

FOR LEASE

PORT NEWARK INDUSTRIAL SPACE

309-337 Avenue P Newark, NJ 07105



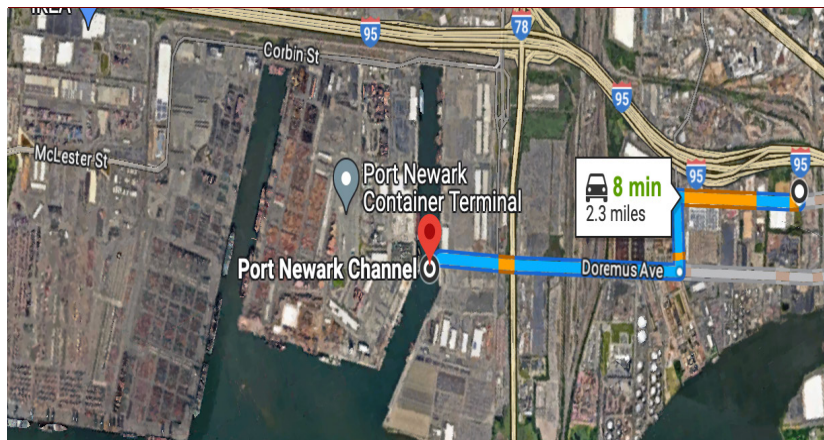
PROPERTY SUMMARY

Situated 2 miles from Port Newark Container Terminal and 2.3 miles from the Port of Elizabeth, 309 Avenue P offers unrivaled geographic advantages. Port Newark, located in Newark, New Jersey, is one of the busiest ports in the United States and serves as a major hub for international trade and commerce. Given its strategic location near New York City and its access to major transportation networks, the industrial real estate market in Port Newark has historically been significant. 309 Avenue P benefits from access to major highways including I-95 and route 78, as well as extensive rail and airport connections.

Offering Rent Rate	Call for Pricing
Op Ex.	Call for Approx. Op. Ex.
Building Sq Ft	15,000
Acreage	Approx. 8.5 Acres Industrial Outdoor Storage
County	Essex, NJ
Zoning	I-3 Heavy Industrial Zoning
Available	August 1, 2024

PROPERTY HIGHLIGHTS

- Approx. 8.5 Acres Industrial Outdoor Storage (will subdivide)
- 15,000 square foot truck repair facility
- 4 truck height drive-in bay doors
- Approx. 2 Miles from Port Newark Container Terminal
- Approx. 2.3 Miles from Port Elizabeth
- 2,000 Volt 480 Amp Electrical Service
- Zoning permits Outdoor Storage, Manufacturing (Heavy/Light), Truck Terminal, Truck Parking, Commercial/Industrial Truck/Bus Wash, Warehouse Distribution, Power Generation Facilities and more



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