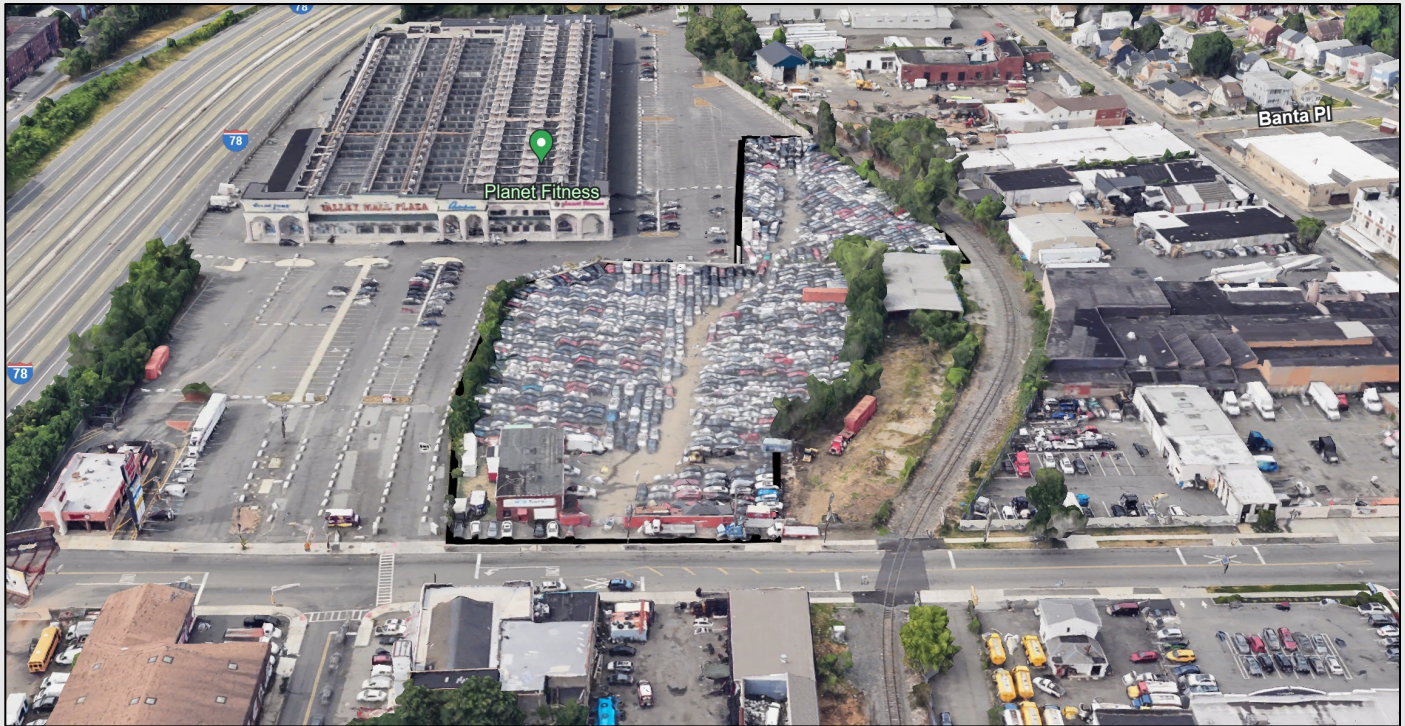




COMMERCIAL

498 Chancellor Ave, Irvington NJ 07111 FOR LEASE Industrial Property



Offering Summary

Lease Rate:	Negotiable
Acres	3.75 Acres
Available SF:	163,360 SF
Building SF:	3,500 SF
Office Space:	1,000 SF

Property Information

Occupancy	August 2024
Zoning	Heavy Industrial
Drive-Ins:	3 Drive-Ins
Ceiling Height	18'
Class:	B
Power:	Heavy 3 – Phase
Utilities:	Water, Sewer Service, and Natural Gas
Property Improvements:	Graded with millings, LED Lighting, automatic sliding gate, gated premise



