

# NEWARK WAREHOUSE FOR SALE

337-351 SHERMAN AVENUE  
NEWARK, NJ 07114



LEE & ASSOCIATES



Port Newark



Newark Liberty  
International Airport



SUBJECT  
PROPERTY



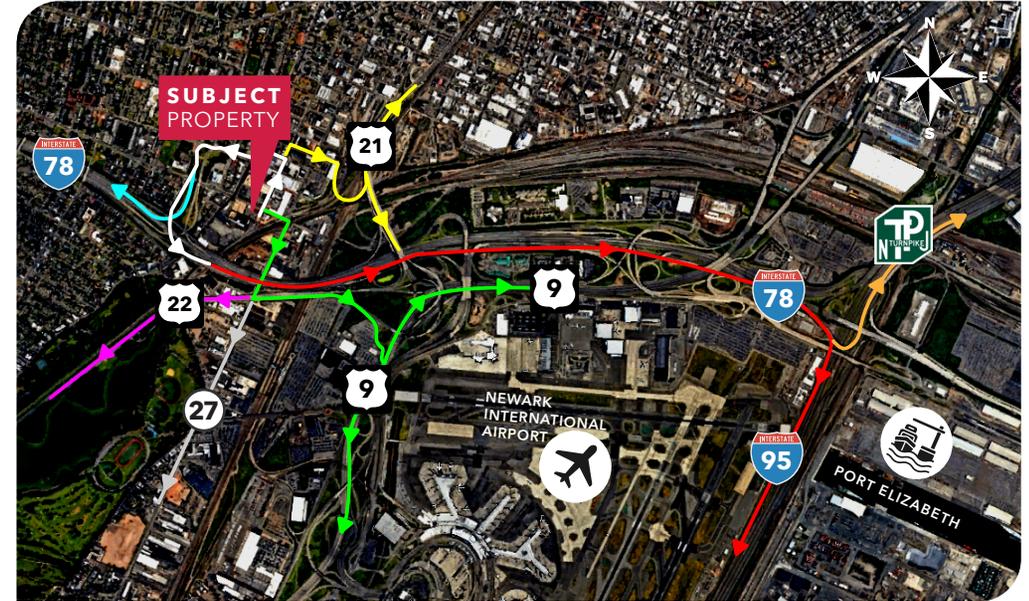
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# EXECUTIVE SUMMARY

## NEWARK WAREHOUSE FOR SALE

337-351 Sherman Avenue, Newark, NJ 07114

Lee & Associates is pleased to exclusively list for sale 337-351 Sherman Avenue, a 151,000 SF warehouse in Newark. Located less than 5 miles from Port Newark, this property has immediate access to all major trucking through fares. With approximately 55% of the building being delivered vacant, or with a short term sale leaseback, it allows the new purchaser to occupy the space for their own business, or grow into the building throughout the leaseback, offsetting the expenses with the rental income of the remaining 45% of the building.



### KEY DISTANCES



83,000 SF of 151,000 SF can be delivered vacant or with a short term sale leaseback upon closing



Located within Port North Submarket which has seen an increase of 36% rental growth rate year over year and currently experiencing 2.5% vacancy



