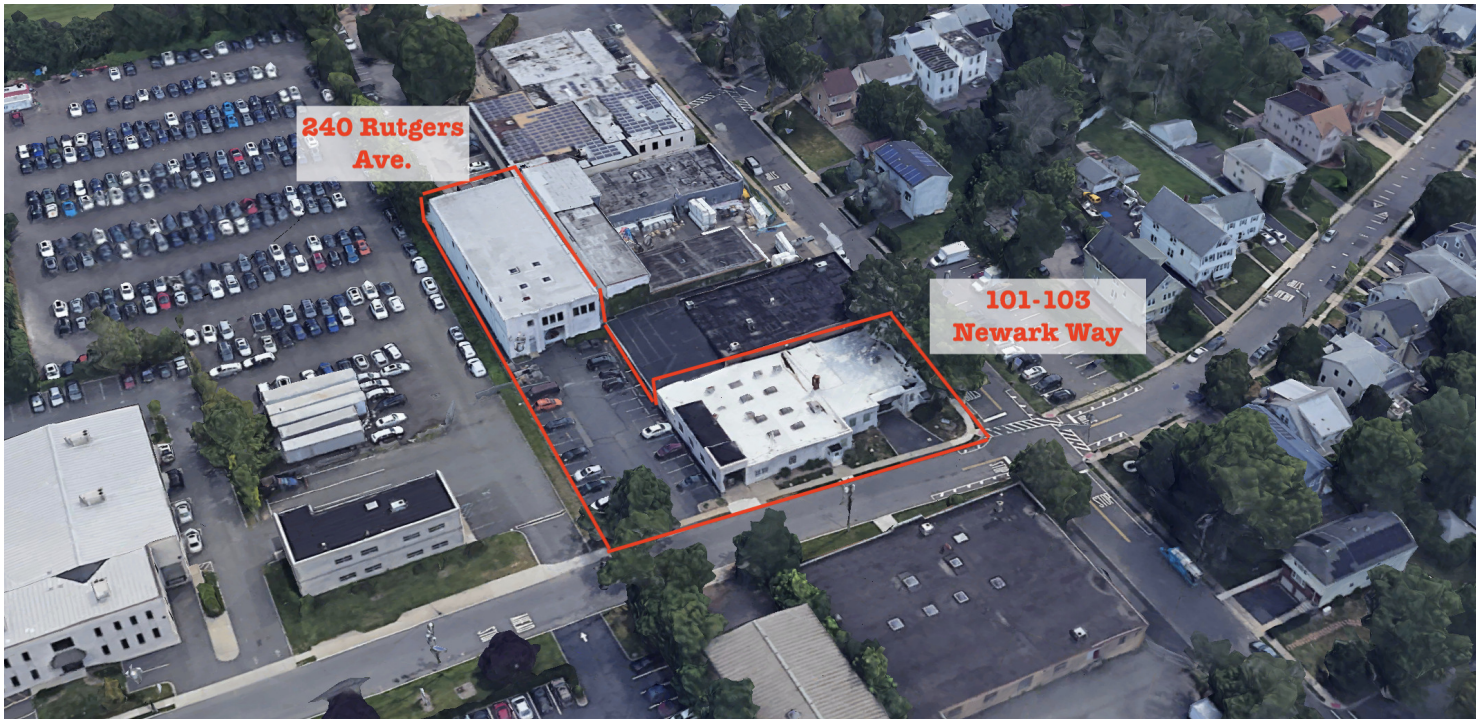


# ESSEX COUNTY: 2 INDUSTRIAL PROPERTIES FOR SALE

22,563 SF OF WAREHOUSE / MANUFACTURING 20 MINS. FROM PORT NEWARK



240 Rutgers Ave & 101 Newark Way, Maplewood, NJ 07040



## PROPERTY DESCRIPTION

### TWO ADJACENT INDUSTRIAL PROPERTIES FOR SALE. MAPLEWOOD, NJ.

Both buildings total 22,563 sf on a 30,264 sf lot.  
30 surface parking spaces.

**First building:** "240 Rutgers Ave." 13,680 sf, 2-story, concrete block building with loading dock & cargo elevator plus a full (6,840 sf) basement. Current use: warehousing, assembly, shipping.

**Second building:** "101 Newark Way" 8,883 sf, single story, concrete block built in 1942 sits on a 12,406 sf corner lot. 1 tailgate, 12' high door. Current use: manufacturing, static storage & office.

**Remediation:** Active DEP remediation in progress in one building. Seller expects to receive RAO in 2027-28.

## LOCATION DESCRIPTION

Two neighboring industrial buildings in CI zone.  
Corner Property  
Easy access to I-78  
Port Newark: 20 minutes

## OFFERING SUMMARY

Sale Price:	\$2,988,000
Parking spaces:	30
Total SF of 2 lots:	30,264 SF
Total SF of 2 buildings:	22,563 SF

