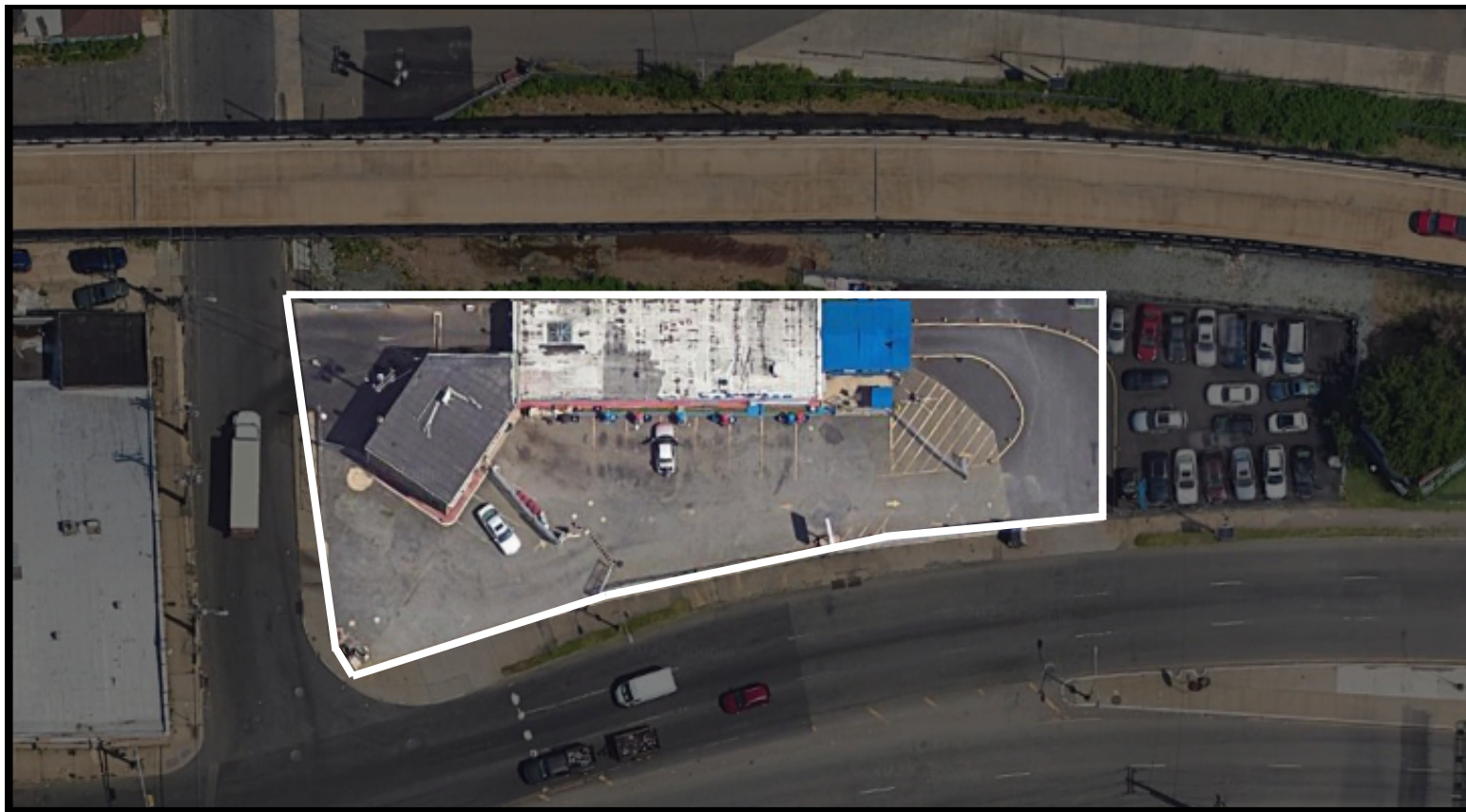


203-221 Raymond Boulevard

Newark, NJ 07105

FOR SALE & LEASE | Industrial Property



Property Description

Comprising of a 4,970 SF building on 0.44 acres of land, which is at grade level and fully paved making it conducive for heavy equipment. The building is currently being utilized as a fully operational car wash, which consist of two drive-in over head doors allowing easy access for machinery, 12' ceiling heights, storage for equipment and office space. Located within the Medium Industrial (I-2) zone, the property permits various industrial uses that are closely correlated with retail and manufacturing firms.

The site includes onsite LED lighting throughout the property and offers a separate ingress and egress for efficient operations. Additionally, the property is powered by 600 amps of electrical service, supporting a wide range of equipment and operational needs.

For additional details or to arrange a site visit, please contact us. We are happy to help you find a property for your business operations.

Offering Summary

Lot Size:	0.44 Acre
Building Size:	4,972 SF
Usable Building Area:	2,700 SF
Building Details:	<ul style="list-style-type: none">• Two Drive in overhead Doors• Power Wash Bay Equipment• Office Space
Ceiling Height:	12'
Zoning:	I- 2 (Industrial Medium)
Property Improvements:	<ul style="list-style-type: none">• Fully Paved• LED lighting• Separate Ingress & Egress
Power:	600 Amps of Service
Taxes (2024)::	\$1100/Month
Availability:	Immediately

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