

**800 NEW BRUNSWICK AVENUE, RAHWAY, NJ**

**UNIT 3, 1,398 SF Warehouse Condo For Sale**

**Exclusive Broker**

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# SUBJECT OVERVIEW

## NEAR MAJOR ROADWAYS & PORTS

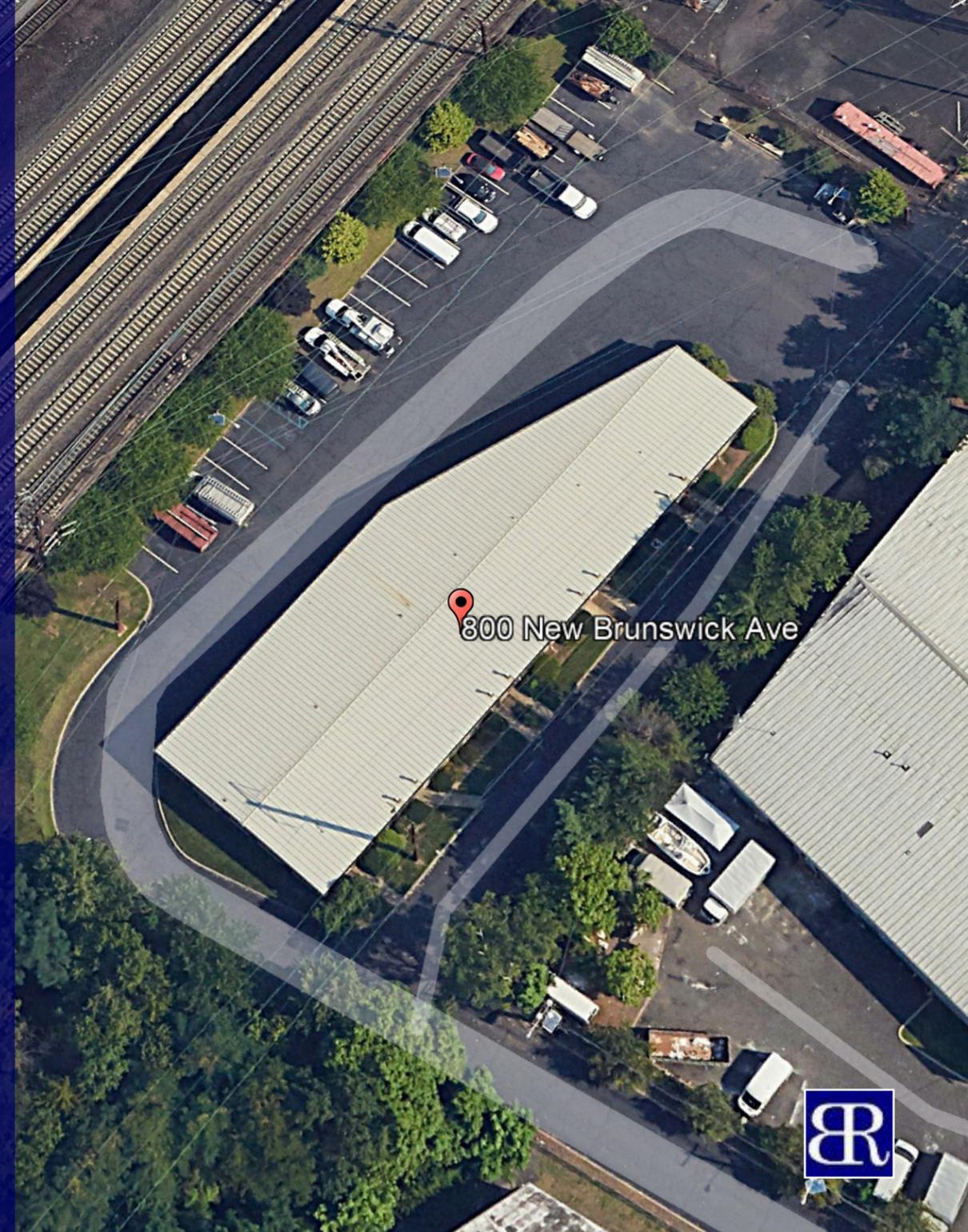
- Route 1-9, NJ Turnpike, Goethals Bridge,
- Port Newark/Eliz. & Newark Airport