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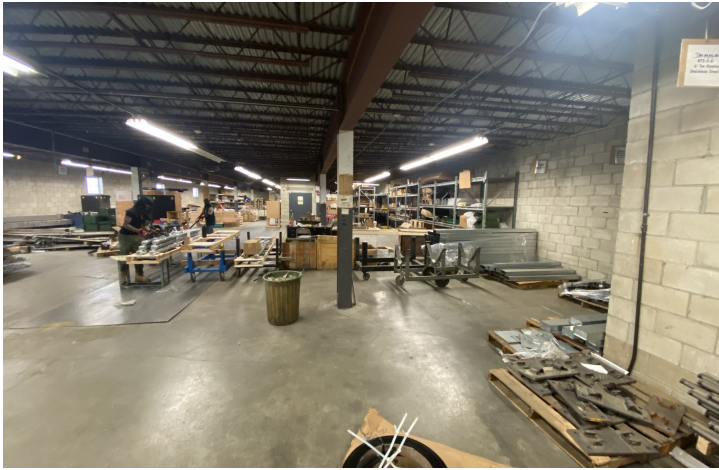


## 2 INDUSTRIAL BUILDINGS FOR SALE

22,563 SF OF WAREHOUSE / MANUFACTURING 20 MINS. FROM PORT NEWARK



240 Rutgers Ave & 101-103 Newark Way, Maplewood, NJ 07040



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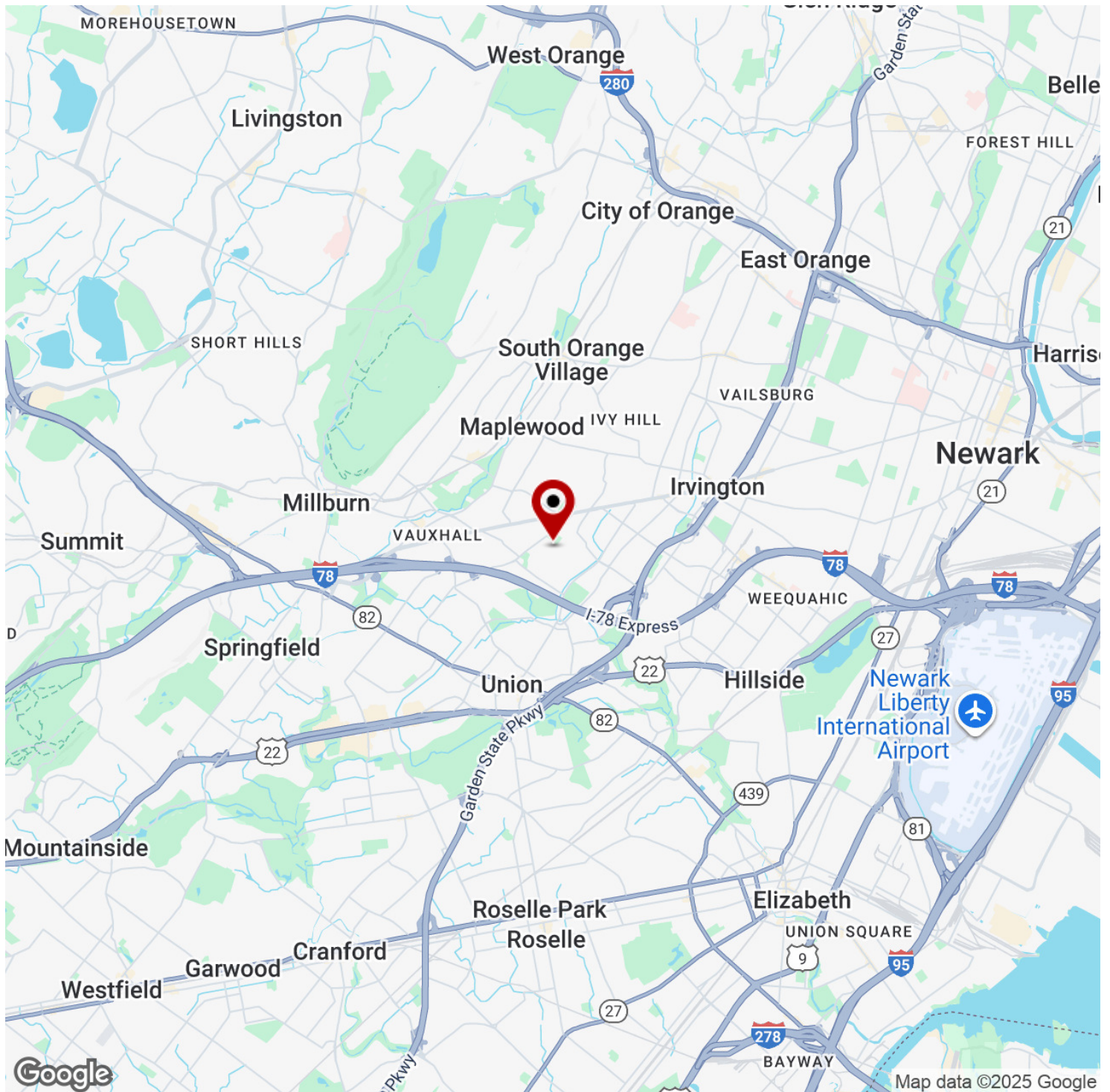
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## 2 INDUSTRIAL BUILDINGS FOR SALE

12 INDUSTRIAL BUILDINGS FOR SALE ESSEX COUNTY: 22,563 SF

240 Rutgers Ave & 101-103 Newark Way, Maplewood, NJ 07040



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