

181 40TH STREET

18140THSTREET.COM

181 40th Street
Irvington, NJ 07111



FOR LEASE

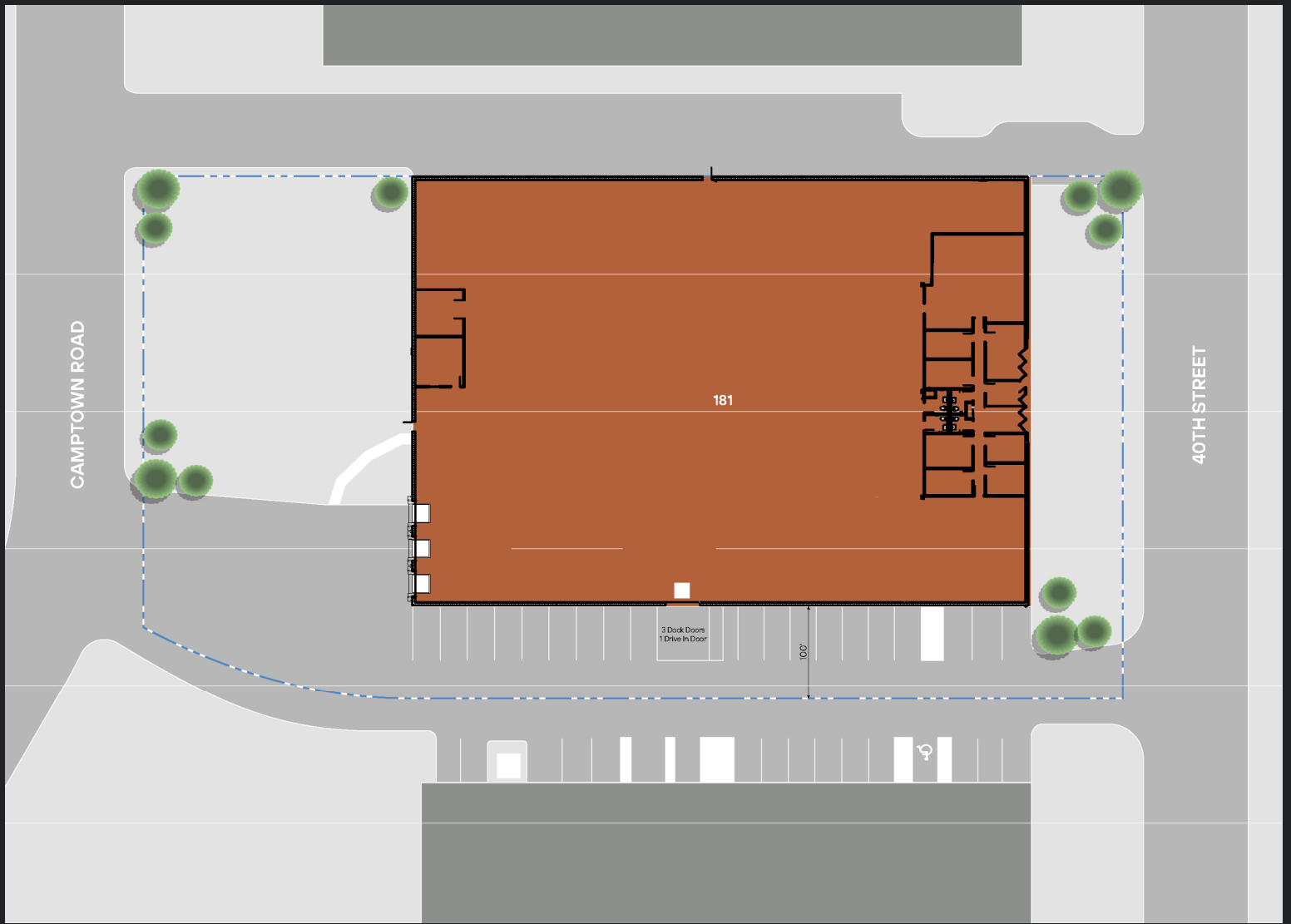
INDUSTRIAL

±28,940 SF



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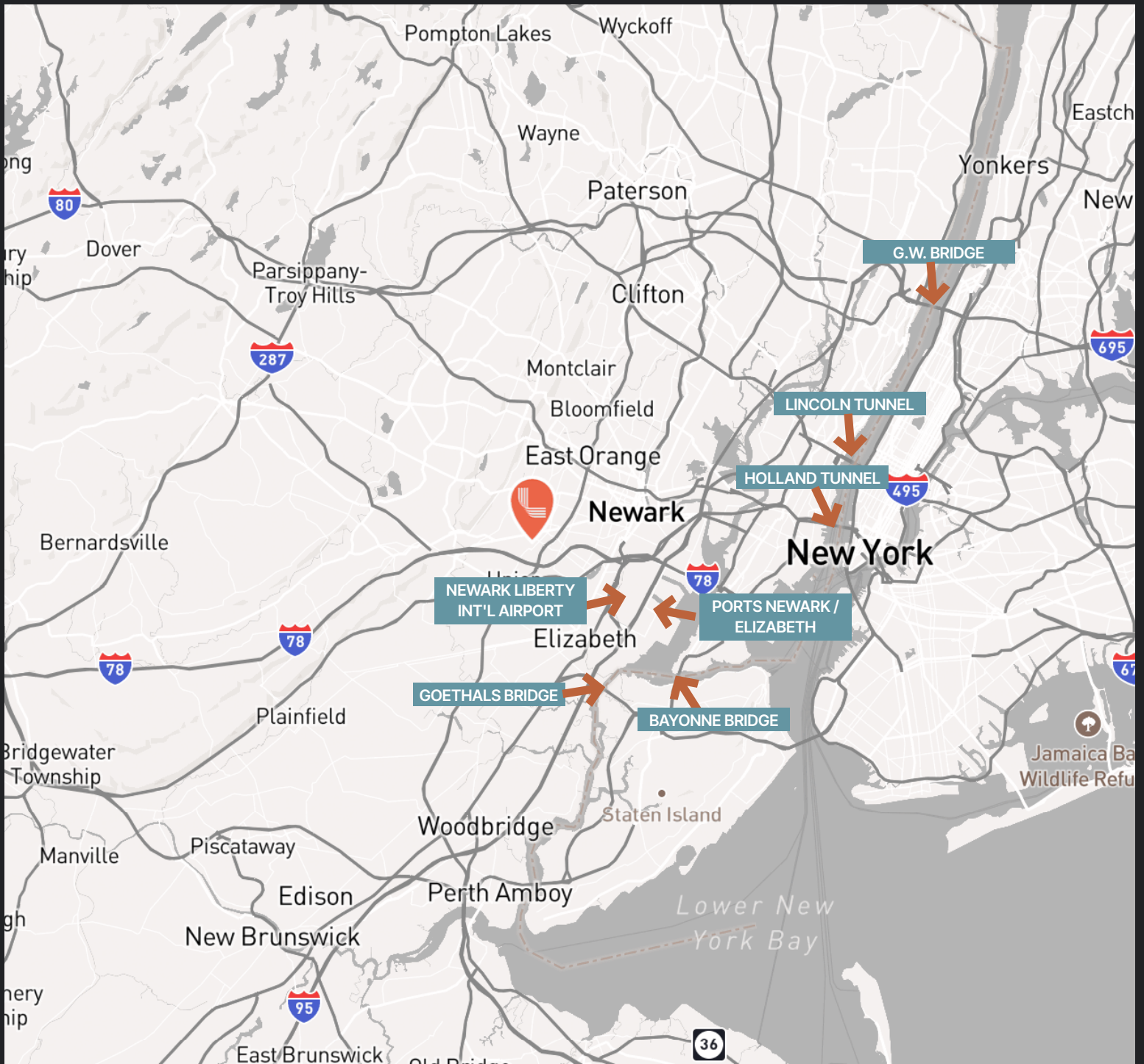
181 40TH STREET

A versatile 28,940 SF industrial facility situated on 1.34 acres in the heart of Essex County. Zoned M-1, this property is ideal for manufacturing, warehousing, or logistics operations. It offers excellent proximity to major highways, Newark Liberty International Airport (just 10 minutes away), and NJ Transit commuter rail stations.

SPECIFICATIONS

Total Building Size	28,940 SF (210' x 140')
Office Size	3,096 SF
Ceiling Height	22' Clear
Column Spacing	34' x 34'
Loading	3 Dock Doors / 1 Drive-in Door
Car Parking	20 spaces
Power	800 amps, 120/208 volts, 3p

AVAILABLE NOW



- ➔ New Jersey Turnpike Interchange 14
• 5.5 miles – approx. 12 minutes
- ➔ Newark Liberty International Airport
• 6.8 miles – approx. 16 minutes
- ➔ Ports Newark & Elizabeth
• 7.1 miles – approx. 19 minutes
- ➔ Holland Tunnel
• 13 miles – approx. 25–30 minutes
- ➔ Lincoln Tunnel
• 16.8 miles – approx. 29 minutes
- ➔ George Washington Bridge
• 22.6 miles – approx. 27 minutes
- ➔ Bayonne Bridge
• 10 miles – approx. 15 minutes
- ➔ Goethals Bridge
• 13.9 miles – approx. 23 minutes
- ➔ Midtown Manhattan
• 19.3 miles – approx. 46 minutes

CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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