FOR LEASE

52,000SF PLUS 5,000SF AUXILIARY BUILDINGS

Contact Us:

Jordan Metz Senior Vice President 973.493.0385 jordan@metzindustrial.com

Benito Abbate Senior Associate 908.655.8331 ben@metzindustrial.com

James Friel
Sales Associate
908.305.9001
james@metzindustrial.com

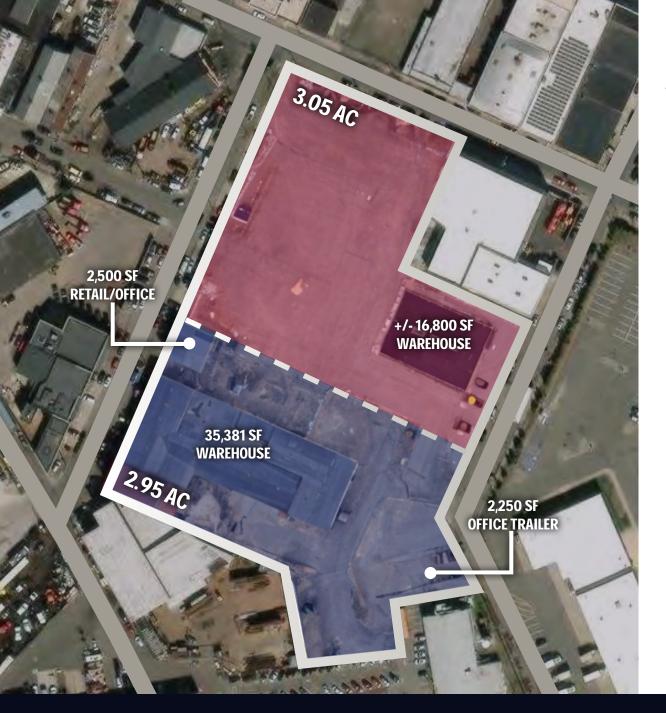






Jordan Metz Senior Vice President 973.493.0385 jordan@metzindustrial.com Benito Abbate Senior Associate 908.655.8331 ben@metzindustrial.com James Friel Sales Associate 908.305.9001 james@metzindustrial.com





Offering Highlights

222 - 234 Pacific Street Newark, NJ





Building Size

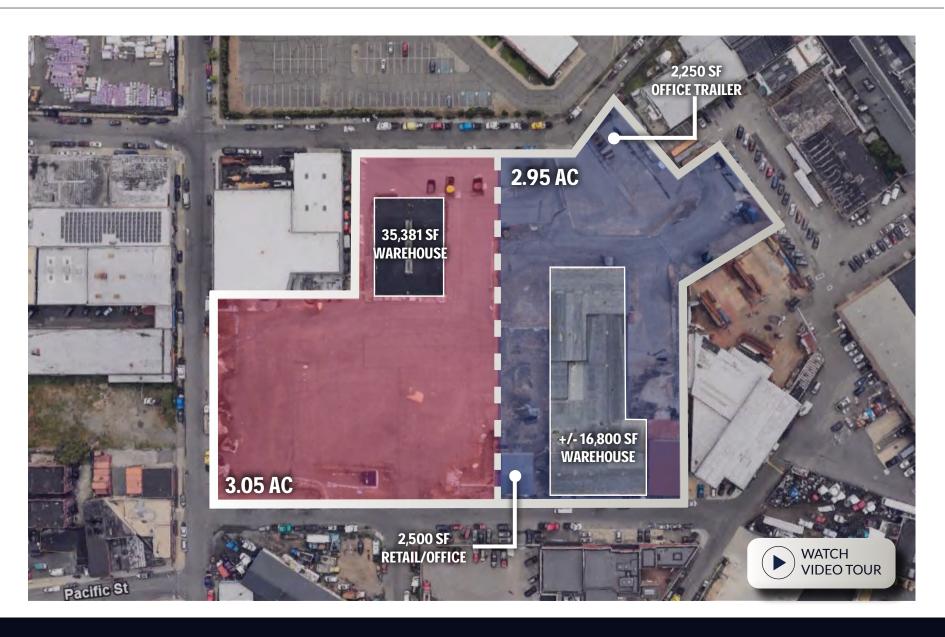
Ceiling Height 16-20'

