

888 Magnolia Avenue Elizabeth, NJ



+/- 30,184 SF Divisible to 15,093 SF

Available for Lease



Building Specifications:

Total Building Size:	30,184 SF
Available SF:	15,093 - 30,184 SF
Land:	1.71 acres
Office Space:	2,480 SF per Unit
Mezzanine:	2,623 SF per Unit
Clear Ceiling Height:	28'-30'
Loading Docks:	6 (3 per unit)
Drive-In Doors:	2 (1 per unit)
Parking:	60 car parking

Property Highlights:

- Delivery 1st Quarter 2020
- Direct Access to Exit 13A of the NJ Turnpike, I-78, and Route 1/9
- Direct Access to Ports of Elizabeth and Newark
- Approximately 1 mile from Newark Liberty International Airport
- Urban Enterprise Zone
- Located in Opportunity Zone

For more information please contact:
Terry Armstrong | Vice President
ELBERON DEVELOPMENT GROUP
(o) 908.272.7555 (c) 201.446.3613
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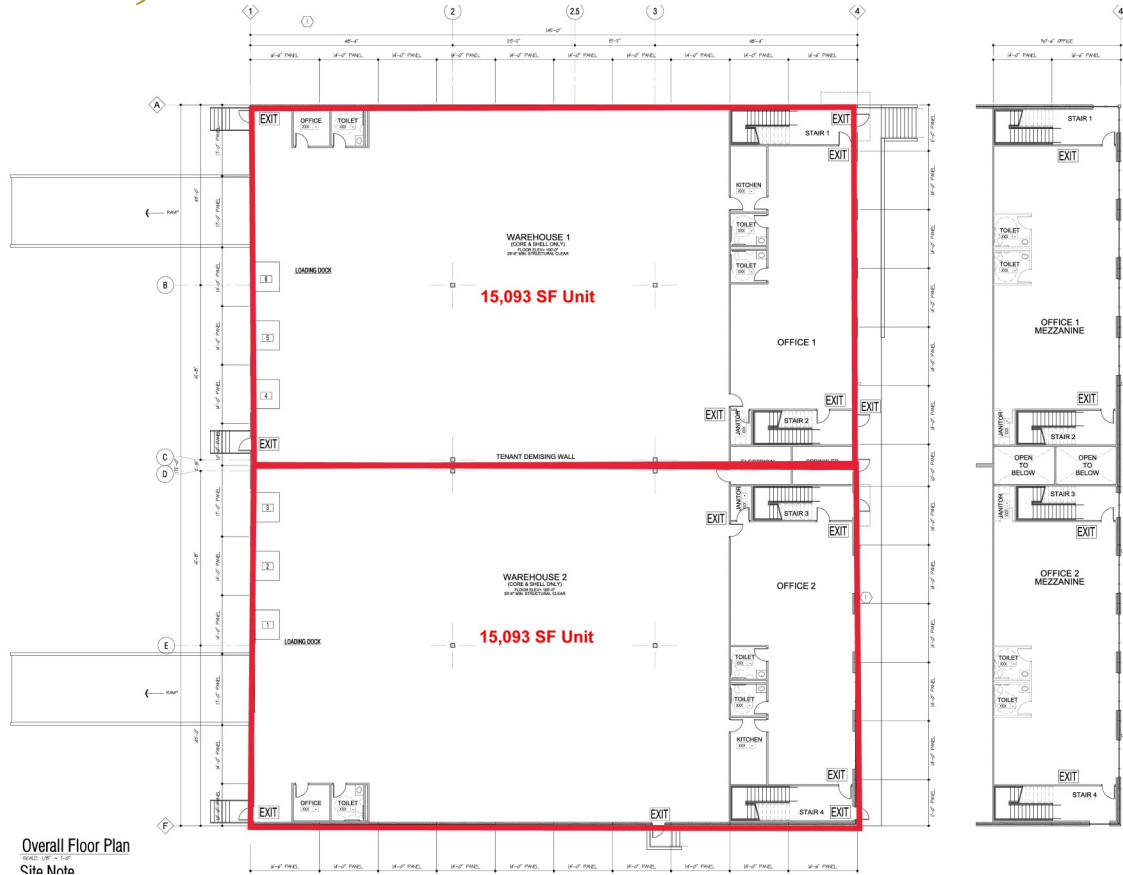


