

**62 W. INMAN AVENUE, RAHWAY, NJ**  
**2,765 SF Food Building Space For Sublease**  
**with Cold Storage, Commercial Kitchen, and Retail Space**

**Exclusive Broker**  
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# SUBJECT OVERVIEW

## NEAR MAJOR ROADWAYS & PORTS

NJ Turnpike, Goethals Bridge, Port Newark/Eliz. & Newark Airport

## RBA: 2,765 SF Available

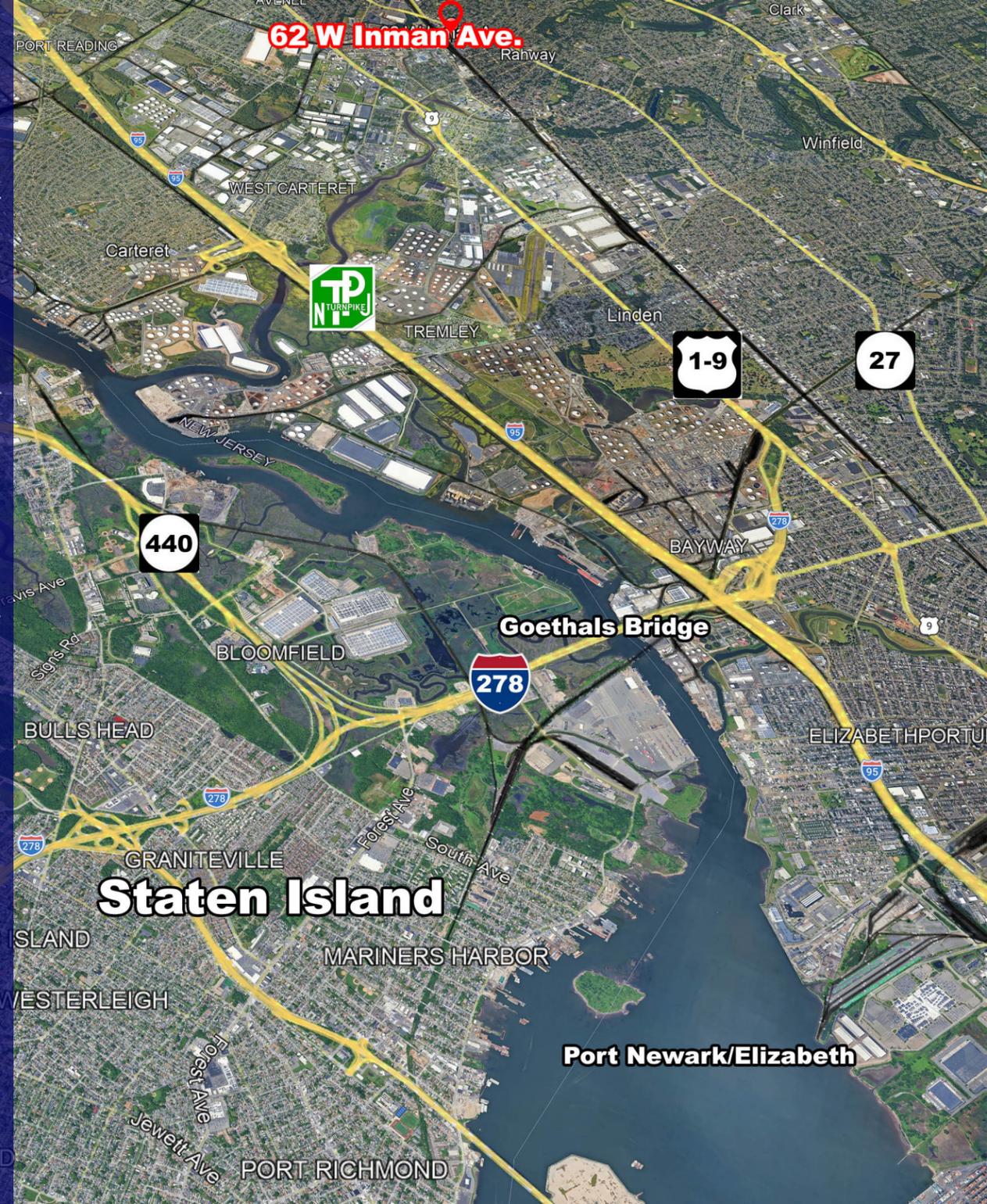
- Ground Floor: 1,196 SF
- Second Floor 1,569 SF

