

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 4th Quarter 2019
- 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
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www.elberon.com

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Floor Plan:

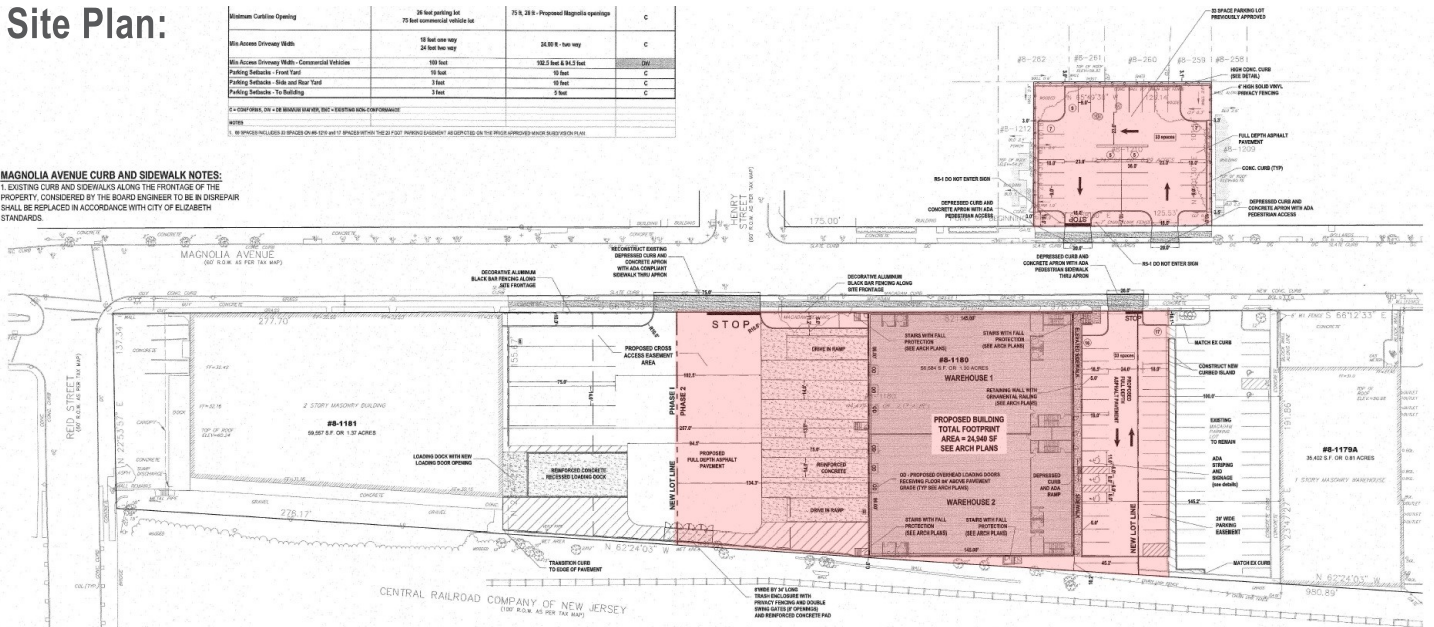


Site Plan:

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. 24' CONFORMANCE ON 24' MINIMUM SPACING, 100' MINIMUM SPACING CONFORMANCE
2. 10' MINIMUM SPACING ON 10' MINIMUM SPACING
3. 10' MINIMUM SPACING ON 10' MINIMUM SPACING
4. 10' MINIMUM SPACING ON 10' MINIMUM SPACING
5. 10' MINIMUM SPACING ON 10' MINIMUM SPACING
6. 10' MINIMUM SPACING ON 10' MINIMUM SPACING
7. 10' MINIMUM SPACING ON 10' MINIMUM SPACING
8. 10' MINIMUM SPACING ON 10' MINIMUM SPACING
9. 10' MINIMUM SPACING ON 10' MINIMUM SPACING
10. 10' MINIMUM SPACING ON 10' MINIMUM SPACING

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.



