



248 South Street

NEWARK, NJ

FOR LEASE
FLEX | OFFICE | MEDICAL | RETAIL

Building Size

18,887 SF (Expandable)

-Street Level: 14,287 SF

-Second Level: ±4,600 SF

-Additional floors possible

Ceiling Height

14'

Property Size

±1 acre

Parking

±33 spaces (ability to restripe to add more)

Property Highlights

- Freestanding medical and office building with private and secure parking lot
- One drive-in loading dock off parking lot
- Full building generator

Location

- Easy Access to McCarter Highway (Route 21), Routes 1 & 9, I-95 and I-78
- Located in Ironbound section of Newark

For information, please contact:

Jeff Kolodkin

t 201-460-5163

jeff.kolodkin@nmrk.com

Andrew Kirshenbaum

t 201-460-5119

andrew.kirshenbaum@nmrk.com

Dean Tselepis

t 201-460-5156

dean.tselepis@nmrk.com

201 Route 17 North

Rutherford, NJ 07070

nmrk.com

Newmark, Licensed Real Estate Broker.

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWARK, NJ

248 South Street



Rear of Building from Parking Lot



Front of Building from South Street

201 Route 17 North, Rutherford, NJ 07070

One Tower Center Boulevard, Suite 2201, East Brunswick, NJ 08816

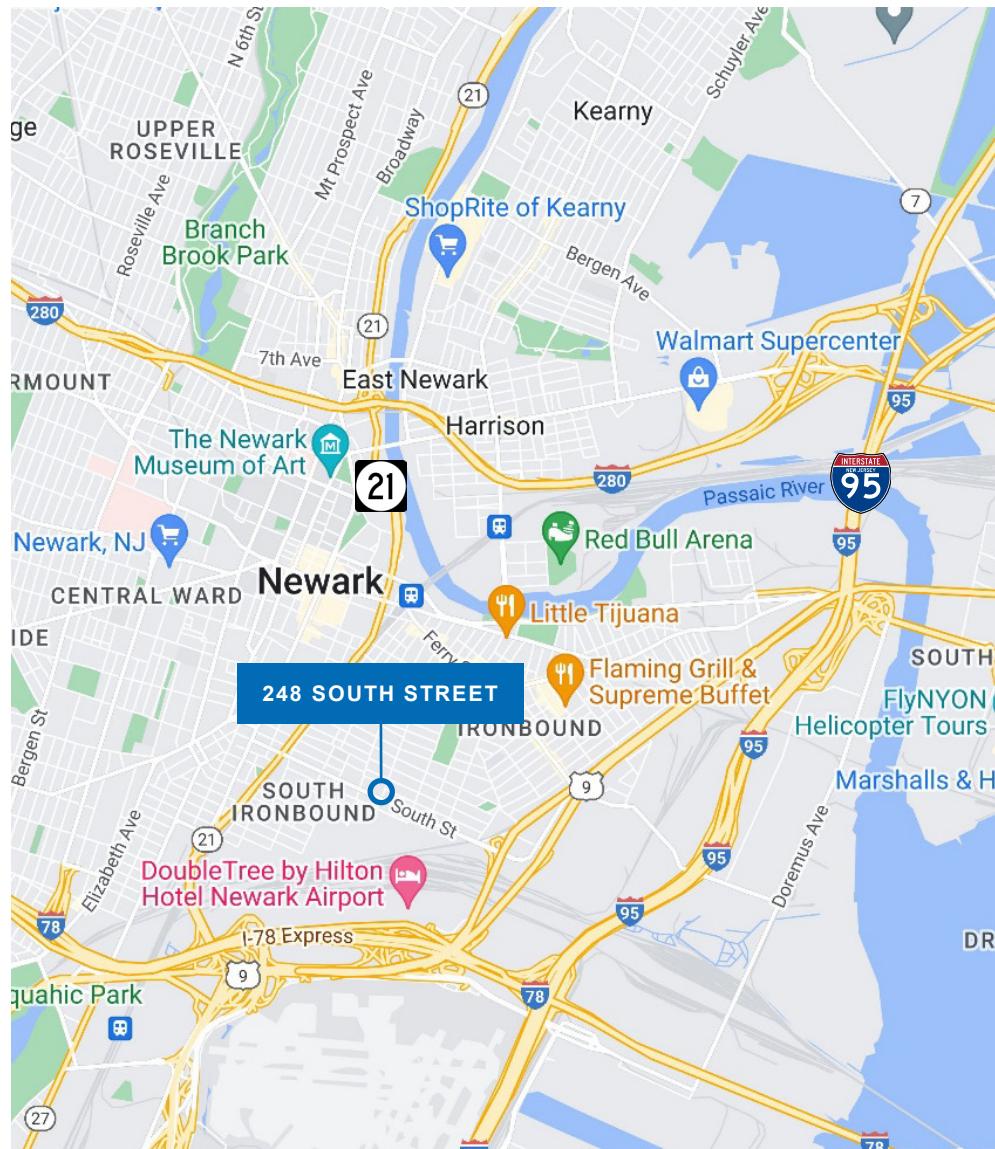
nmrk.com

Newmark, Licensed Real Estate Broker. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

