

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

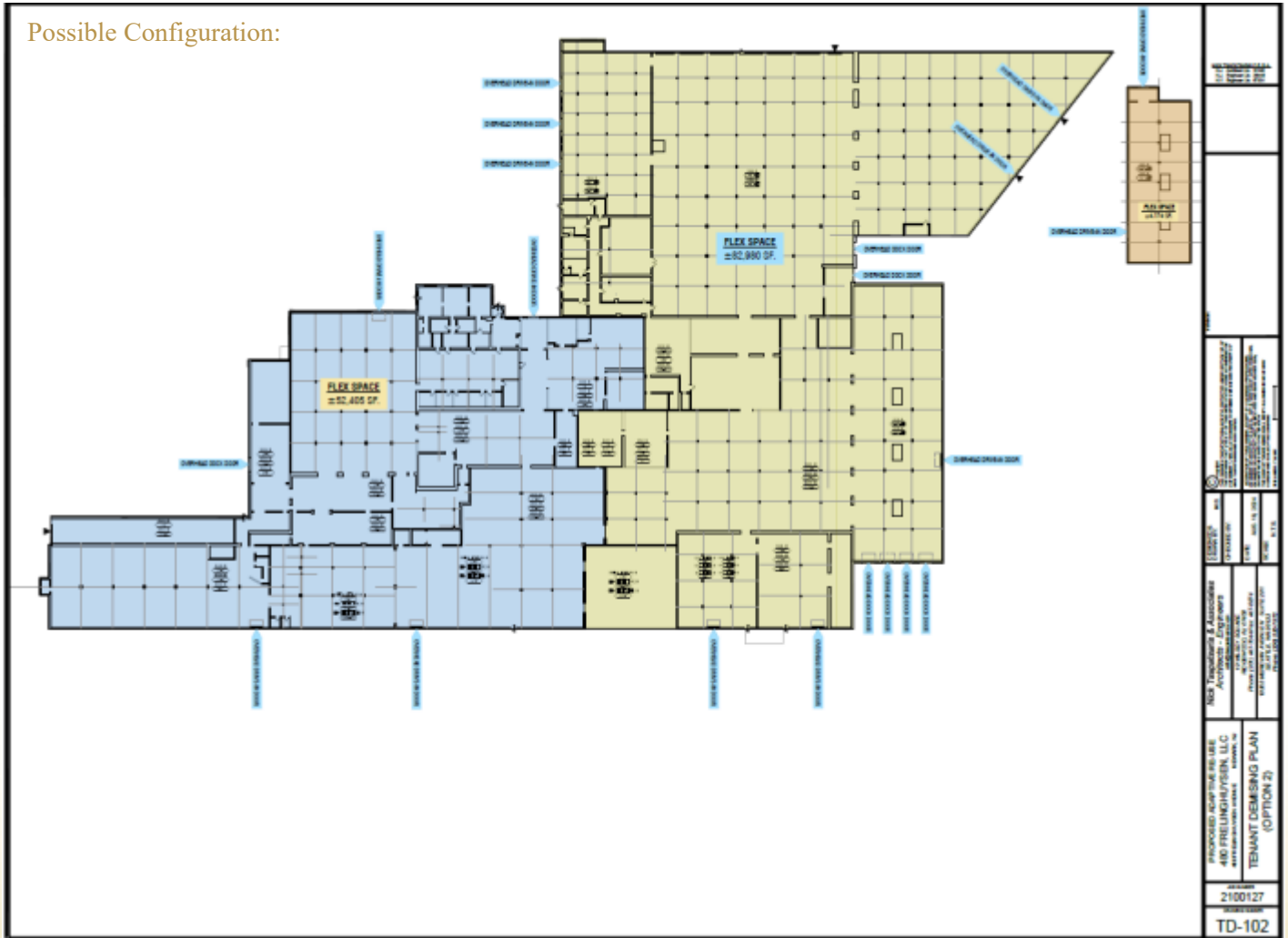
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## Floor Plan:



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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

