



Mixed Use Redevelopment Office For Lease

IRONBOUND CONTINENTAL PLAZA

400 Delancey Street, Newark
Essex County, New Jersey, 07105

PROPERTY DESCRIPTION

This existing 274,000 SF three-story, masonry and steel frame mixed-use commercial building has been renovated for multi-tenant office and retail. Situated on a total of 23.5 acres, and visible from Routes 1 & 9. Recent building renovations include a high-speed passenger and freight elevators, redesigned common areas, new windows and HVAC and mechanical systems. On-site security provided during evening hours. Designated by Newark as part of it's Redevelopment & Regeneration efforts including 3% Sales Tax within Urban Enterprise Zone.

AVAILABLE OFFICE SPACE

- **1st Floor** 8,430 SF Total – divisible 1,200 SF. New bathrooms, elevators, and HVAC. Delivery 60 days from permits
- **2nd Floor** 2,400 SF Total - divisible
- **3rd Floor** - 33,400 SF Total - divisible to 2,000 SF Immediate

RENTAL RATES

Upon request, subject to use and creditworthiness

PARKING

Two-level parking deck with a 210-car capacity, plus 48 car parking for retail stores on the ground floor.

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Joel Tomlinson
Leasing Associate
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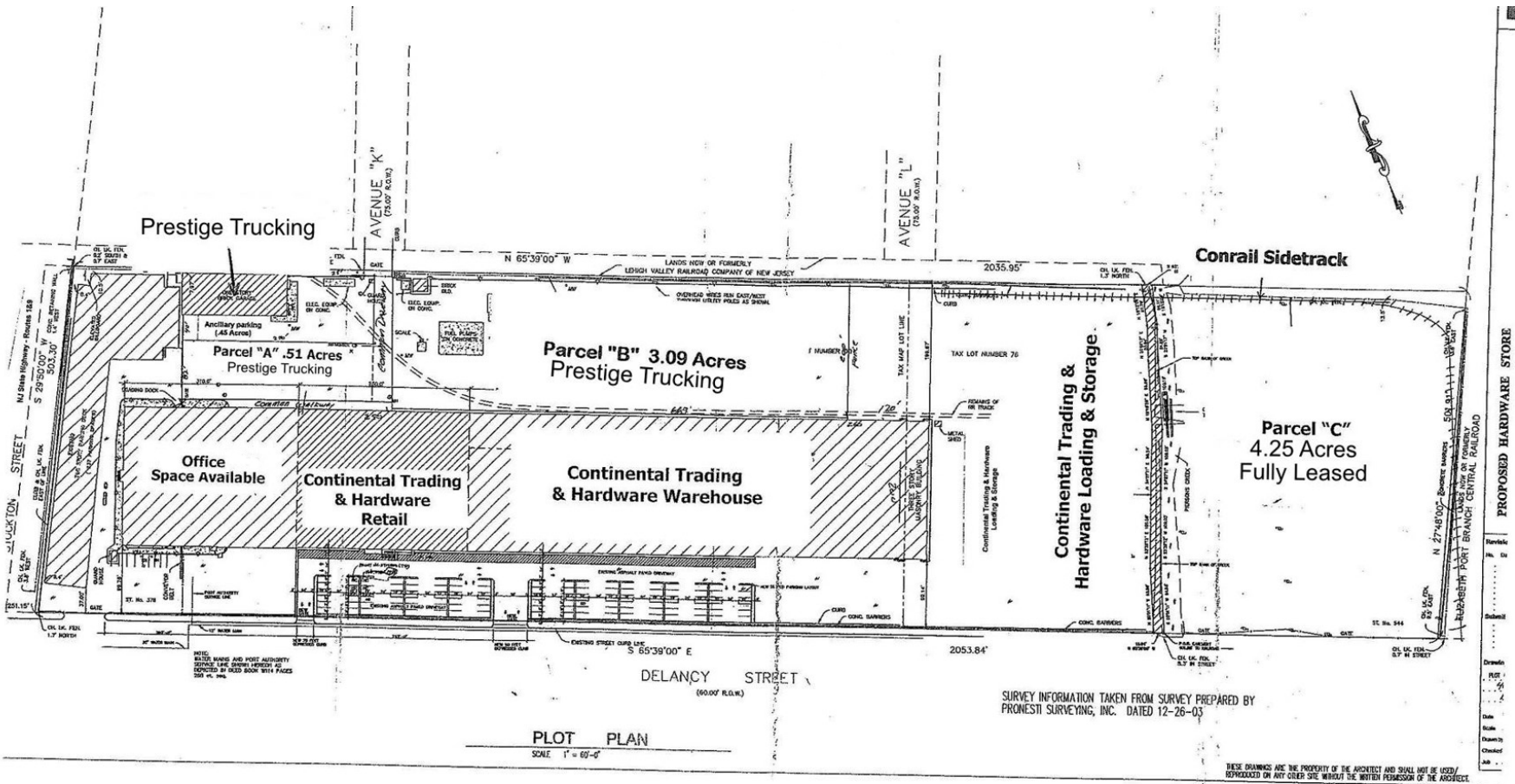
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