Immediate Access to Routes    and 



Route 21  
0.8 Miles



1&9  
1 Miles



Newark Airport  
1.5 Miles



I78  
1.6 Miles



I95/NJ Turnpike  
2.6 Miles



Port Newark  
2.8 Miles



Midtown Manhattan  
4 Miles



Holland Tunnel  
10.3 Miles



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# PROPERTY OVERVIEW

NEWARK WAREHOUSE FOR SALE  
337-351 Sherman Avenue, Newark, NJ 07114

**Asking Price:** \$20,000,000

**Building Size:** 151,000 SF

**Available:** 83,991 SF Total  
1st Floor - 24,943 SF  
3rd Floor - 37,314 SF  
4th Floor - 21,756 SF

**Price Per SF:** \$132.45

**Property Insurance:** \$87,231.71

**Liability Insurance:** \$46,106.01

**Ceiling Heights:** 16' 1st Floor, 11' Floors 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup>

**Loading Docks:** 5 Exterior, 4 Interior, & Shared

**Freight Elevators:** 2

**Zoning:** Medium Industrial

**Comments:** Brand New Roof





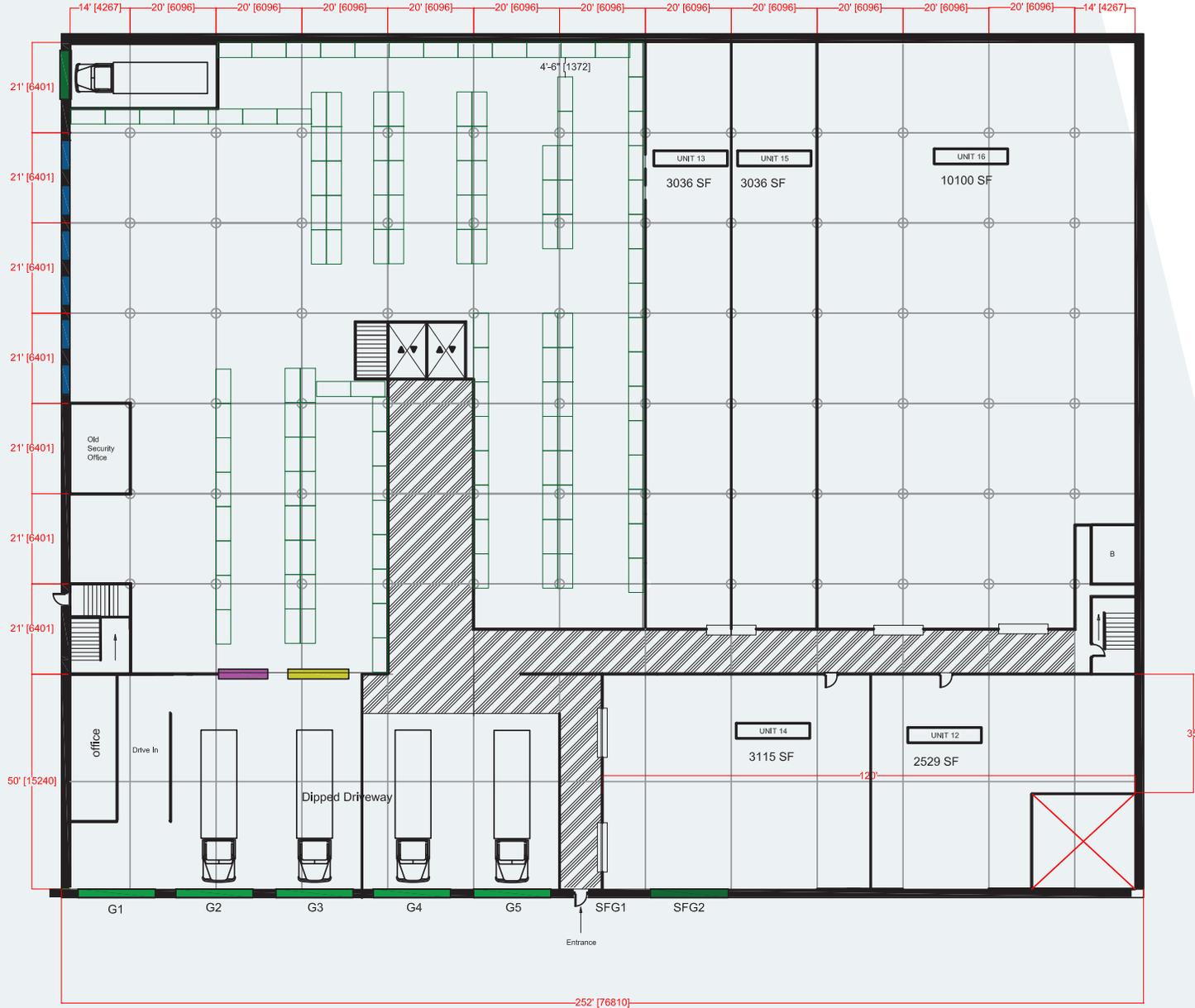
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# FLOOR PLAN