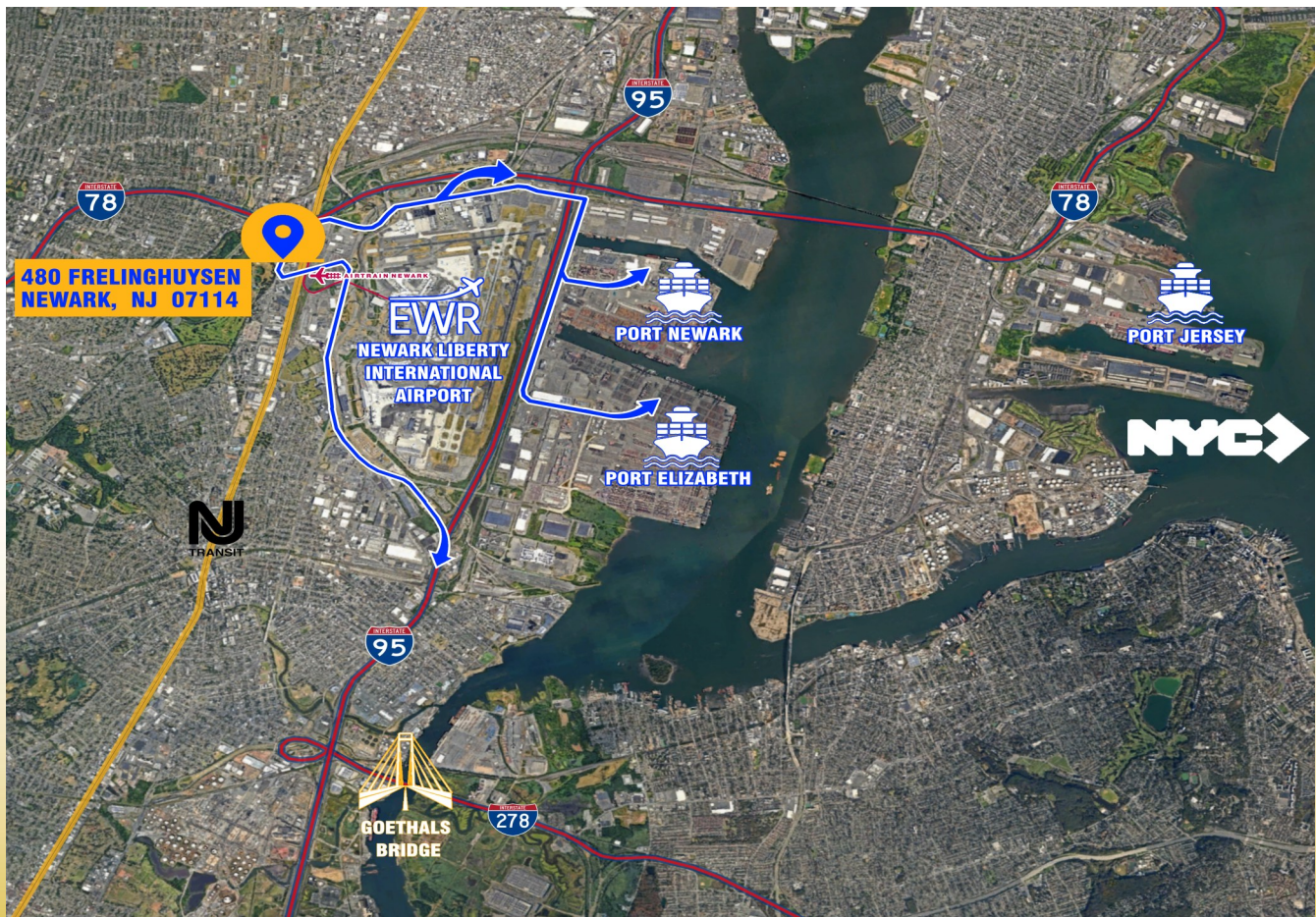
**HOLLAND TUNNEL**  
~ 10 miles

**GOETHALS BRIDGE**  
~ 10 miles

**INTERSTATE 78**  
~ 2 miles

**LINCOLN TUNNEL**  
~ 16 miles

**G.W. BRIDGE**  
~ 21 miles



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