



Industrial/Flex Building For Lease

687 Frelinghuysen Avenue, SR 27
Newark, NJ 07114

PROPERTY DESCRIPTION

Existing 20,000 SF single story multi-tenant mixed use industrial building on approximately 0.75 acres. Situated on Frelinghuysen Avenue between Emerson Place and Whittier Place, less than one mile from I-78 and Routes 1 & 9, the site affords excellent visibility on heavily traveled Frelinghuysen Avenue.

AVAILABLE SPACE

±10,000 SF comprised of ±9,000 SF warehouse and ±1,000 SF potential showroom/office

OCCUPANCY

Immediate

RENTAL RATES

Subject to use, creditworthiness and condition of delivery

CAM

\$3.40 PSF (Projected 2023)

REAL ESTATE TAXES

\$18,882 (Projected 2023)

ZONING

C-2

PARKING

Public parking on Frelinghuysen Ave. and 2 adjacent side streets.

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Joel Tomlinson

Ass't V.P. Retail Brokerage

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

Photos & Features



Features:

LOADING

1 Drive-in bay (21'x16')

1 Van height Loading dock (12'x12')

CEILING HEIGHT

12'-15'

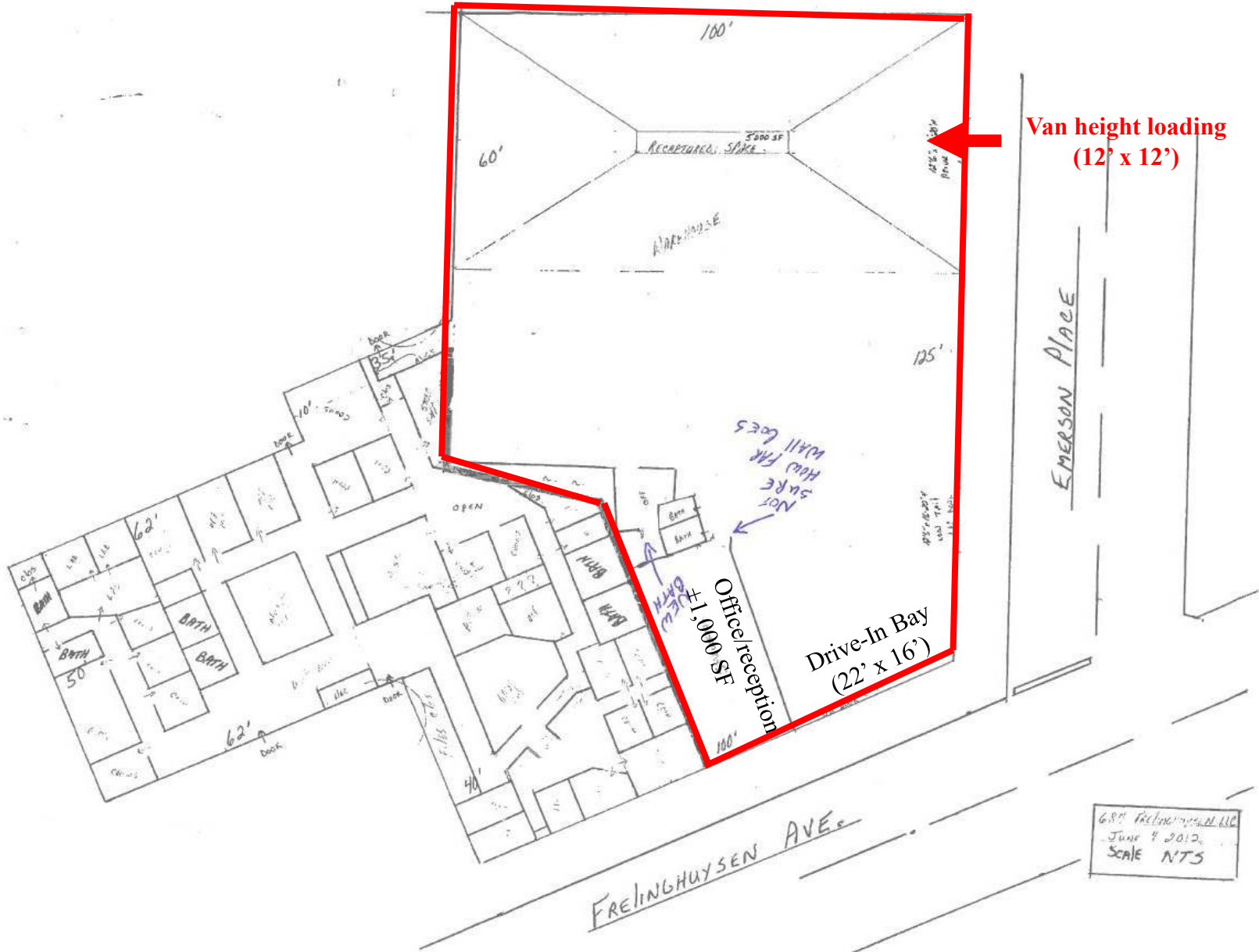
UTILITIES

Separately metered

Electric & Gas – PSE&G

Water & Sewer – Dept. of Water & Sewer Utilities

Floor Plan



Zoning & Additional Information

Table 4-2: Commercial Districts			
P = Permitted – = Not Permitted C = Conditional Use Only Any use not listed below is also prohibited.			
	C-1	C-2	C-3
Private Clubs (See Section 40:4-6. Additional Standards)	–	C	C
Resale or Thrift Shop	–	–	C
Retail Sales, General Consumer Goods	P	P	P
Rooming House or Boarding House	–	C	C
Sit-Down Restaurant	P	P	P
Substance Abuse Treatment Center	–	–	C
Supermarket	–	P	P
Take-Out Restaurant	P	P	P
Theaters	–	P	P
Urban Farm (See Section 40:4-6. Additional Standards)	P	P	P
Veterinary Clinic, Office, or Hospital	–	–	C
Wholesale Bakeries	–	C	C
Accessory Uses			

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	C-1	C-2	C-3
Automotive Lifts (see Section 40:4-6. Additional Standards)	P	P	P
Child Care Center	P	P	P
Coldframe	P	P	P
Composting (See Section 40:4-6. Additional Standards)	P	P	P
Donation Bin (See Section 40:4-6. Additional Standards)	P	P	P
Drive-Through Facilities	–	–	C
Emergency Food Distribution Center, Food Pantry, Soup Kitchen	C	C	C
Greenhouse	P	P	P
Home Occupation (See Section 40:4-6. Additional Standards)	P	P	P
Hoophouse	P	P	P
Farm Stand	P	P	P
Massage Facilities	C	C	C
Ice Cream Service Window	C	C	C
Outdoor Storage, Portable Storage Units	C	C	C
Parking, Structured	P	–	P
Sidewalk Café (accessory to permitted restaurant only, see Section 40:4-6. Additional Standards)	P	P	P
Solar Energy Systems	C	C	C
Wind Energy Systems, Small	C	C	C

URBAN ENTERPRISE ZONE

Benefits to Businesses:

Tax Free Purchases on capital

equipment, facility expansions and upgrades;

- Reduced sales tax (3.3% vs. 7%)
- Businesses may receive financial assistance from agencies such as NJEDA, subsidized unemployment insurance costs for certain employees;

Energy Sales Tax Exemption for qualified manufacturing firms;

Businesses may elect tax credit options and may be eligible for other economic incentives from the City of Newark

Road Map

