

INDUSTRIAL SPACE FOR SUBLEASE

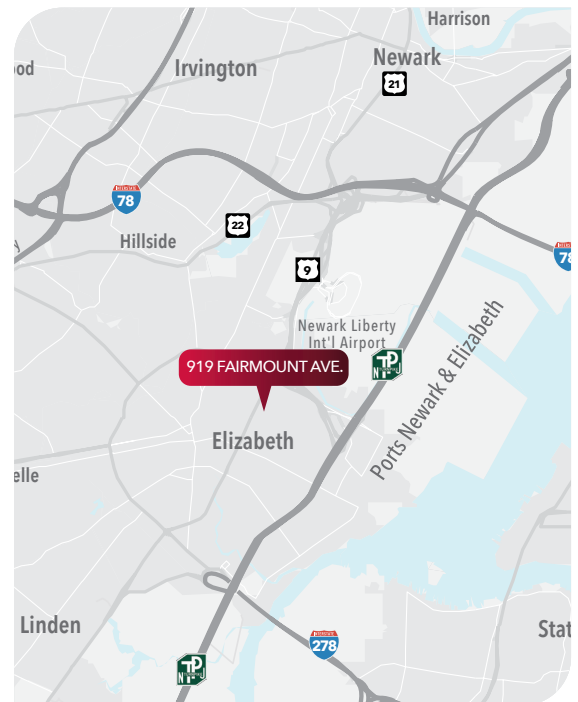
919 FAIRMOUNT AVENUE

ELIZABETH, NJ 07201



PROPERTY OVERVIEW

AVAILABLE SF:	54,000 SF - 64,390 SF
CEILING HEIGHT:	14' - 22' Clear
COLUMN SPACING:	25' x 40'
LOADING:	Up to 5 Loading Docks, 1 Drive-In
PARKING:	24+ Containers, 25+ Cars & Tractors
HEATING:	Gas
STORAGE:	Racking & Shelving Available (To Be Negotiated)
LOCATION:	<ul style="list-style-type: none">• Direct Access to I-95 Exit 13A, I-78, and Routes 1&9• ±3 Miles to Ports Newark & Elizabeth• ±1 Mile from Newark Liberty International Airport (EWR)



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Rick Marchisio
rick.marchisio@lee-associates.com
C 908.930.7306

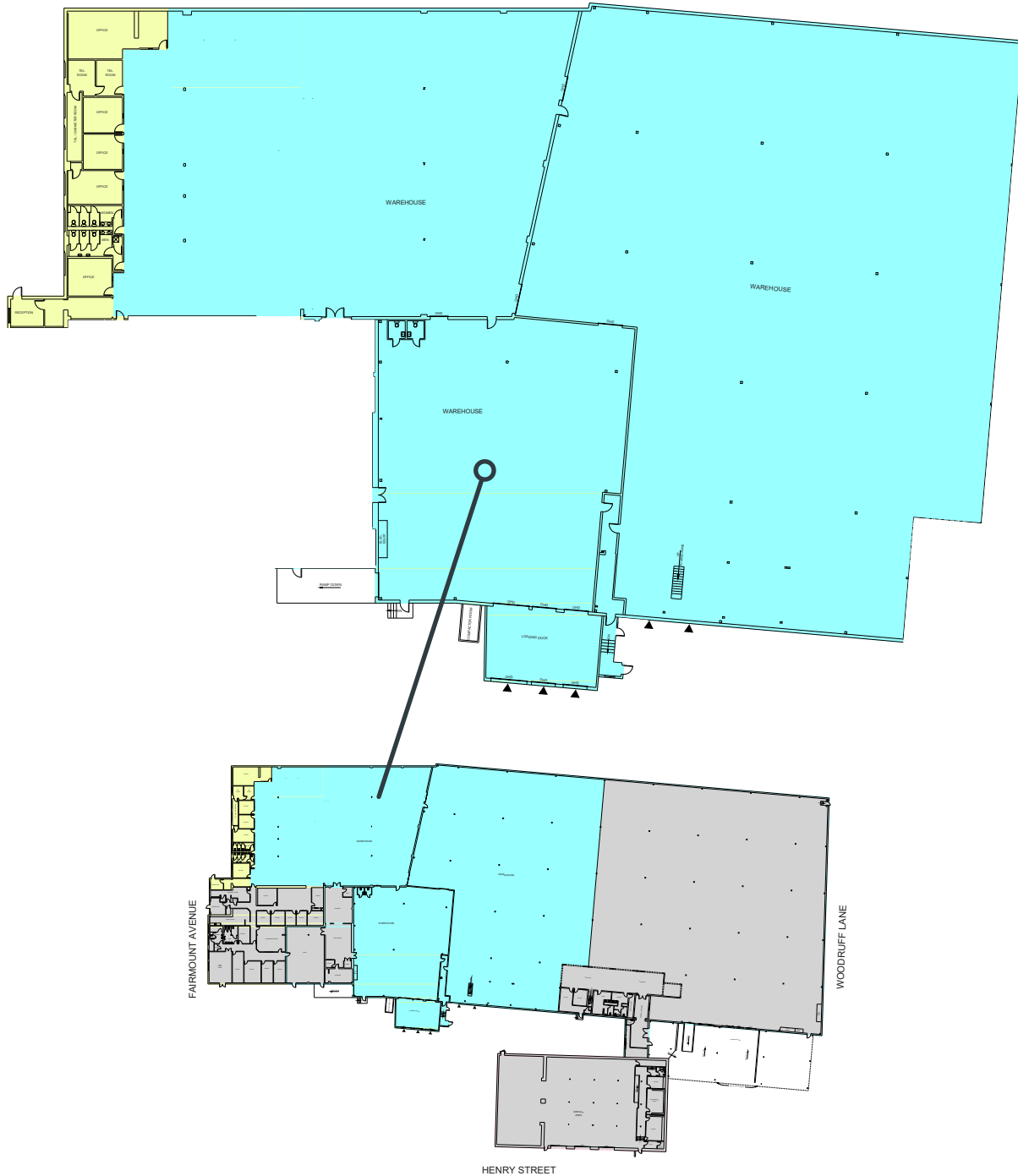
Drew Maffey
drew.maffey@lee-associates.com
D 973.406.2493

William Ziegler
wziegler@lee-associates.com
C 908.210.6476

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

INDUSTRIAL SPACE FOR SUBLEASE
919 FAIRMOUNT AVENUE
ELIZABETH, NJ 07201

SITE PLAN



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Matt Esposito
mesposito@lee-associates.com
C 973.294.4920

Joseph Komitor
jkomitor@lee-associates.com
C 347.684.4300

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.