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Floor Plan:

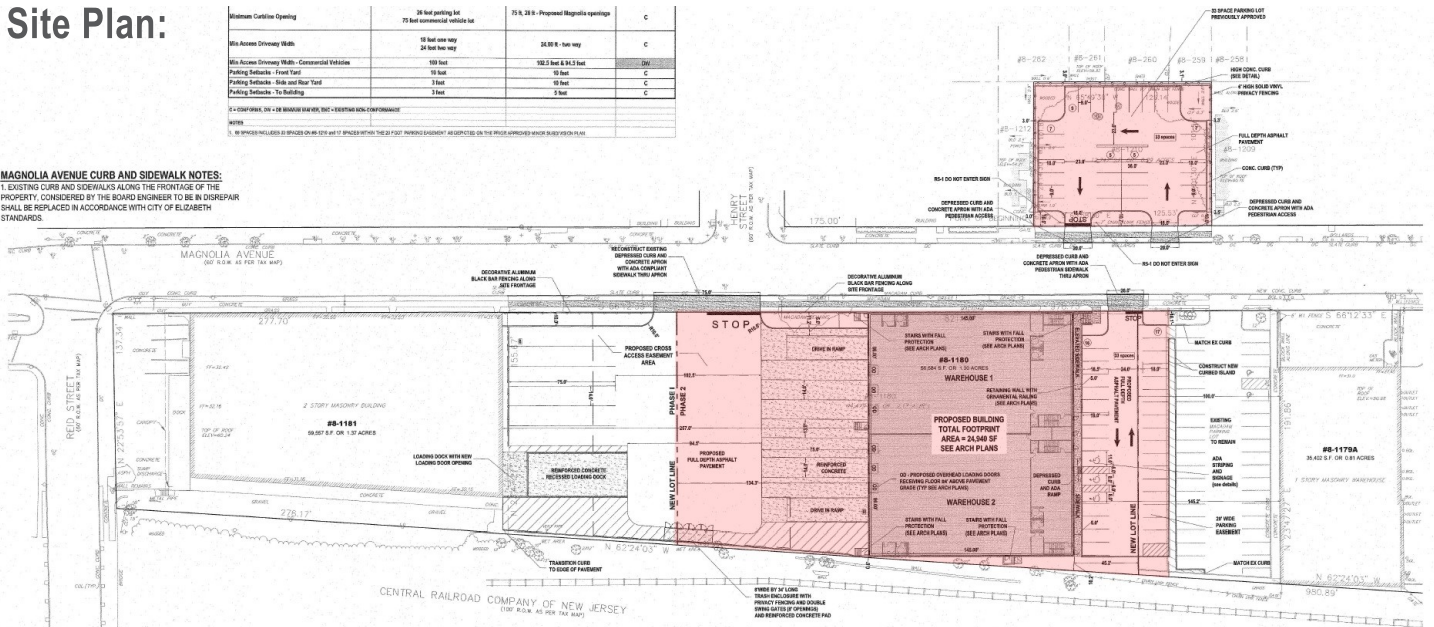


Site Plan:

Minimum Curbside Opening	28 foot parking lot 75 foot commercial vehicle lot	75 ft. 24 ft. Proposed Magnolia openings	C
Min Access Driveway Width	10 foot one way 24 foot two way	24.00 ft. one way	C
Min Access Driveway Width - Commercial Vehicles	100 feet	100.0 feet & 84.3 feet	DN
Parking Lots - Front Yard	10 feet	10 feet	C
Parking Lots - Side and Rear Yard	7 feet	10 feet	C
Parking Lots - To Building	7 feet	7 feet	C

1. C COMPLIANT. DN = DO NOT ENTER SIGN. DN2 = EXISTING SIGN COMPLIANT.
2. REVISIONS INCLUDES 28' SPACES ON 88-1171 & 11' SPACES WITHIN THESE 28' FOOT PARKING SPACES AS SHOWN ON THE PRIOR APPROVED MAJOR REVISION PLAN.