## FINANCIAL OVERVIEW:

- Asking Rent: \$XX.XX
- Taxes/Insurance: \$X.XX

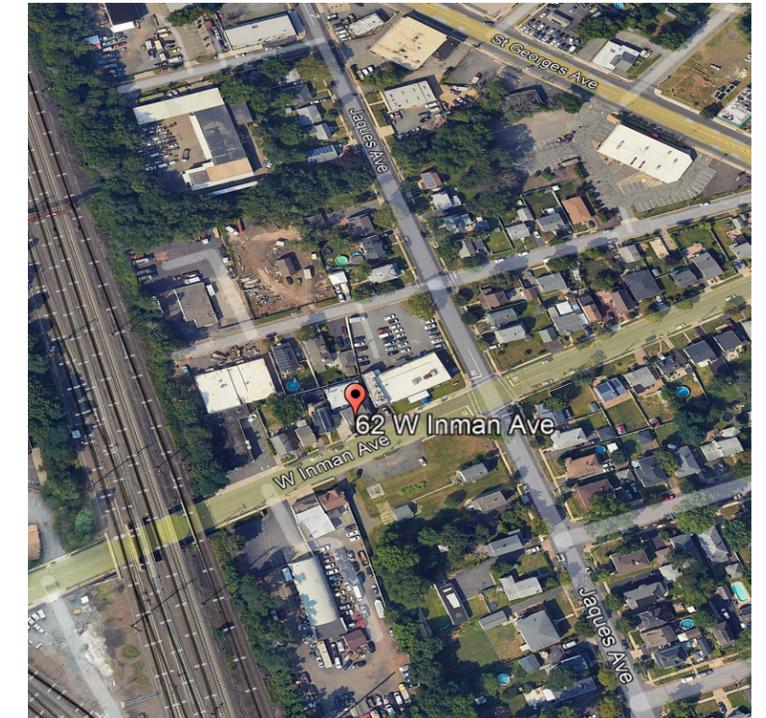
## FOOD BUILDING SPACE

- Commercial Kitchen
- Freezer/Refrigeration Storage
- Retail Space



# PROPERTY HIGHLIGHTS

- **REAR 2-STORY BUILDING: 2,765 SF**
  - Ground Floor: 1,196 SF**
    - 2 Freezers, 1 Refrigerator, Kitchen & Prep area
    - 1 Drive-in Door & 1 Roll-Up Door Second Floor
  - Second Floor: 1,569 SF**
    - 1 Freezer, Storage Area, Employee Locker Room, & Separate Entrance
    - Additional Roll Up Door Accessible via Fork Lift
- **CEILING HEIGHT: 8'6"**
- **POWER: 200+ Amps 3 Phase**
- **EQUIPMENT INCLUDED:**
  - 3 Walk-in Freezers, 1 Walk-in Refrigerator, & Stove
  - Commercial Kitchen with Hood/Stove

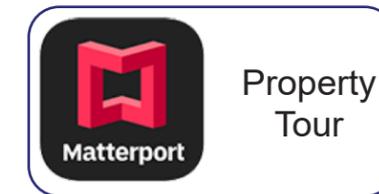


## LOCATION PROXIMITY:

- 13 Miles to Newark Airport
- 17 Miles to Port Newark/Elizabeth
- 25 Miles to Manhattan