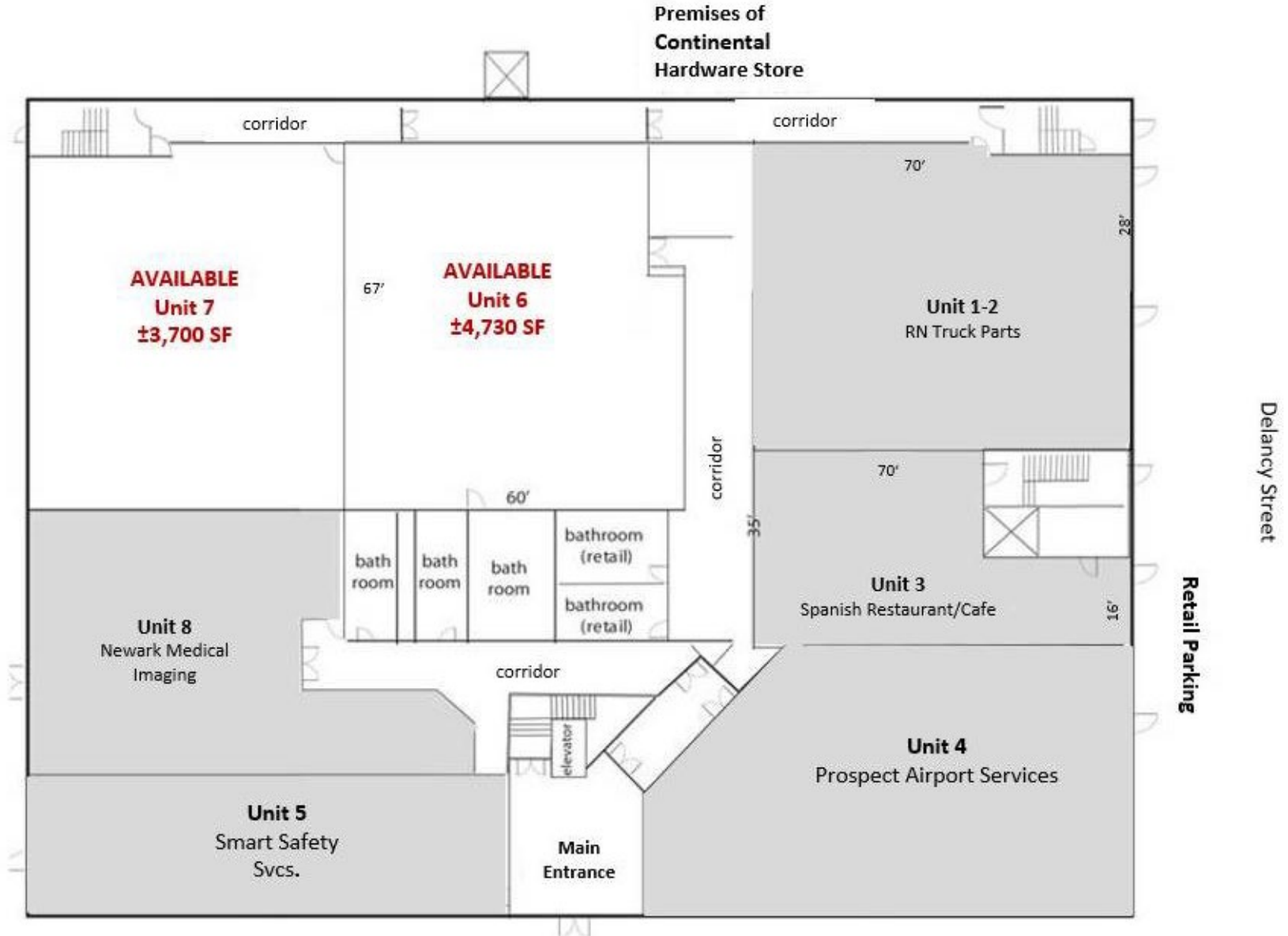


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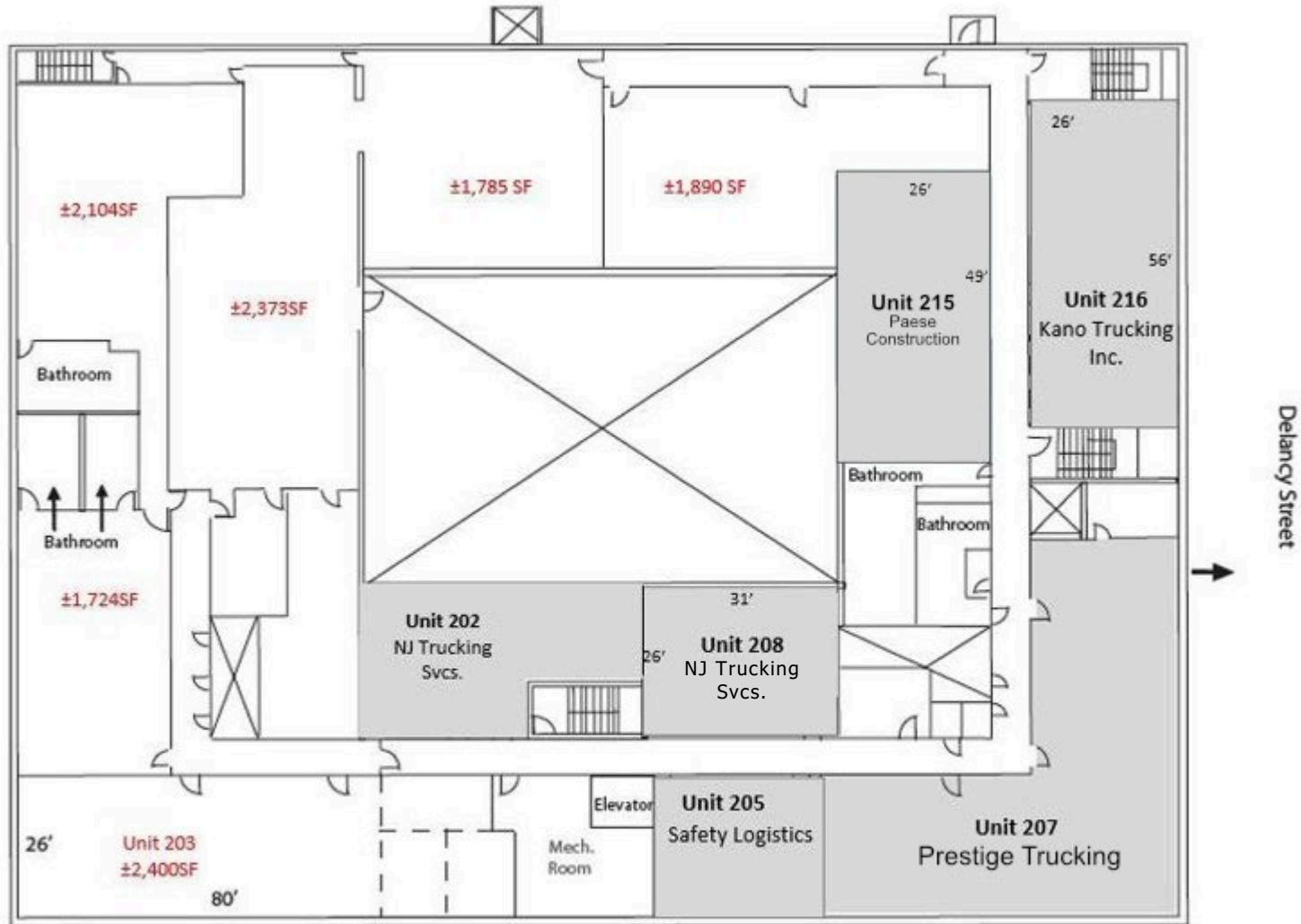
Site Plan



First Floor Leasing Plan



Second Floor Leasing Plan



Parking Deck



* Unit sizes represent "rentable areas" and include a loss factor associated with common area.

Local Map

