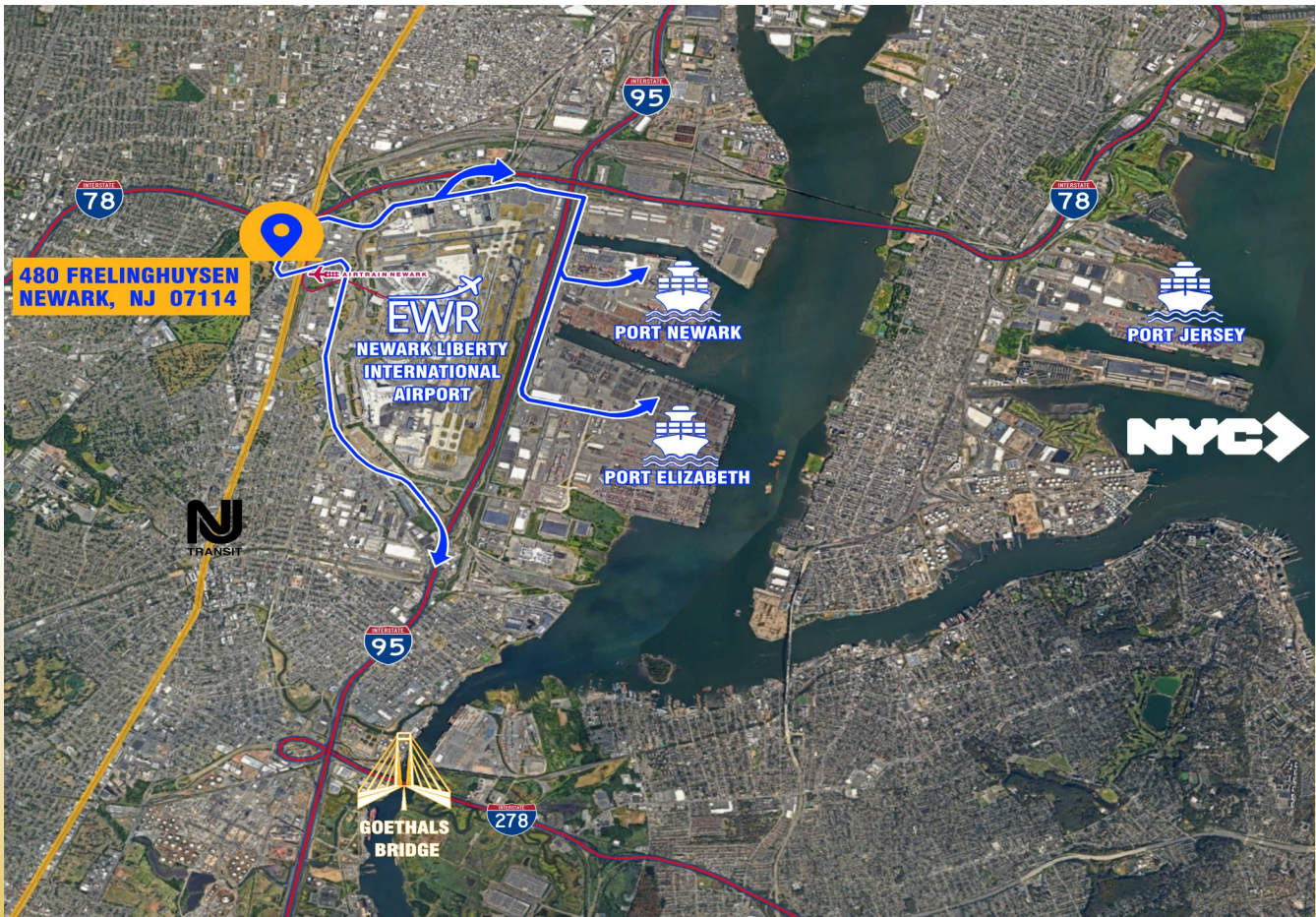
HOLLAND TUNNEL
~ 10 miles

GOETHALS BRIDGE
~ 10 miles

INTERSTATE 78
~ 2 miles

LINCOLN TUNNEL
~ 16 miles

G.W. BRIDGE
~ 21 miles



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