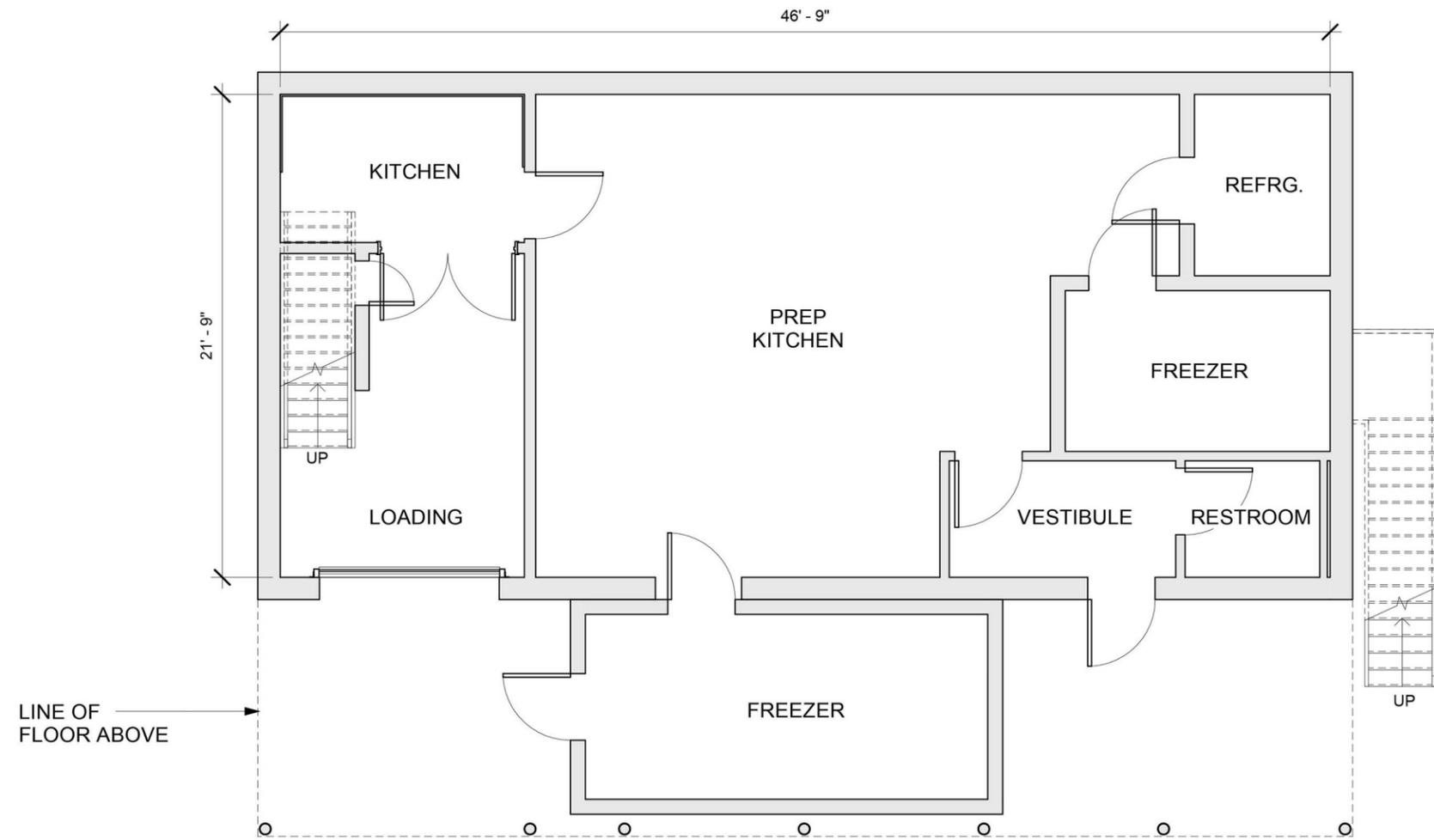
## ROADWAY ACCESS:

- 5 Miles to NJ Turnpike
- 8 Miles to Goethals Bridge
- 15 Miles to I-78 | 22 Miles to Holland Tunnel



