

FOR LEASE

210 PASSAIC STREET NEWARK, NJ

Available
160,000 +/- SF

160,000+/- SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

Greg Sholom

Mobile (201) 755-2628

gsholom@teamresourcesinc.com

David Cantor

Mobile (201)314-2495

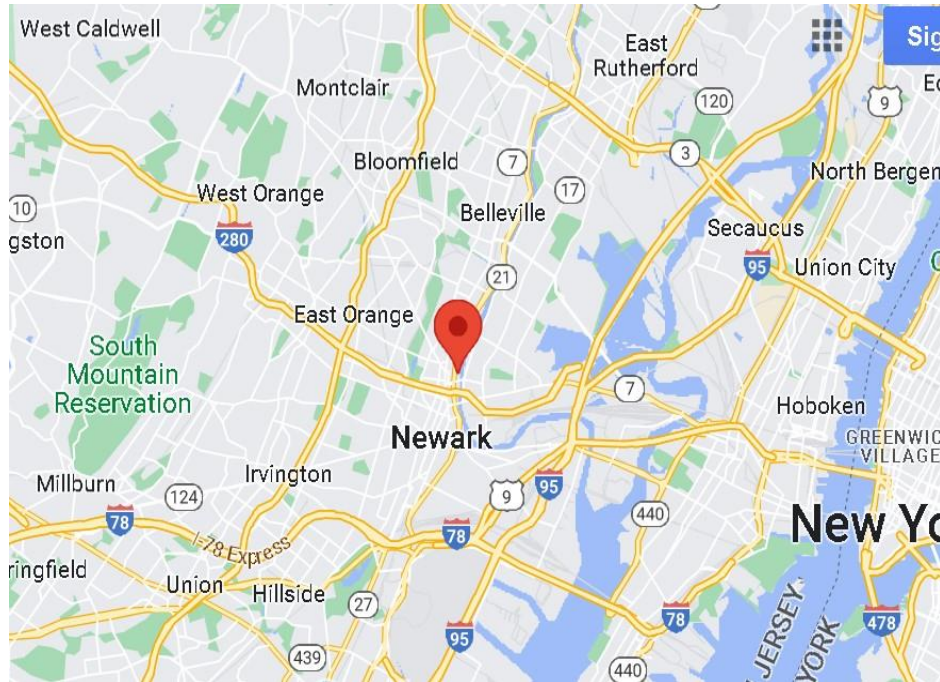
dcantor@teamresourcesinc.com



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	NJ Turnpike 15 W	3 +/- miles
Lincoln Tunnel	10 +/- miles	GW Bridge	18 +/- miles

Property Description

Available Space:	160,000 +/- sq. ft. 80,000 +/- sq. ft. - First Floor 80,000 +/- sq. ft. - Second Floor
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. net

Price Reduced to \$13.50 psf Modified gross Ground Floor Taxes included

Price Reduced to \$9.75 psf Modified gross Second Floor Taxes included

CONTACT EXCLUSIVE BROKER

Greg Sholom

Mobile (201) 755-2628

gsholom@teamresourcesinc.com

David Cantor

Mobile (201) 314-2495

dcantor@teamresourcesinc.com



210 Passaic Street // Newark, NJ

First Floor Plan



Second Floor Plan



CONTACT EXCLUSIVE BROKER

Greg Sholom

Mobile (201) 755-2628

gsholom@teamresourcesinc.com

David Cantor

Mobile (201) 314-2495

dcantor@teamresourcesinc.com