MAGNOLIA AVENUE CURB AND SIDEWALK NOTES:
 1. EXISTING CURB AND SIDEWALKS ALONG THE FRONTAGE OF THE PROPERTY, CONSIDERED BY THE BOARD ENGINEER TO BE IN DISREPAIR, SHALL BE REPLACED IN ACCORDANCE WITH CITY OF ELIZABETH STANDARDS.



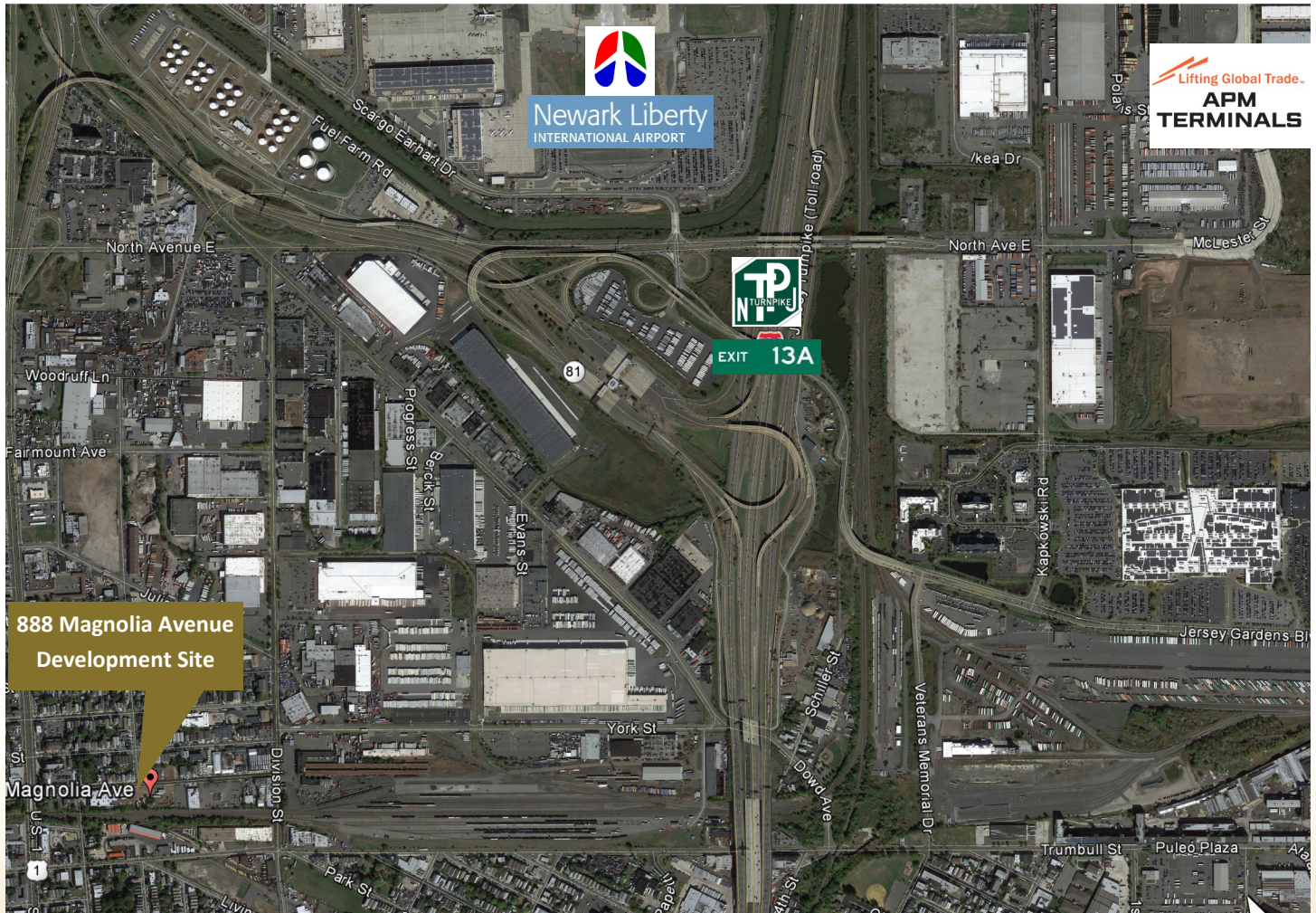
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Aerial Map:



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