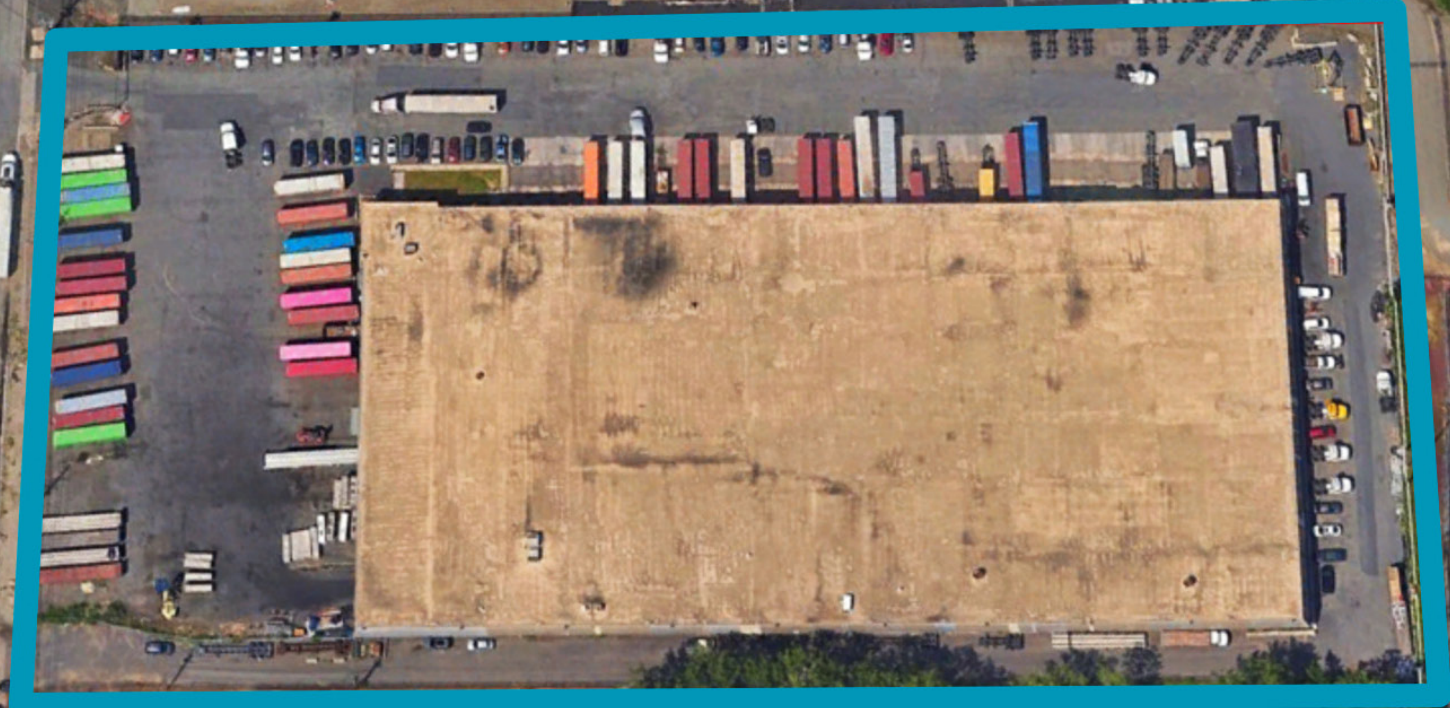


**FOR SUBLEASE**



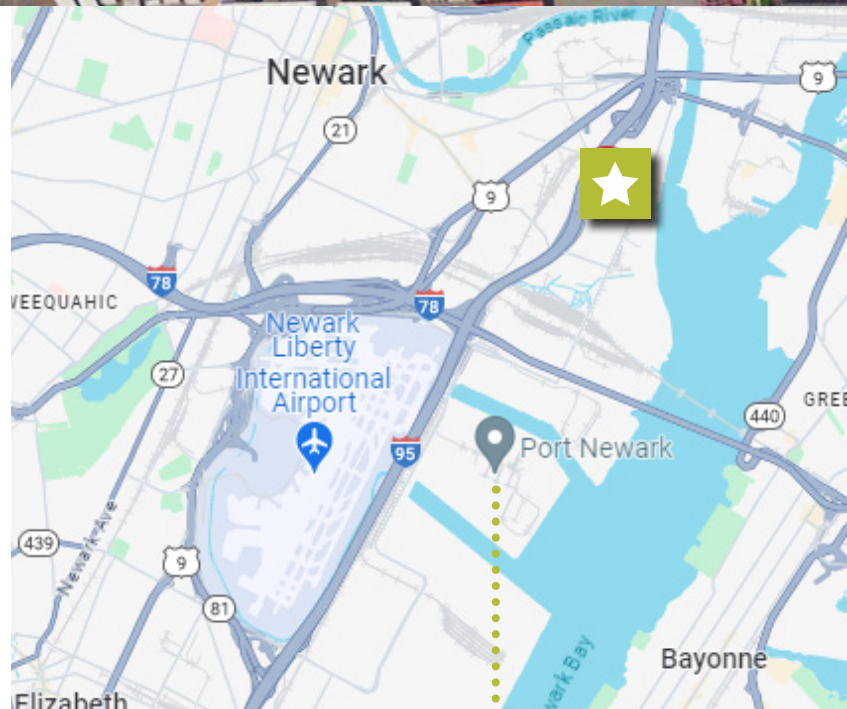
**414-434 Avenue P**  
Newark, NJ 07105

**Available May 1, 2024**

**± 130,000 SF on 6.82 Acres**

**Property Highlights**

<b>Total Size</b>	± 130,000 SF on 6.82 Acres
<b>Total Available</b>	± 130,000 SF
<b>Office Area</b>	± 8,000 SF
<b>Ceiling Height</b>	22' Clear
<b>Loading Doors</b>	27 Loading Docks 3 Drive-in Doors
<b>Taxes</b>	\$137,019 (2022)
<b>Asking Price</b>	\$18.75/SF Net
<b>Comment</b>	Property Fully Fenced



**JUST 2 MILES  
FROM THE PORT**



**CUSHMAN &  
WAKEFIELD**

**414-434 Avenue P**  
Newark, NJ 07105

**FOR SUBLEASE**

## LOCATION



### Drive Times

Port Newark  
**4.5 Miles**

Newark Liberty  
Int'l Airport  
**5.5 Miles**

Holland Tunnel  
**7 Miles**

Lincoln Tunnel  
**10.1 Miles**

Brooklyn, NY  
**13.6 Miles**

Outerbridge  
Crossing  
**21.3 Miles**

Bronx, NY  
**23.1 Miles**

Queens, NY  
**23.7 Miles**

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