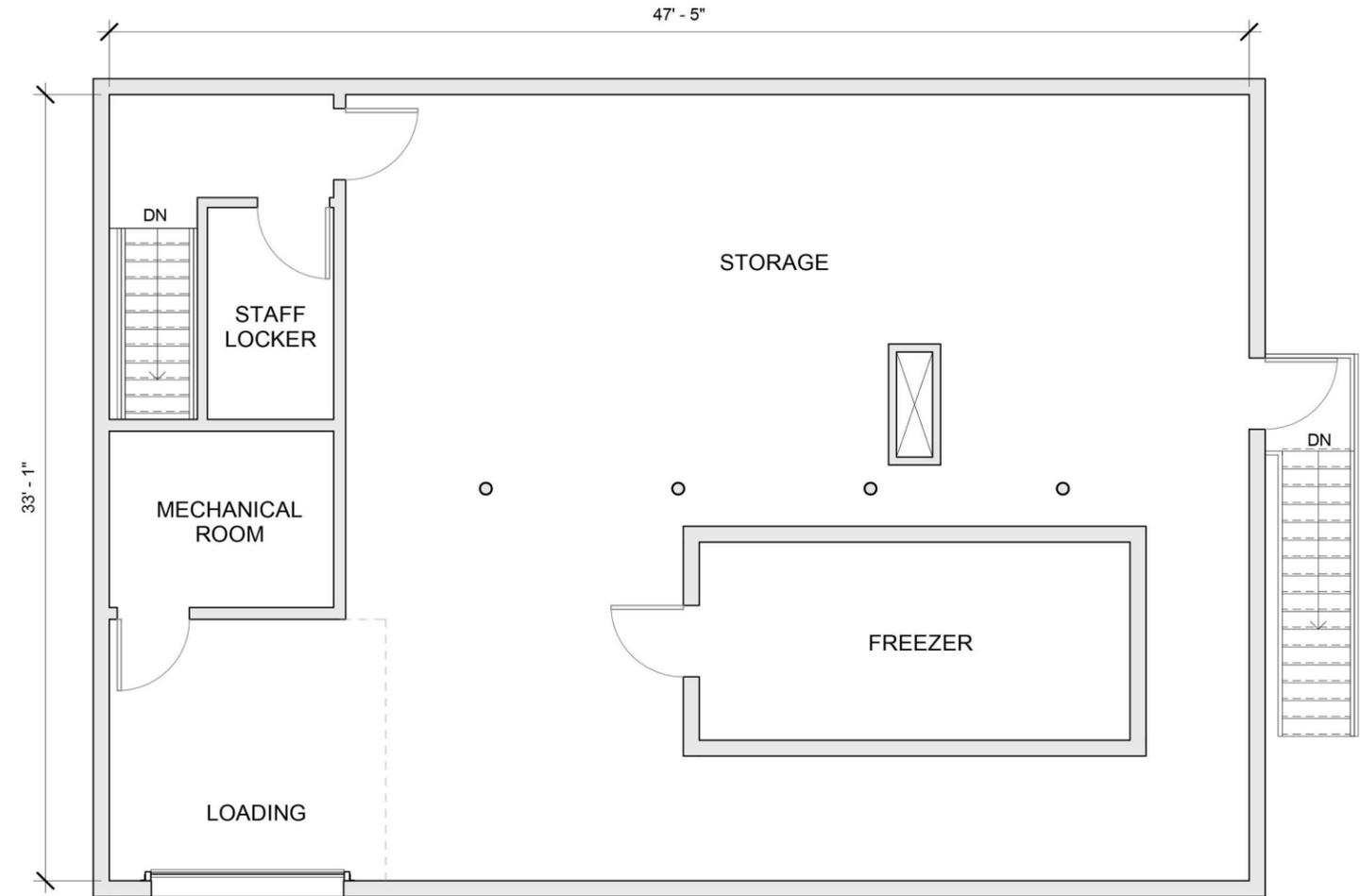
# FLOOR PLAN

GROUND FLOOR - 1,196 SF



# FLOOR PLAN

SECOND FLOOR - 1,569 SF



# INTERIOR

Ground Floor



# INTERIOR

Second Floor



# MARKET TENANTS



Tenant	City	Space Occupied
FedEx	Newark, NJ	864,186 SF
Peloton	Linden, NJ	840,203 SF
Samsung	Linden, NJ	735,220 SF
Amazon	Newark, NJ	661,741 SF
Anheuser Busch	Newark, NJ	450,000 SF
Amazon	Linden, NJ	386,296 SF
Vanguard Logistics	Linden, NJ	372,159 SF
Benjamin Moore Paints	Newark, NJ	344,000 SF
East Coast Warehouse & Distribution	Elizabeth, NJ	666,410 SF
FedEx	Linden, NJ	290,000 SF
Wayfair	Linden, NJ	247,542 SF
Wakefern Food Corp.	Elizabeth, NJ	224,152 SF
United Cargo	Newark, NJ	223,872 SF
Hello Fresh	Newark, NJ	197,832 SF
ShopRite	Elizabeth, NJ	196,710 SF
The Manischewitz Company	Newark, NJ	185,000 SF
Costco Wholesale	Newark, NJ	182,712 SF
Golden Platter Foods	Newark, NJ	163,476 SF
Walgreens	Linden, NJ	156,040 SF
FedEx	Elizabeth, NJ	152,455 SF
United Airlines	Newark, NJ	150,906 SF
Amazon	Elizabeth, NJ	145,332 SF
Harbor Freight Transport	Newark, NJ	134,582 SF
Seabra Group	Newark, NJ	131,488 SF
Enterprise Car Sales	Linden, NJ	131,056 SF
Linden Warehouse & Distribution Co.	Linden, NJ	128,500 SF
Wakefern Food Corp.	Newark, NJ	127,000 SF

