

2-8 CENTRAL AVENUE

East Orange, NJ 07018

Semiao & Associates



OFFERING SUMMARY

Sale Price:	\$14,000,000
Building Size:	127,000 SF
Available SF:	
Lot Size:	0.99 Acres
Price / SF:	\$110.24
Year Built:	1940
Renovated:	2022
Zoning:	Manufacturing
Market:	Northern New Jersey

PROPERTY OVERVIEW

2-8 Central Ave +/- 127,000 FT manufacturing warehouse that originally was built to manufacture cars, over .99 Acre. 3 floors with large freight elevator to all floors. 3 loading docks , drive in , a driving ramp thru all floors. Parking for 49 cars. 1,300 SF Mezzanine between first and second floor. Office 10,000 SF

PROPERTY HIGHLIGHTS

- 1st level 16', 2nd level 11' and third level 10'
- 3 loading docks for 40' container and 53' trailers .
- Building just passed fire inspection with lots of partial updates for the sprinkler system.
- New heating system.
- New highly efficient electrical system in all 3 floors (3 phases manufacturing rated)
- Ports that are close to East Orange:
 1. Port of New York and New Jersey: This is one of the largest ports in the United States and is situated along the New Jersey side of the Hudson River, serving both New York and New Jersey.
 2. Port Newark-Elizabeth Marine Terminal: Located in Newark and Elizabeth, New Jersey, this terminal is part of the larger Port of New York and New Jersey.



Maggie Abdo-Manno,
CCIM
201.892.9933
maggie@ccim.net



INDUSTRIAL PROPERTY FOR SALE

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**CENTURY 21
COMMERCIAL.**

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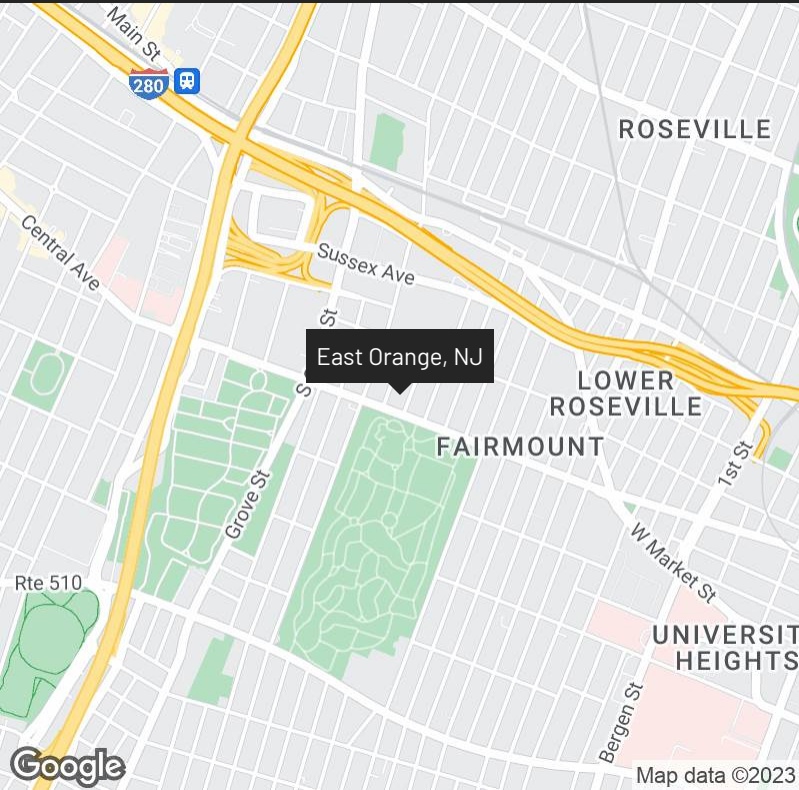
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CENTURY 21
COMMERCIAL

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LOCATION DESCRIPTION

Central Avenue is a major thoroughfare that runs through East Orange, New Jersey. It connects various neighborhoods and commercial areas within the city. Here are some of the notable highways and linkages in the vicinity:

Garden State Parkway: The Garden State Parkway is a major north-south highway in New Jersey, and it is one of the most important transportation routes in the state. It runs to the east of East Orange, and there are several access points to the parkway from various roads near Central Avenue.

Interstate 280 (I-280): I-280 is a highway that runs in an east-west direction, passing through East Orange. It connects to the Garden State Parkway and provides access to neighboring towns and cities.

New Jersey Route 21 (NJ-21): NJ-21 is a state highway that passes through East Orange and intersects with Central Avenue. It runs in a north-south direction and provides connections to Newark and other municipalities in the region.

LOCATION DETAILS

Market	Northern New Jersey
County	Essex



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