

200 ELMORA AVENUE

ELIZABETH, NEW JERSEY



INDUSTRIAL
MANUFACTURING &
FLEX FACILITY
NORTHERN NEW JERSEY



OFFERING MEMORANDUM

INTRODUCTION

200 Elmora Avenue is a 249,200 SF industrial facility in Elizabeth, NJ, offering expansive floor plates, heavy power, wide column spacing, and flexible layouts suitable for manufacturing, distribution, R&D, or flex operations. The Property provides a rare opportunity to occupy a large industrial asset in one of New Jersey's most supply-constrained and densely populated markets.



ADDRESS

200 Elmora Avenue
Elizabeth, NJ 07202



YEAR BUILT

1924



SIZE

249,200 SF



ACRE AGE

6.03 Acres



ZONING

MRC-Manufacturing,
Research, and Commercial



LEASING

Industrial, manufacturing, and flex space available for lease, with demisable areas starting at 50,000 SF and up. The building's large floor plates and adaptable configuration allow for a range of operational uses.



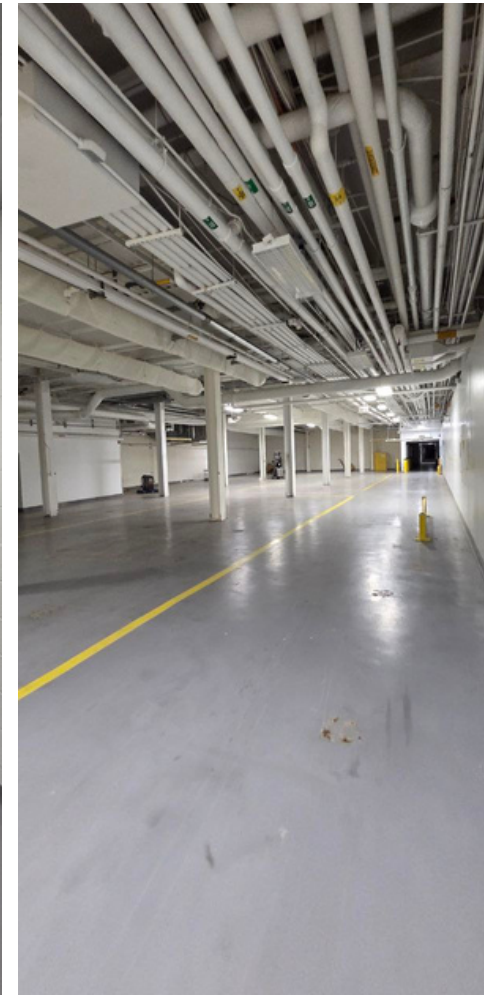
The property is in close proximity to multiple major thruways such as NJ Turnpike (Interstate 95), the Garden State Parkway, Interstate 278, Interstate 78, and Route 27.

200 Elmora offers immediate access to Newark International Airport and one of the most heavily trafficked ports in North America, The Port of Newark which oversaw 9.5M TEUs in 2022 alone.

New Jersey is one of the nation's strongest industrial and manufacturing hubs, supported by dense population centers, limited land availability, and proximity to major transportation corridors. The NY-NJ MSA benefits from a highly skilled labor pool, strong logistics infrastructure, and sustained demand from manufacturers, distributors, and flex-space users across multiple sectors.

Property Highlights

A 249,200 SF facility well-suited for large-scale industrial use, featuring expansive floor plates, strong structural capacity, ample loading,



PROPERTY DESCRIPTION

BLOCK/LOT 10/554

PROPERTY ACREAGE

6.03 Acres

FLOOD ZONE

Band X are of moderate flood hazard

ACCESS

Two (2) entry points

1. Located at the front along Elmora Ave
2. Located at the rear, gated entry along W Grand St

EASEMENTS

0.34 Acres unloading area (ShopRite)

PARKING AGREEMENT

Ground lease in place with Conrail which provides 162 surface parking spaces at a cost of \$138,828/yr through 2150 with no extension options.

ELECTRICITY

Public Service Electric & Gas (PSE&G)

GAS

Elizabeth Gas Company

WATER

City of Elizabeth

6.03 ACRES

249,000 GROSS SF

GROUND LEASE

CONSTRUCTION DETAIL

GROSS SQUARE FOOTAGE

First Floor: 86,500 SF

Second Floor: 114,000 SF

Third Floor: 48,700 SF

Total: 249,000 SF

YEAR CONSTRUCTED

1924

STORIES

3 Stories

EXTERIOR WALL

Reinforced Concrete

OVERALL BUILDING HEIGHT

19'

INFRASTRUCTURE

SPACE BREAKDOWN

Production: 102,980 SF

Lab: 35,000 SF

Warehouse: 40,100 SF

Office: 46,500 SF Total:
224,580

BOILERS

2 Natural Gas

CHILLERS

8 Air Cooled & Electric
Powered

AIR HANDLER UNITS

74 Air Handling Units

DUST COLLECTORS

27 Units

ELECTRIC CLEAN STEAM GENERATORS/HUMIDIFIERS

8 Sussman Make (100-180 kW)

AIR COMPRESSORS

6 Compressors

WATER PURIFICATION

15 eleven DI & four USP



GROUND LEASE



200
4
ELMORA
AVENUE

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