1<sup>st</sup> Floor

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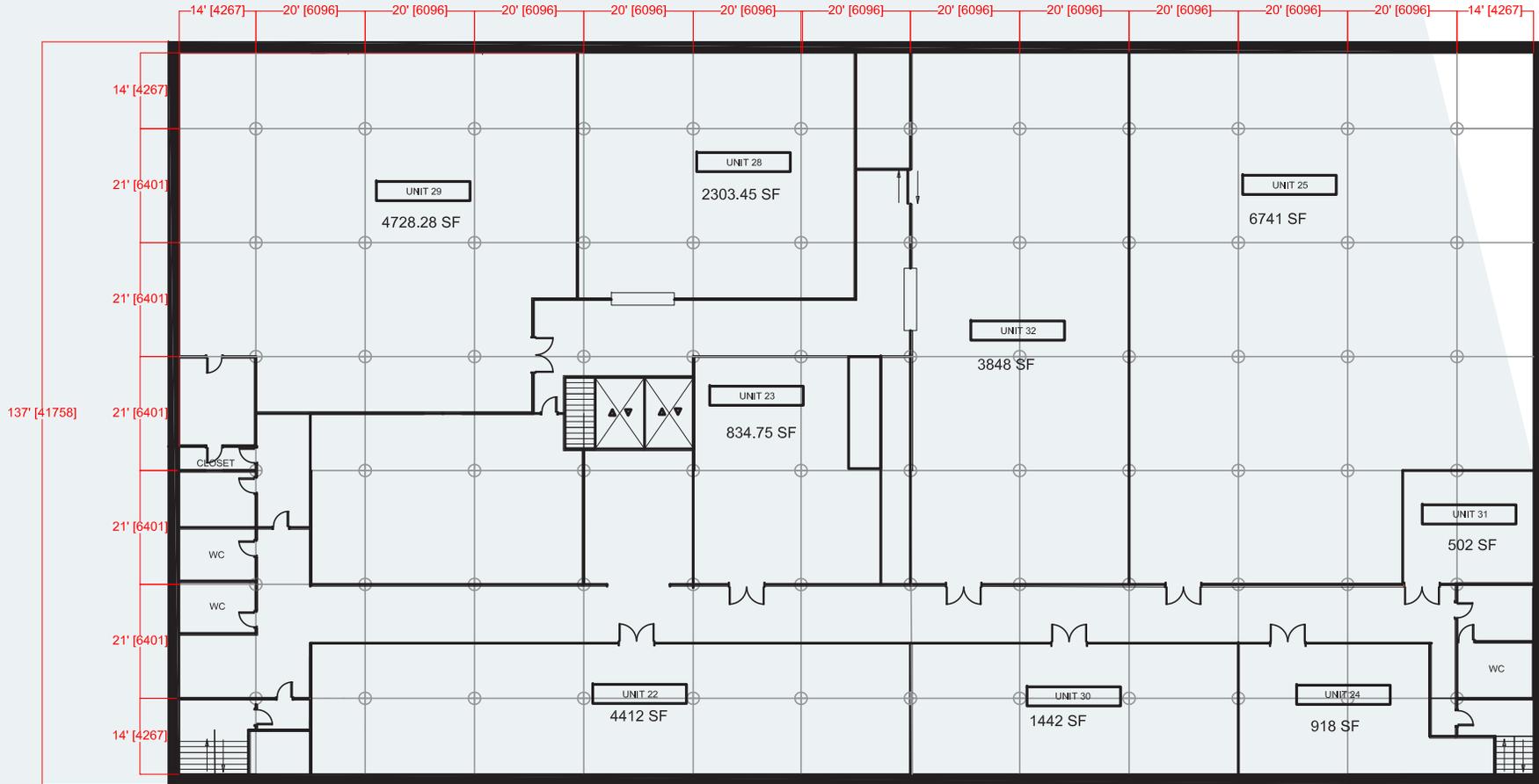
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# FLOOR PLAN