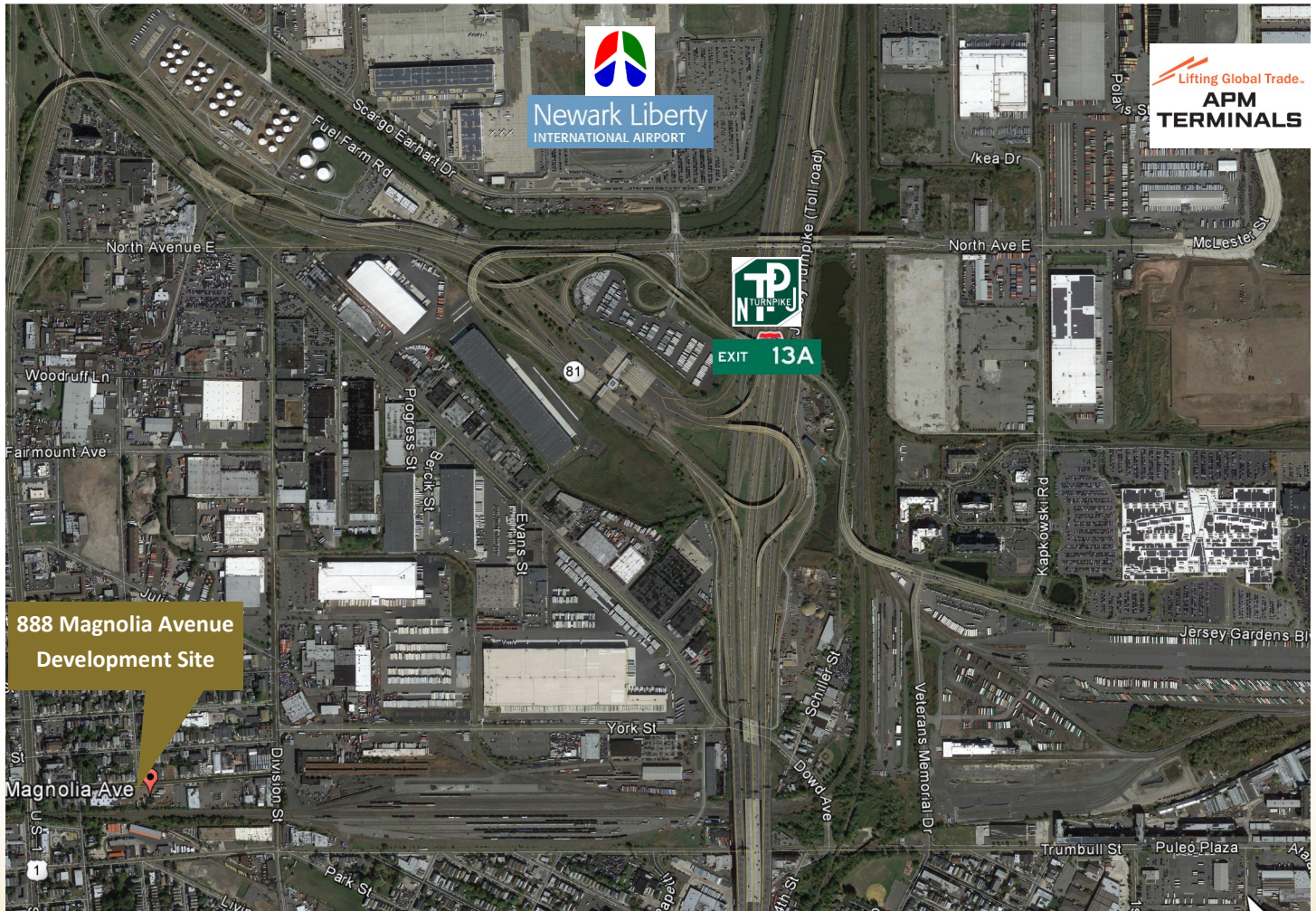
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Aerial Map:



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