

NEWARK WAREHOUSES FOR SALE - INDIVIDUALLY OR AS PORTFOLIO
337-351 SHERMAN AVE. & 290 ELIZABETH AVE.
NEWARK, NJ 07114



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EXECUTIVE SUMMARY

Lee & Associates is pleased to exclusively list for sale 2 warehouse properties, that are 48,000 SF and 151,000 SF. These properties can be purchased individually or together as a portfolio. Totalling more than 199,000 SF, and located less than 5 miles from Port Newark, these properties have immediate access to all major trucking through fares. With a diverse range of tenants with a variety of lease terms, it allows the purchaser to have an immediate value-add component by increasing rents and term, or occupying a majority of the SF for their own business.



PROPERTY HIGHLIGHTS



Immediate Access to Routes 78, 22, 21, and 1&9



Fully leased portfolio, with substantial opportunity to increase rents and lease term



Located within Port North Submarket which has seen an increase of 36% rental growth rate year over year and currently experiencing 2.5% vacancy



DISTANCES

1.5 Miles to Newark Airport
4.5 Miles to Port Newark
4 Miles from Midtown Manhattan
16 Miles from Brooklyn

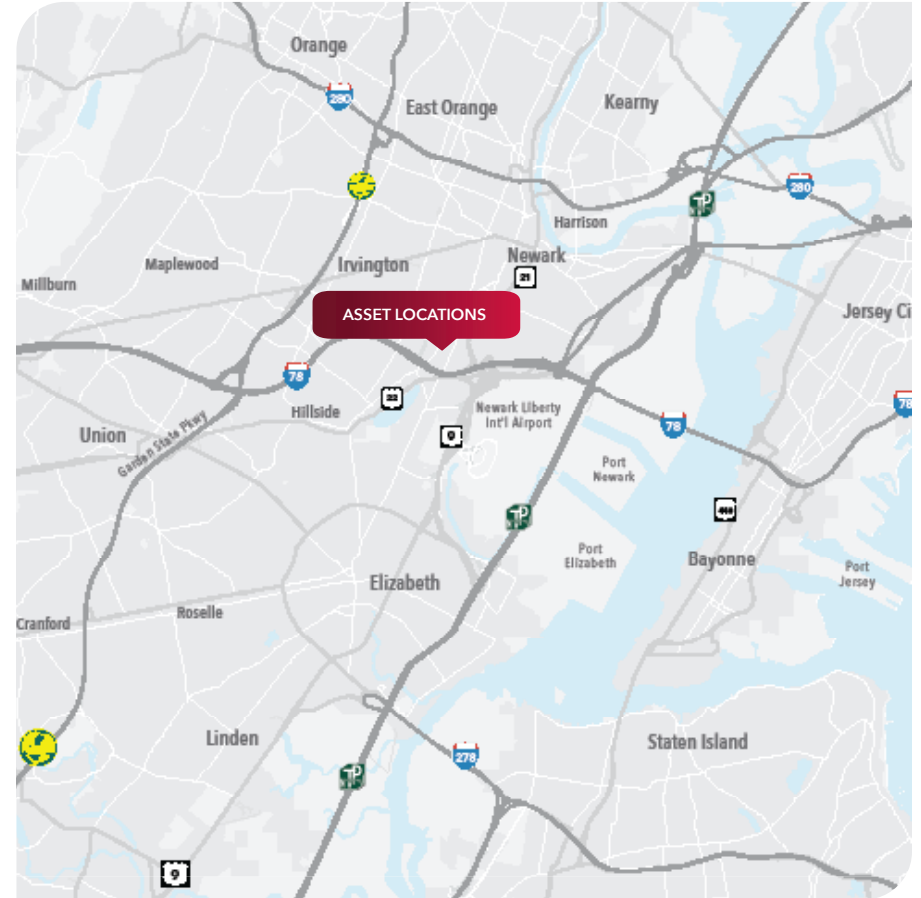
ASSET OVERVIEW

290 ELIZABETH AVE.

Asking Price:	\$10,500,000
Building Size:	48,000 SF
Price Per SF:	\$218.75
Ceiling Height:	12'-22'
Loading Docks:	2 Interior, 2 Exterior
Pro Forma Cap Rate:	7.12%
Zoning:	Medium Industrial
Comments:	Can Be Delivered Vacant At Close

337-351 SHERMAN AVE.

Asking Price:	\$20,800,000
Building Size:	151,000 SF
Price Per SF:	\$137.75
Ceiling Heights:	16' 1st Floor, 11' Floors 2, 3 & 4
Loading Docks:	5 Exterior, 8 Interior
Pro Forma Cap Rate:	7.5%
Freight Elevators:	2
Zoning:	Medium Industrial
Comments:	Brand New Roof



INTERIOR PHOTOS



290 ELIZABETH AVE.



337-351 SHERMAN AVE.



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290 ELIZABETH AVE.



337-351 SHERMAN AVE.



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EXTERIOR PHOTOS



337-351 SHERMAN AVE.



290 ELIZABETH AVE

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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