FOR LEASE



CONTACT EXCLUSIVE BROKER

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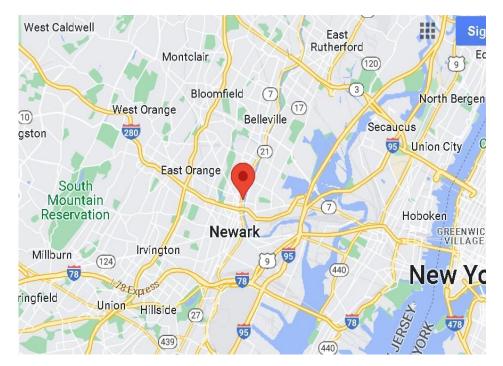


1050 Wall Street West | Lyndhurst, NJ 07071 · info@teamresourcesinc.com | 201.438.1177

Executive Summary

210 Passaic Street // Newark , NJ

Team Resources, as exclusive agent, is pleased to present this 2-story property of 160,000 +/- Sq. Ft. for lease. It has a 12,000 lb. 19' x 12' freight elevator and new LED lighting throughout.. At Rt 21. Walk to train and bus. +/- 30 minutes to NYC.



PROXIMITY TO KEY LOCATIONS

Port Newark	5 +/- miles
Lincoln Tunnel	10 +/- miles

NJ Turnpike 15 W GW Bridge

3 +/- miles 18 +/- miles

Property Description

Available Space:	160,000 +/- sq. ft.
	80,000 +/- sq. ft First Floor
	80,000 +/- sq. ft Second Flo
Office Space:	5,000 +/- sq. ft.
Ceiling Height:	16' clear
Loading Doors:	14 tailboard doors
Column Spacing:	60' x 60' & 60' x 28'
Parking:	Cars & trailers
Sprinklers:	Wet
Lease Price:	First Floor: \$14.00 psf net
	Second Floor: \$10.00 p.s.f. ne
	Price Reduced
Price Reduced to \$13.50 psf Modified gross Ground Floor Taxes included	to \$9.75 psf Modified gross Second Floor Taxes included

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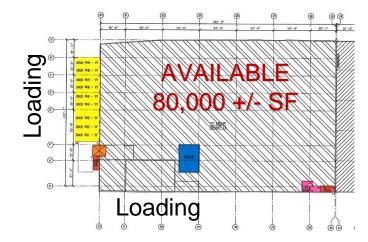
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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

PHOTOS & PLANS

210 Passaic Street // Newark , NJ

First Floor Plan



Second Floor Plan



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