



Kalmon Dolgin
AFFILIATES INC.

LAND AND
BUILDING
FOR SALE



489 FRELINGHUYSEN AVE.

NEWARK, NEW JERSEY 07114
20,000 SF WAREHOUSE AND 23,560 SF LAND

FOR MORE INFORMATION CONTACT

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KALMONDOLGIN.COM

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Kalmon Dolgin Affiliates presents an exclusive leasing opportunity of a 12,000 square foot industrial building located in the heart of Newark, New Jersey.

This strategically located property offers an unparalleled opportunity for businesses seeking a robust and adaptable space.

PROPERTY HIGHLIGHTS

AVAILABLE SPACE	20,000 SF Plus 23,500 SF Land
CEILING HEIGHT	19' CLEAR
LOADING DOCKS	3 DOCKS WITH LEVEL LOADERS
DRIVE IN DOOR	1 DRIVE IN DOOR
COLUMN SPAN	20' COLUMN SPAN
YEAR BUILT	1954
ZONING	INDUSTRIAL M-4
UTILITIES	GAS - NATURAL HEATING ELECTRIC 400 AMPS

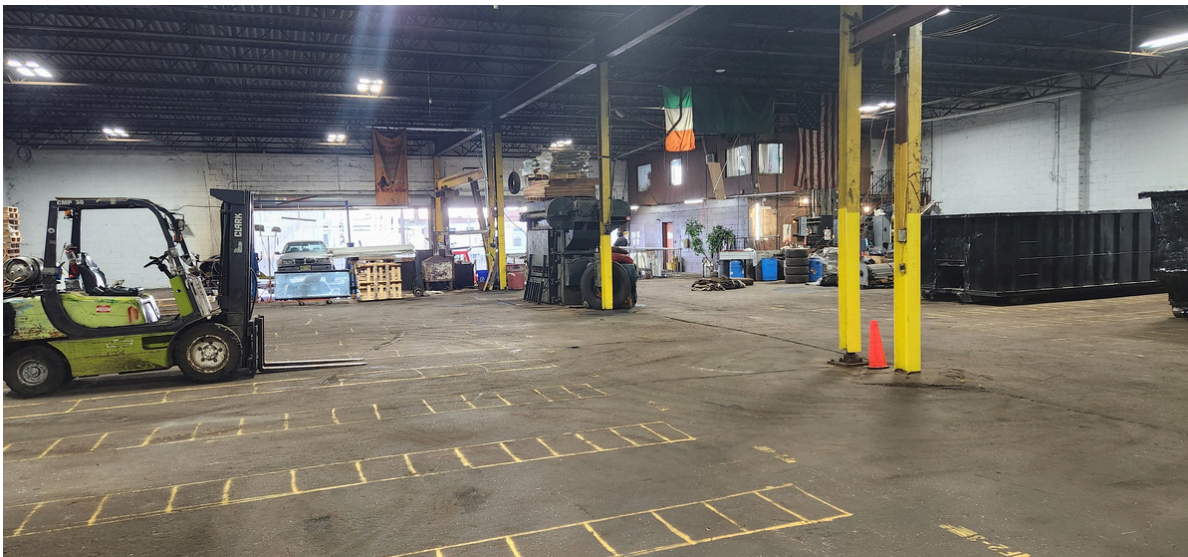
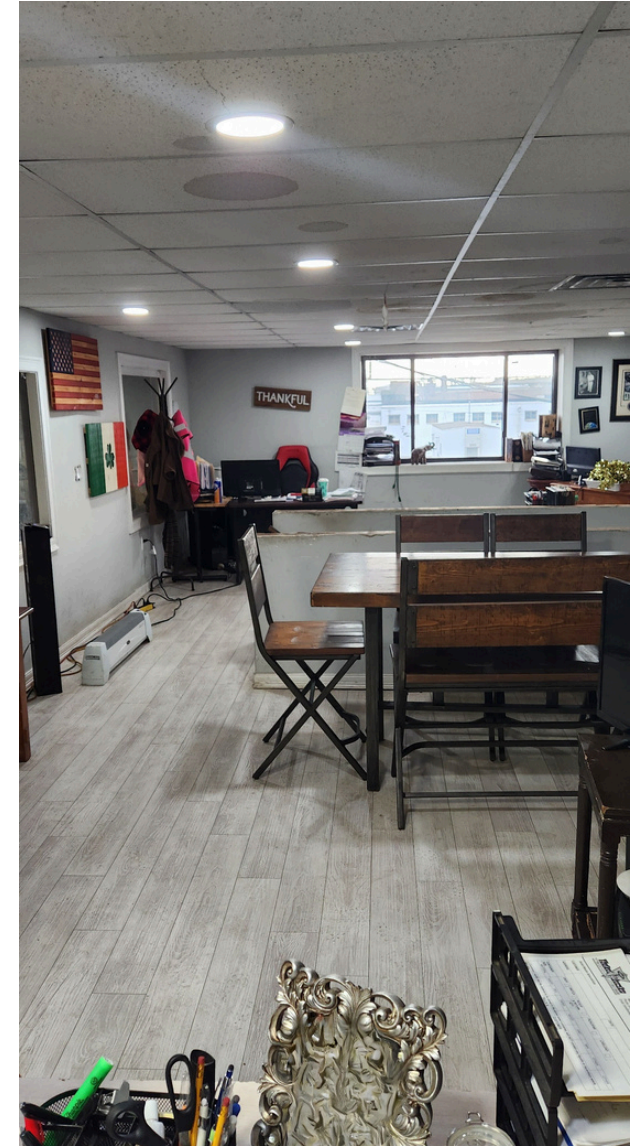
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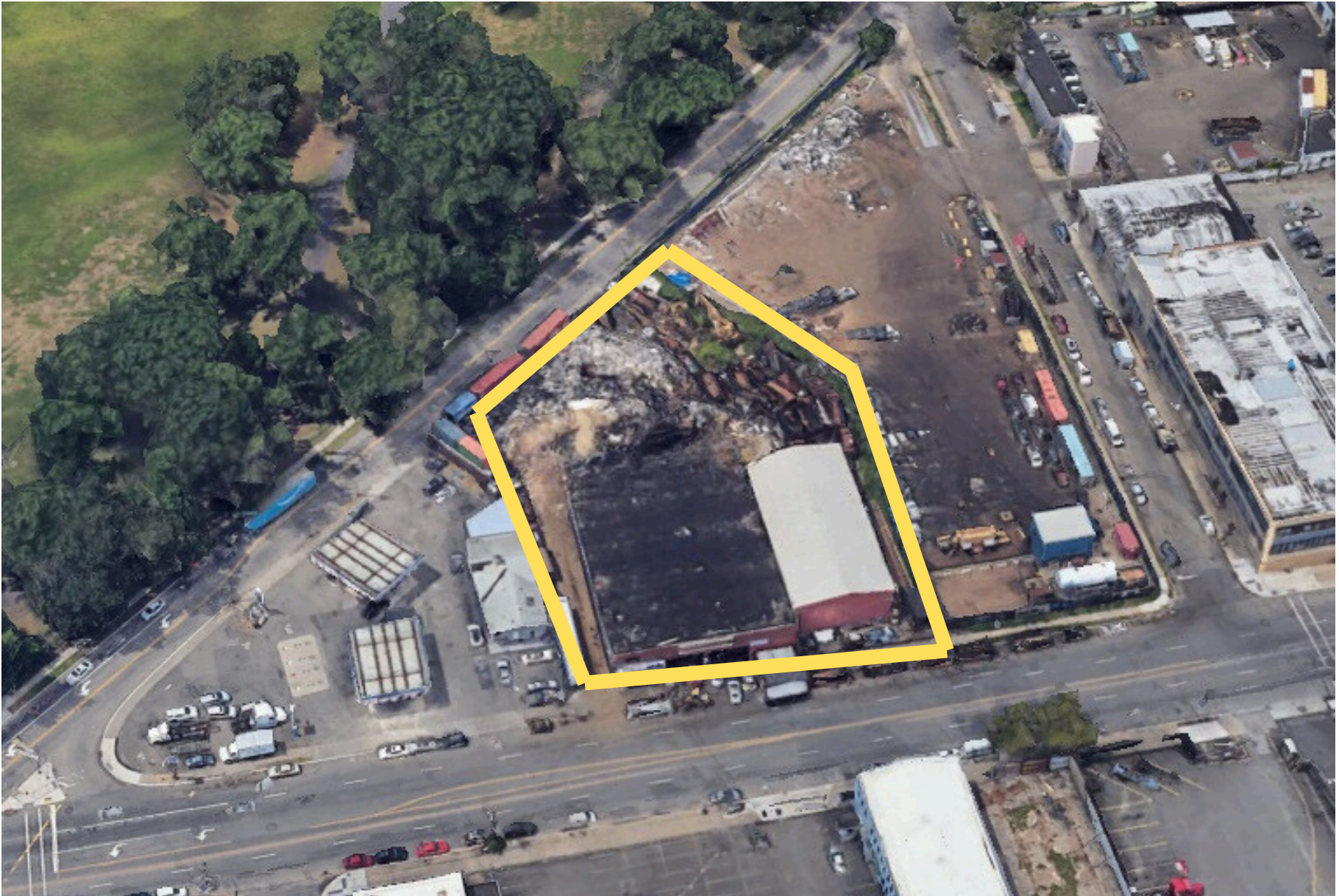
DISTANCE MAP

489 FRELINGHUYSEN AVENUE



INTERIOR PHOTOS

489 FRELINGHUYSEN AVENUE



AERIAL VIEW