

FOR SUBLEASE

±75,900 SF



120 FRONTAGE ROAD

NEWARK, NEW JERSEY

CONTACT

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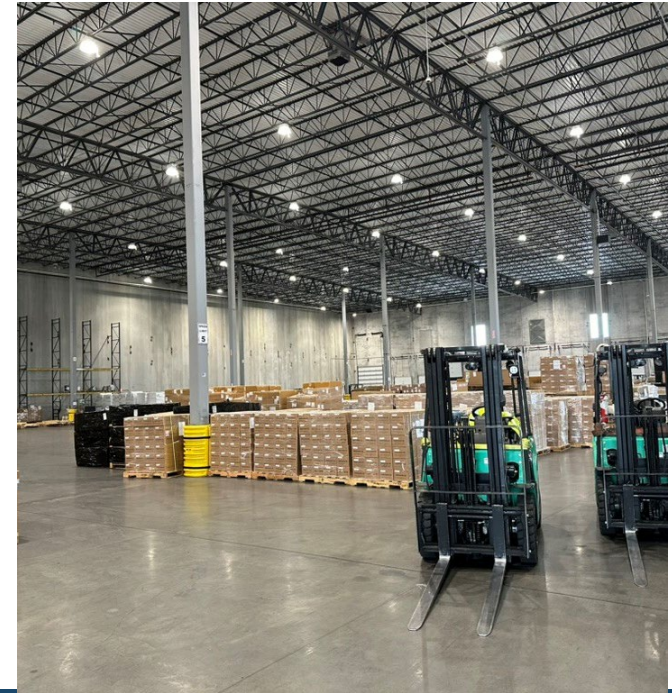
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CBRE

PROPERTY OVERVIEW

Located in the Newark Industrial submarket, 120 Frontage Road offers direct access to Newark Liberty International Airport, Port Elizabeth and Port Newark with immediate access to Route 78 and the New Jersey Turnpike makes this an ideal location.



PROPERTY HIGHLIGHTS

±75,900

Total Available SF

±72,500

Warehouse SF

±3,000

Office Sf

±4.49

Acres

36'

Ceiling Height

19

9' x 10' Dock Doors

1

14' x 16' Drive-in Door

45

Car Parking

2,000 amps

Power

Market Rate

Est. Tax PSF

±\$0.62

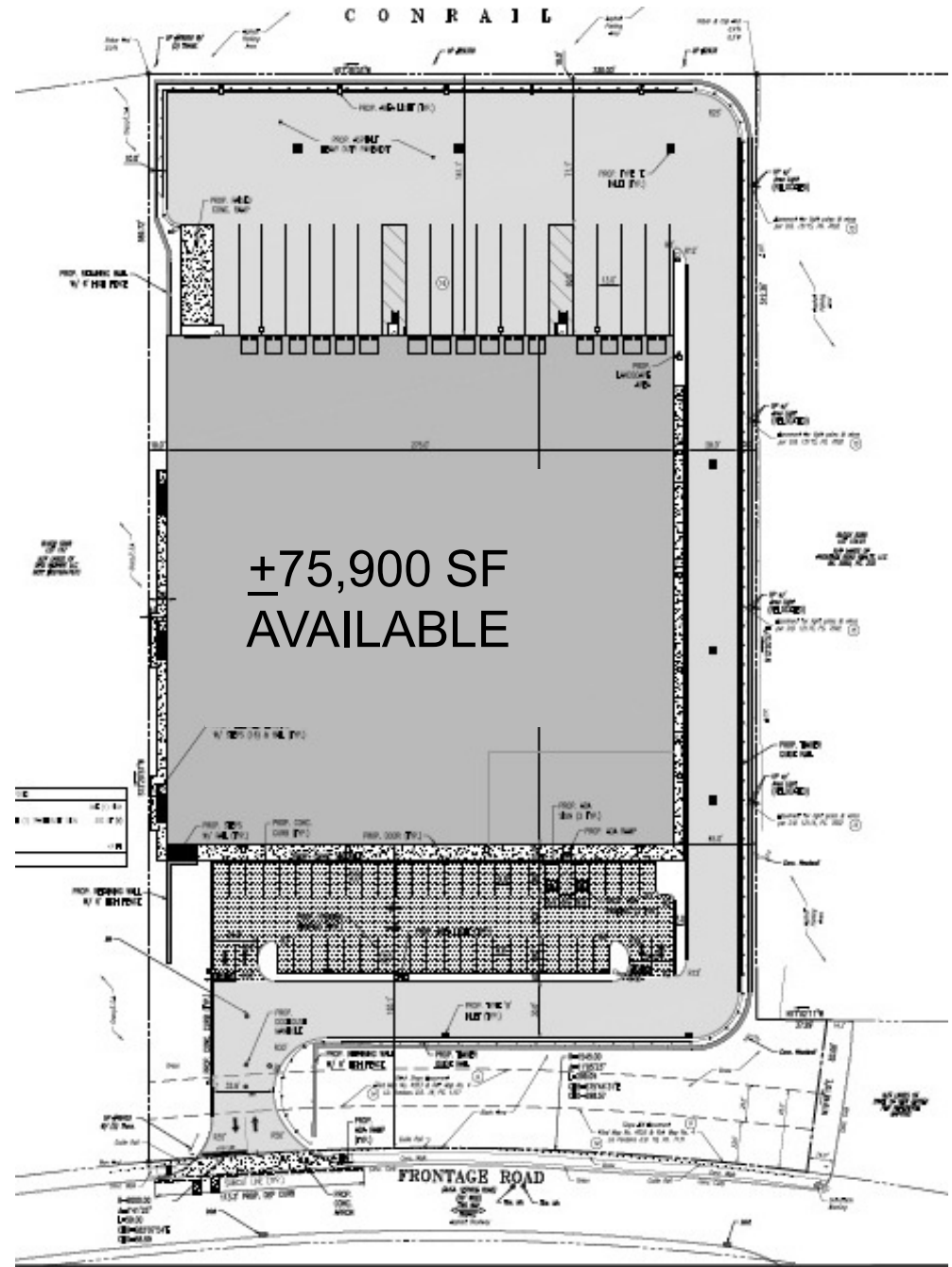
Est. CAM PSF

600 lbs

P/SF Warehouse

BUILDING FEATURES

- + Nineteen (9' x 10') Dock doors equipped with 35,000 lbs levelers, bumpers, and lighting
- + One (14' x 16') Drive-in door
- + Heavy power
- + Excellent ingress and egress site access
- + Toll free access to Port Newark / Elizabeth
- + Direct access to Route 78 and the NJ Turnpike
- + Occupancy in 30-60 days
- + Available for sublease through April 1, 2032



LOCATION / ACCESS

NJ Turnpike	0.4 mi
Routes 1 & 9	0.4 mi
Interstate 78	0.2 mi
Port Newark/Elizabeth	1.2 mi
Newark Liberty Int'l Airport	0.6 mi
New York City	12.4 mi
Staten Island	9.4 mi
Goethals Bridge	8.4 mi
VR Casciano Memorial Bridge	4.0 mi
Outer Boroughs	12.5 mi



120 Frontage Road Newark, NJ, offers excellent regional access to area highways, airports, restaurants, shopping, and lifestyle amenities.





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