+/- 35,381 SF & 16,800 SF

- Reinforced Concrete Construction
- Taxes: \$63,572.18 Annually
- City/Sewer: \$2,300.00 Annually (Est.)
- Immediate Access to New Jersey Turnpike, I-78, and Route 1-9
- Near Newark Liberty Airport, Port Newark/Elizabeth & Goethals Bridge
- +/- 35,381 SF Warehouse, 2.95 AC, 18'+ Clear, 16
 Drive-In Doors, ~1,000 SF Office
- +/- 16,800 SF Warehouse, 3.05 AC, 15'+ Clear, 5 Drive-In Doors, 900 SF Office

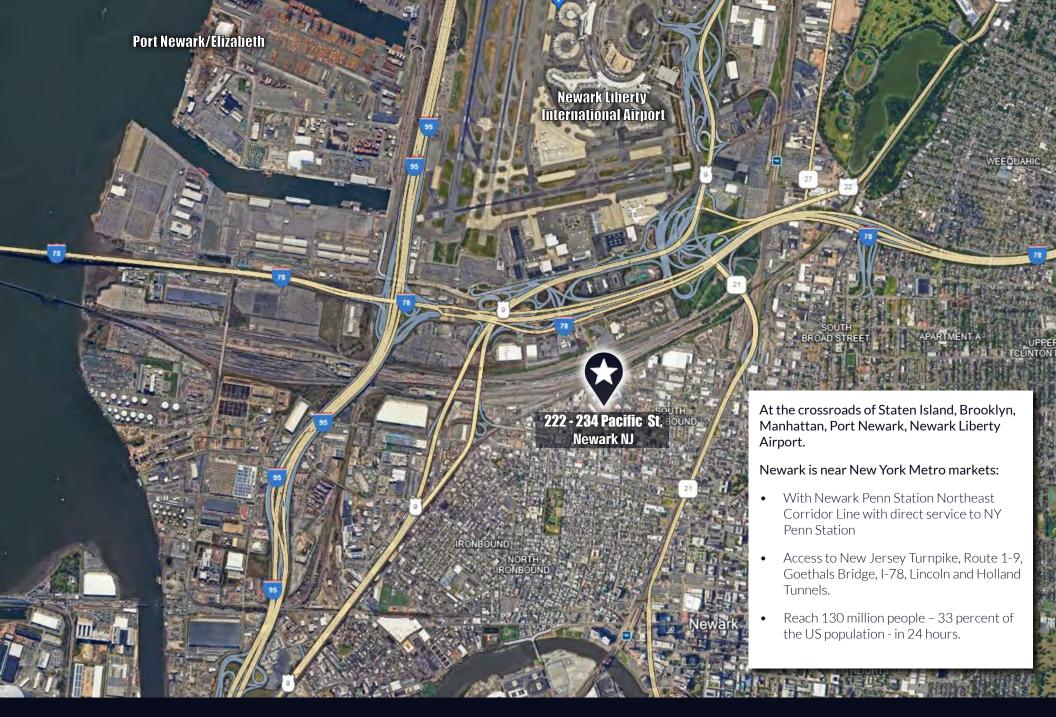
Jordan Metz Senior Vice President 973.493.0385 jordan@metzindustrial.com Benito Abbate Senior Associate 908.655.8331 ben@metzindustrial.com James Friel Sales Associate 908.305.9001 james@metzindustrial.com





Jordan Metz Senior Vice President 973.493.0385 jordan@metzindustrial.com Benito Abbate Senior Associate 908.655.8331 ben@metzindustrial.com James Friel Sales Associate 908.305.9001 james@metzindustrial.com





Jordan Metz Senior Vice President 973.493.0385 jordan@metzindustrial.com Benito Abbate Senior Associate 908.655.8331 ben@metzindustrial.com James Friel Sales Associate 908.305.9001 james@metzindustrial.com



Labor Demographics

222 - 234 Pacific Street Newark, NJ



Of the 205,000 Warehouse & Transportation Workers in New Jersey, Approximately 32,000 of them are in Newark and around 100,000 in the greater area

Jordan Metz Senior Vice President 973.493.0385 jordan@metzindustrial.com Benito Abbate Senior Associate 908.655.8331 ben@metzindustrial.com James Friel
Sales Associate
908.305.9001
james@metzindustrial.com



222 - 234 Pacific Street Newark, NJ

For more information please contact our exclusive brokers:

Jordan Metz Senior Vice President 973 493 0385 jordan@metzindustrial.com Benito Abbate Senior Associate 908 655 8331 ben@metzindustrial.com James Friel
Sales Associate
908 305 9001
james@metzindustrial.com



This document has been prepared by Bussel Realty Corp. based on public information. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s).