Giuseppe Margiottiello
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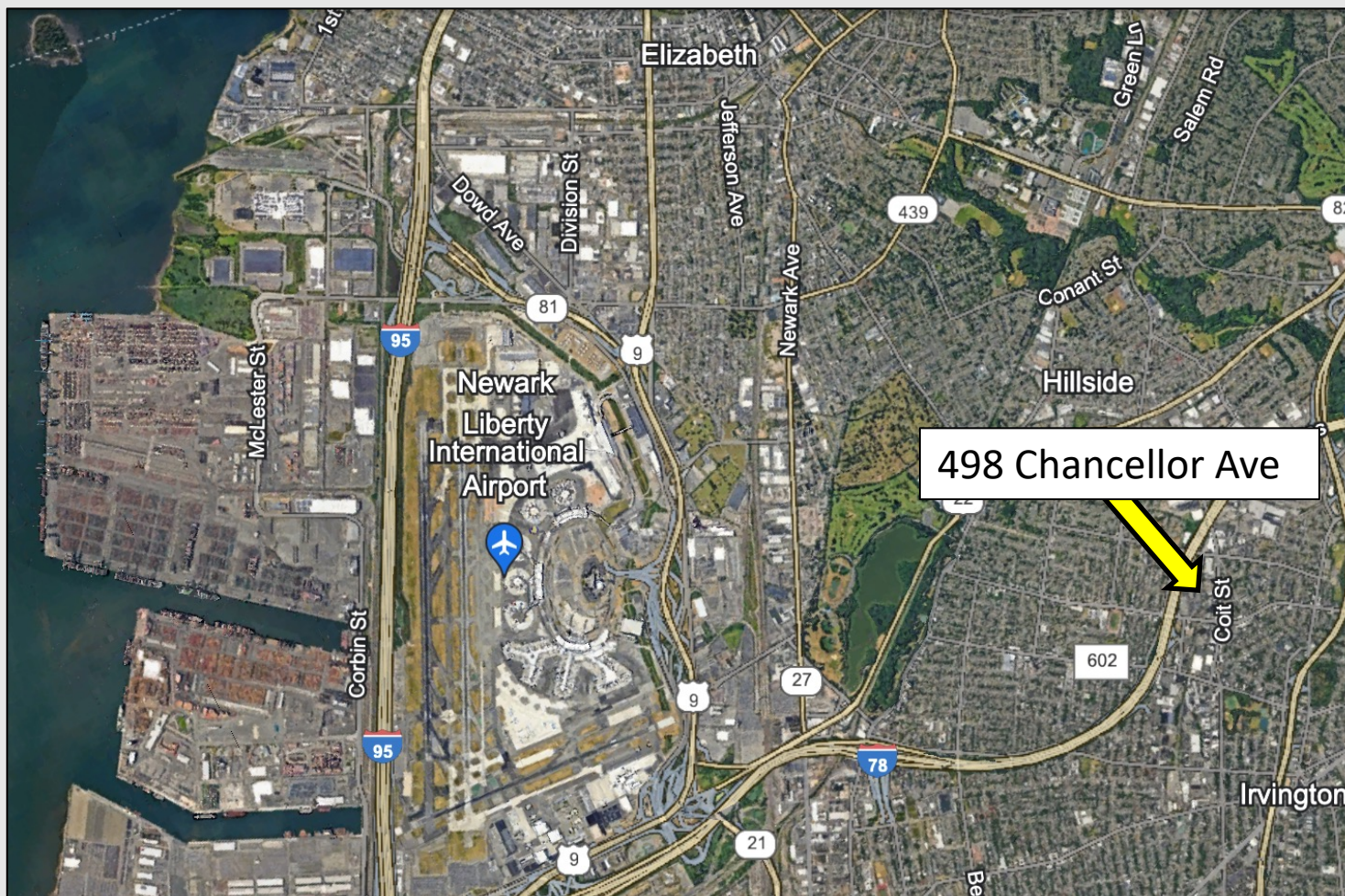
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498 Chancellor Ave, Irvington NJ 07111 FOR LEASE Industrial Property



Location	Miles
Interstate 78 W	0.5 Miles
Garden State Parkway	3 Miles
Interstate 78 E	3.6 Miles
Interstate 95	3.6 Miles
Port Newark / Elizabeth	5.7 Miles



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