AREA MAP

248 South Street



Demographics:

Population:

1 mile: 58,190
3 mile: 285,831
5 mile: 888,686

Average Household Income:

1 mile: \$69,452
3 mile: \$67,905
5 mile: \$81,548

Traffic Count:

15,793 SF

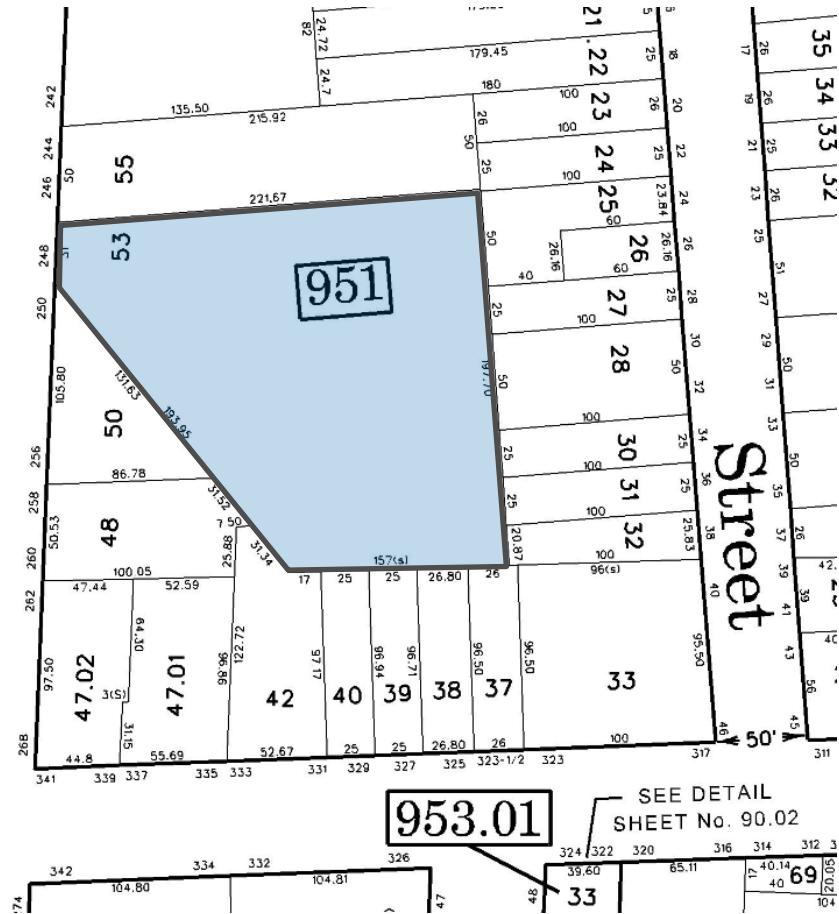
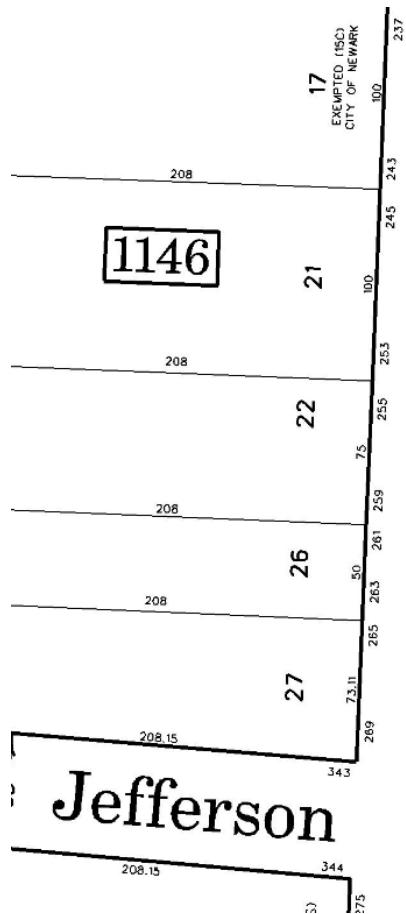
Zoning

