

+/- 55,472 SF Free-Standing Warehouse Available for Lease

**Fully Air-Conditioned** 



## SPECIFICATIONS

- 55,472 SF Total Building Size
- ♦ 55,472 SF Available
- 500 SF Total Office Space
- ♦ 30' Clear
- 8 Loading Docks
- 1 Drive-In Door
- ♦ 3 Rail Doors
- ♦ 40' x 49' Column Spacing
- Power: 400 amps, 480 volts
- Roof warranty through 2036
- Asking Price: \$14.50/SF NNN
- OPEX: \$5.05/SF

## LOCATION

- ♦ Routes 1 & 9 1 mile
- Newark Liberty Int'l Airport 1 mile
- Port Newark/Elizabeth 1 mile
- I-95/NJ Turnpike Exit 13A 1 mile
- ♦ I-78 approx. 3 miles

## 860 Fairmount Avenue ELIZABETH, NEW JERSEY



For more information please contact: Terry Armstrong | Senior Vice President Portview Realty Services, LLC (o) 908.272.7555 (c) 201.446.3613 terry@elberon.com | www.elberon.com Licensed Real Estate Broker



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