## 2<sup>nd</sup> Floor

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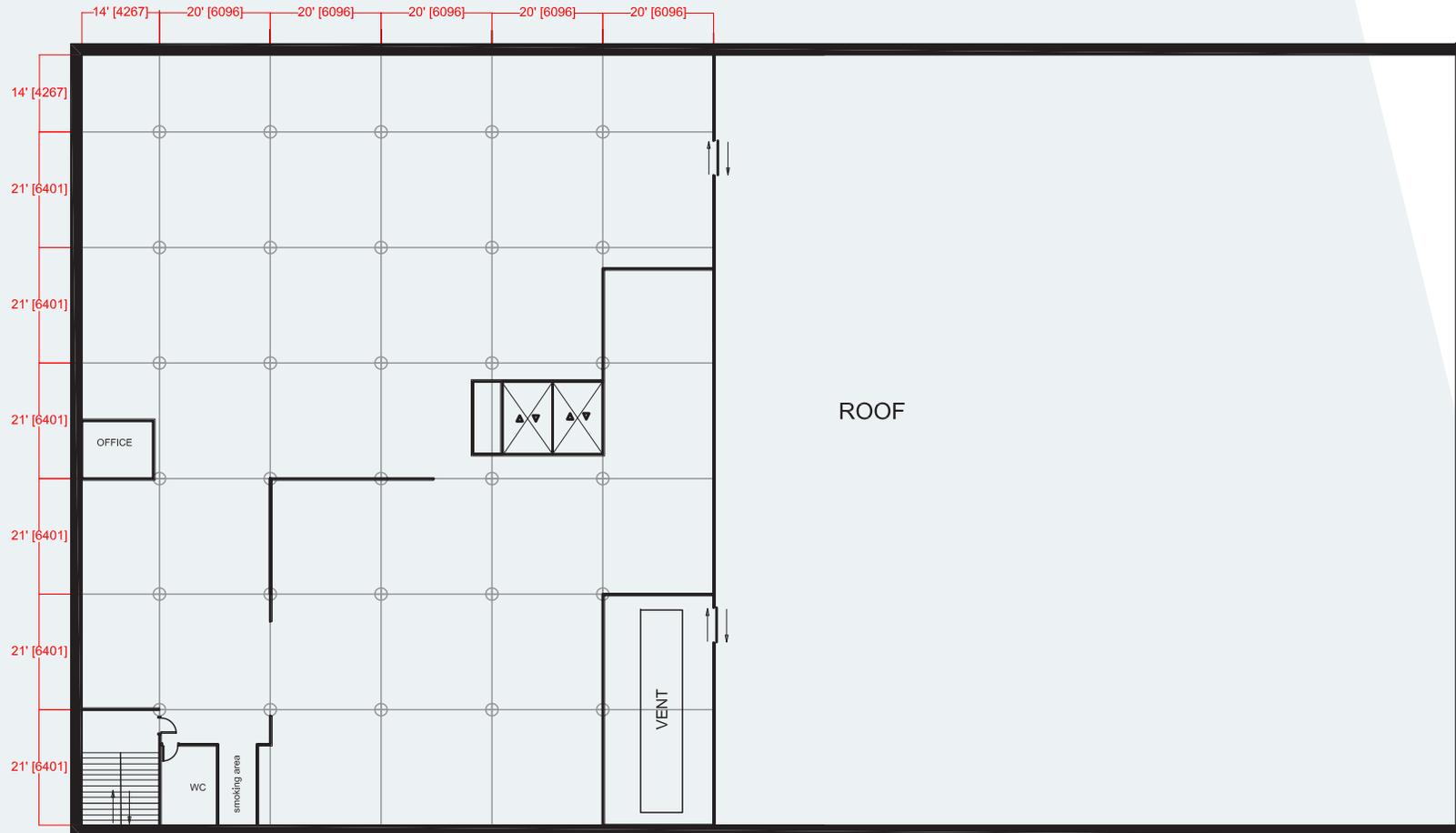






FLOOR PLAN  
4<sup>th</sup> Floor

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

[lee-associates.com/wbe](http://lee-associates.com/wbe)

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INTERNATIONAL REACH  
WORLD CLASS**