MX-1: Low-Density
Res/Comm (Mixed Use,
Residential/Commercial)

Zoning Codes

TAX MAP

248 South Street



201 Route 17 North, Rutherford, NJ 07070

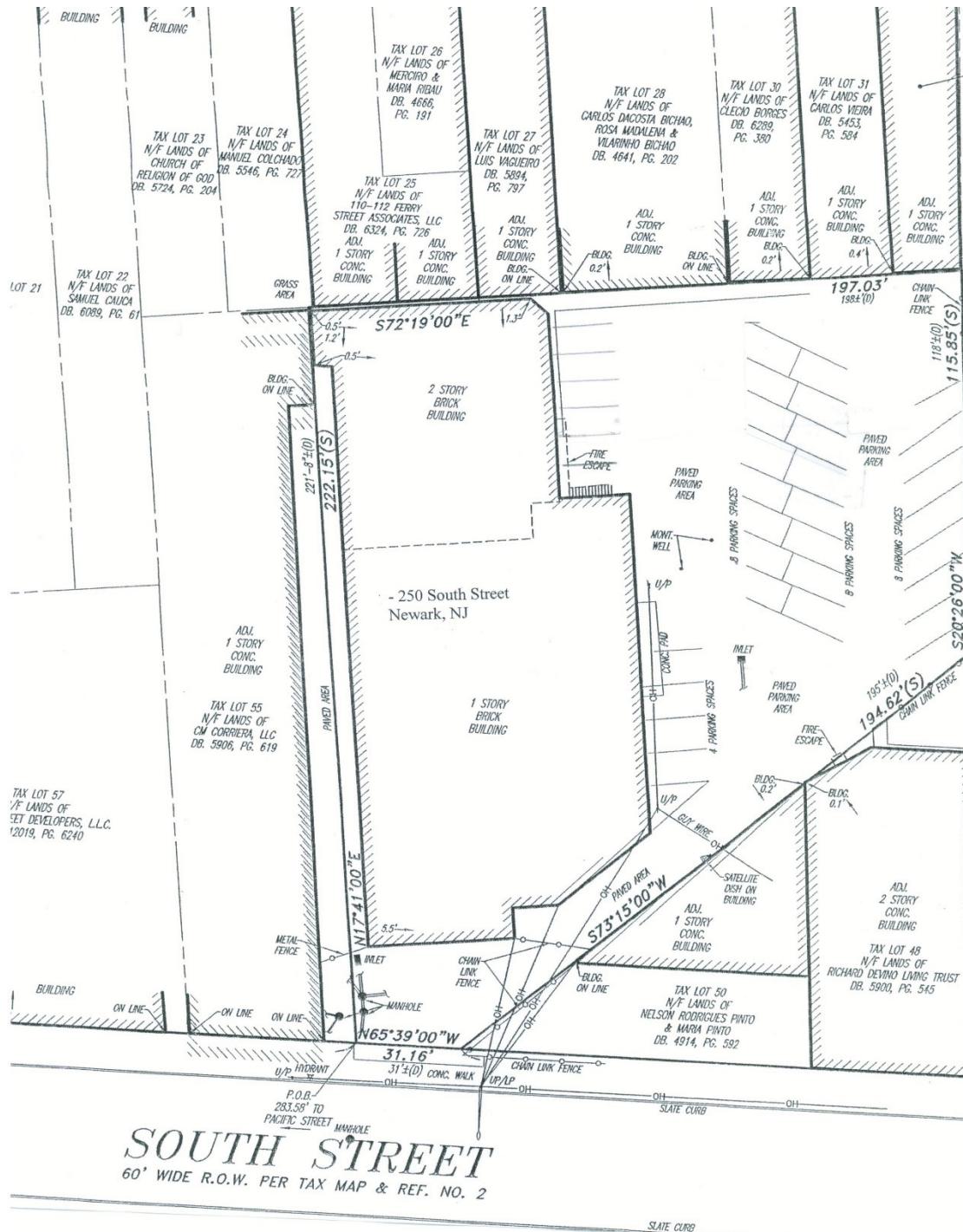
One Tower Center Boulevard, Suite 2201, East Brunswick, NJ 08816

nmrk.com

Broker, Licensed Real Estate Broker. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

248 South Street



**201 Route 17 North, Rutherford, NJ 07070
One Tower Center Boulevard, Suite 2201, East Brunswick, NJ 08816**

nmrk.com

Newmark, Licensed Real Estate Broker. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK