

Ironbound Industrial

2 Avenue C | Newark, NJ 07114

FOR SALE Industrial Property



PRE
Real Estate Services



Offering Summary

Sale Price: \$4,500,000

Property Information

Occupancy:	Immediately
Zoning:	MX-2
Acreage:	.23
First Floor:	10,000 SF
Second floor:	5,000 SF
Access:	2 drive-ins
Taxes:	\$15,590.50

Property Description

We are proud to introduce this garage facility available for sale. This is an opportunity for businesses seeking a strategic location to downsize, expand or establish their operations in this area. Consisting of 15,000 sq ft of warehouse space on .23 acres, Equipped with 2 drive-ins, one unit has 5,000 sq ft with 14' ceilings and the other is 5,000 sq ft with 29' ceilings. The building is equipped with heavy power, crane, compressors, paint booth and offices.

The Owner would consider financing opportunities for the appropriate Buyer.

The property is within the MX-2 (Mixed-Use-Medium-Density Res/Comm/Ind) zone making it suitable for various industrial purposes such as Truck terminal repairs and maintenance, retail showroom of construction, equipment and parts sales, manufacturing, and various local retail businesses.

Situated in the Ironbound section of Newark, this property is located in a perfect area for the right business.

Please feel free to contact us to discuss. We are happy to help.

Jason Marzano

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John Notte

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