## Unit 3: 1,398 SF Available

- Total Building 11,600 SF
- Site Acres: 3.95

## PUBLIC TRANSPORTATION

- NJ Transit Rahway Train Station
- NJ Transit Avenel Train Station
- NJ Transit Bus Service



# PROPERTY HIGHLIGHTS

- **TOTAL BUILDING: 11,600 SF**
  - Unit 3: 1,398 SF**
    - 1,158 SF Warehouse
    - 240 SF Office & Bathrooms
    - 1 Drive-in
    - Separate Entrance
- **PARKING**
  - Ample Front & Side of Building
  - Well-Maintained Grounds
  - Additional 0.50 Acre Land Available To Lease For Any Buyer of Unit 3
- **CEILING HEIGHT: 16'**
- **POWER: Ample Power**

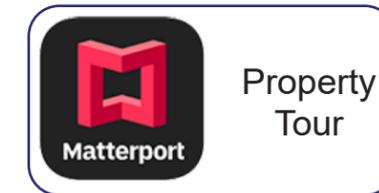
## LOCATION PROXIMITY:

- 23 Minutes to Newark Airport
- 30 Minutes Newark/Elizabeth
- 25 Minutes to Goethals Bridge



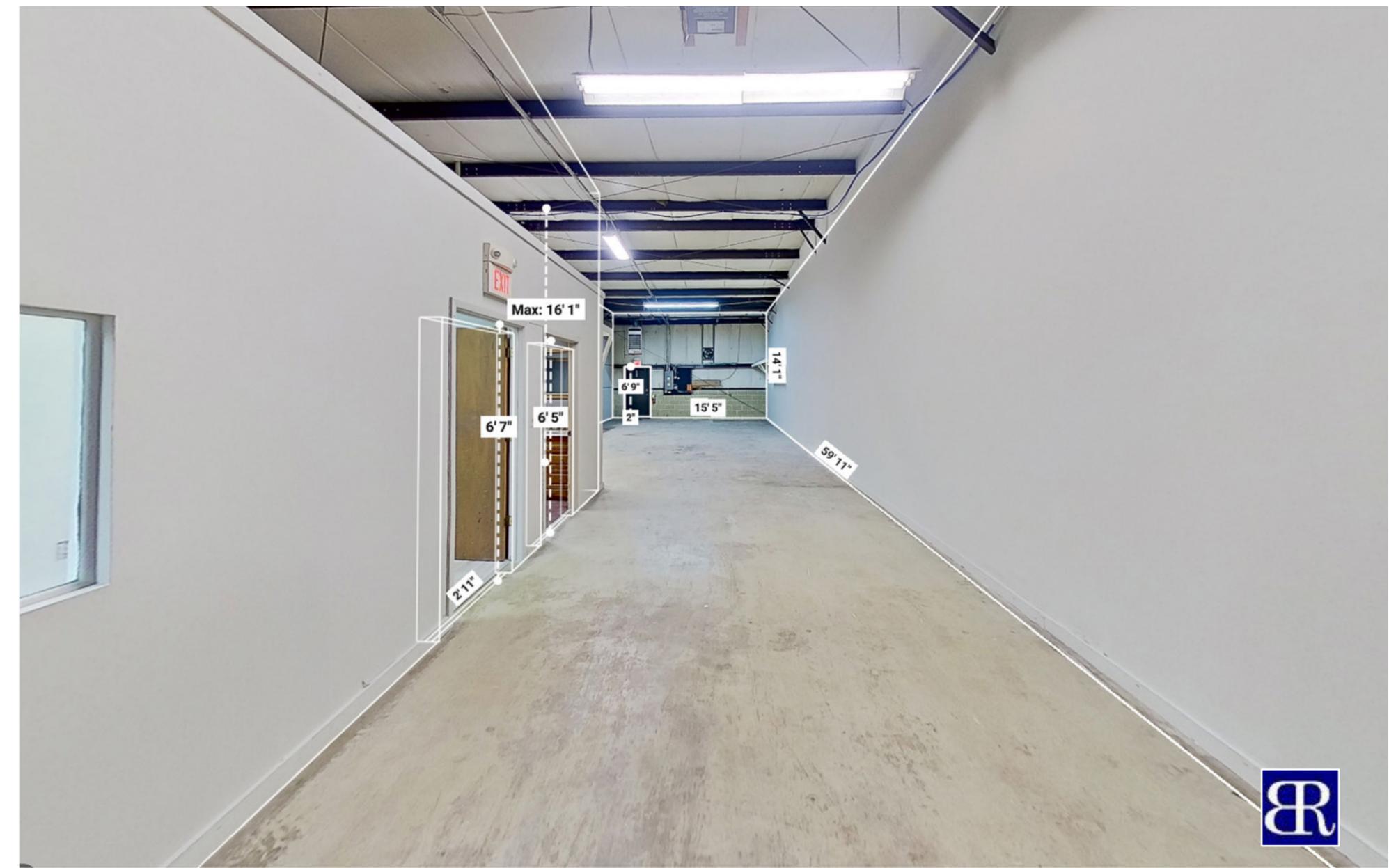
## ROADWAY ACCESS:

- 5 Minutes to Routes 1-9 & 27
- 15 Minutes to New Jersey Turnpike
- 25 Minutes to I-78 to Holland Tunnel



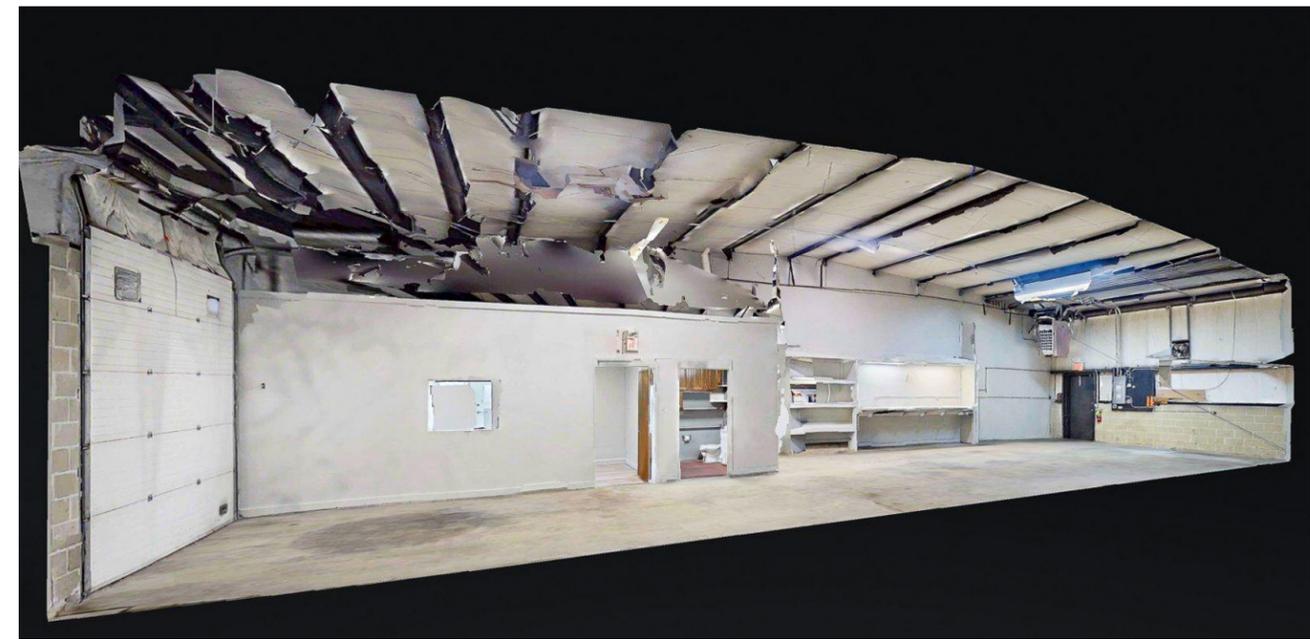
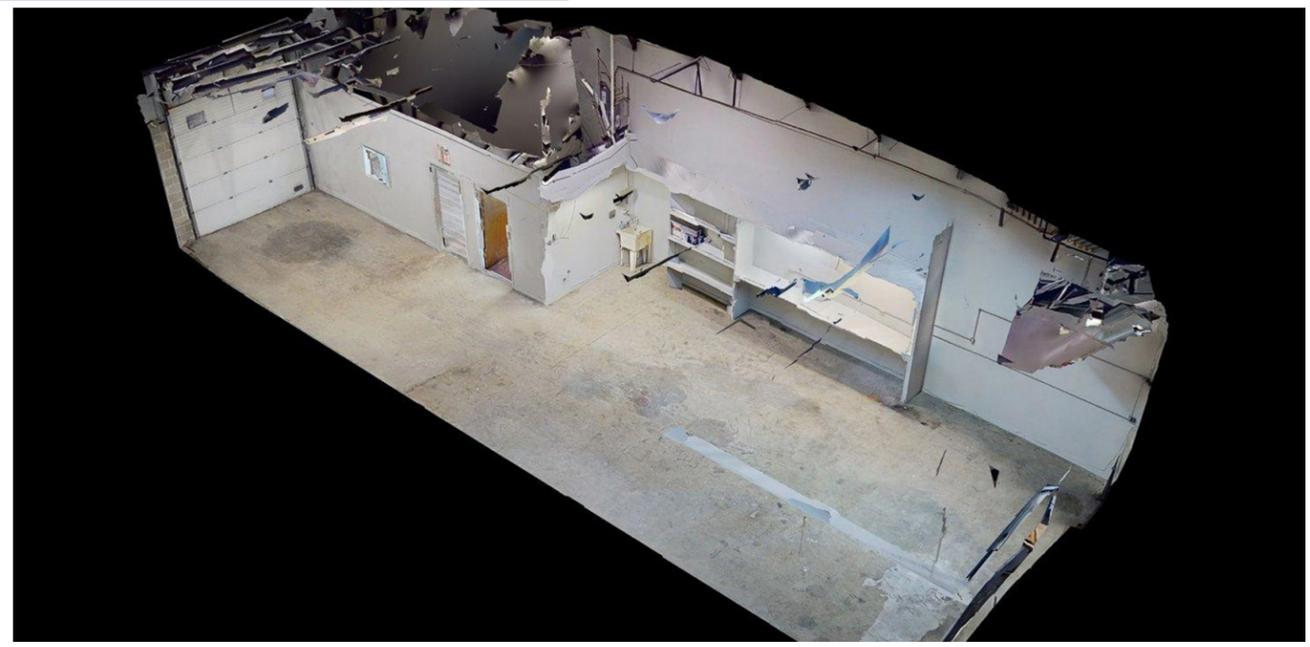
# INTERIOR

Measurement Interior



# INTERIOR

Office & Warehouse

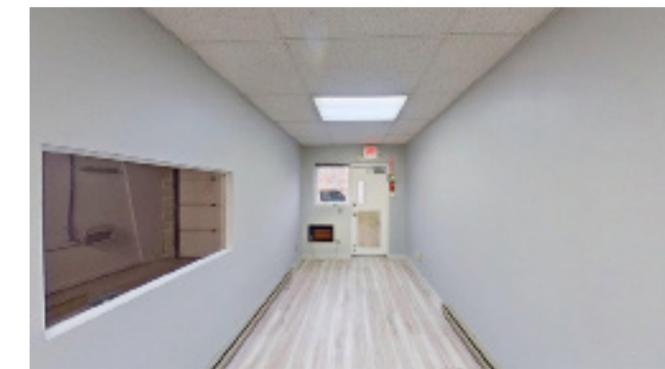


# INTERIOR

Warehouse

# INTERIOR

Office & Restrooms

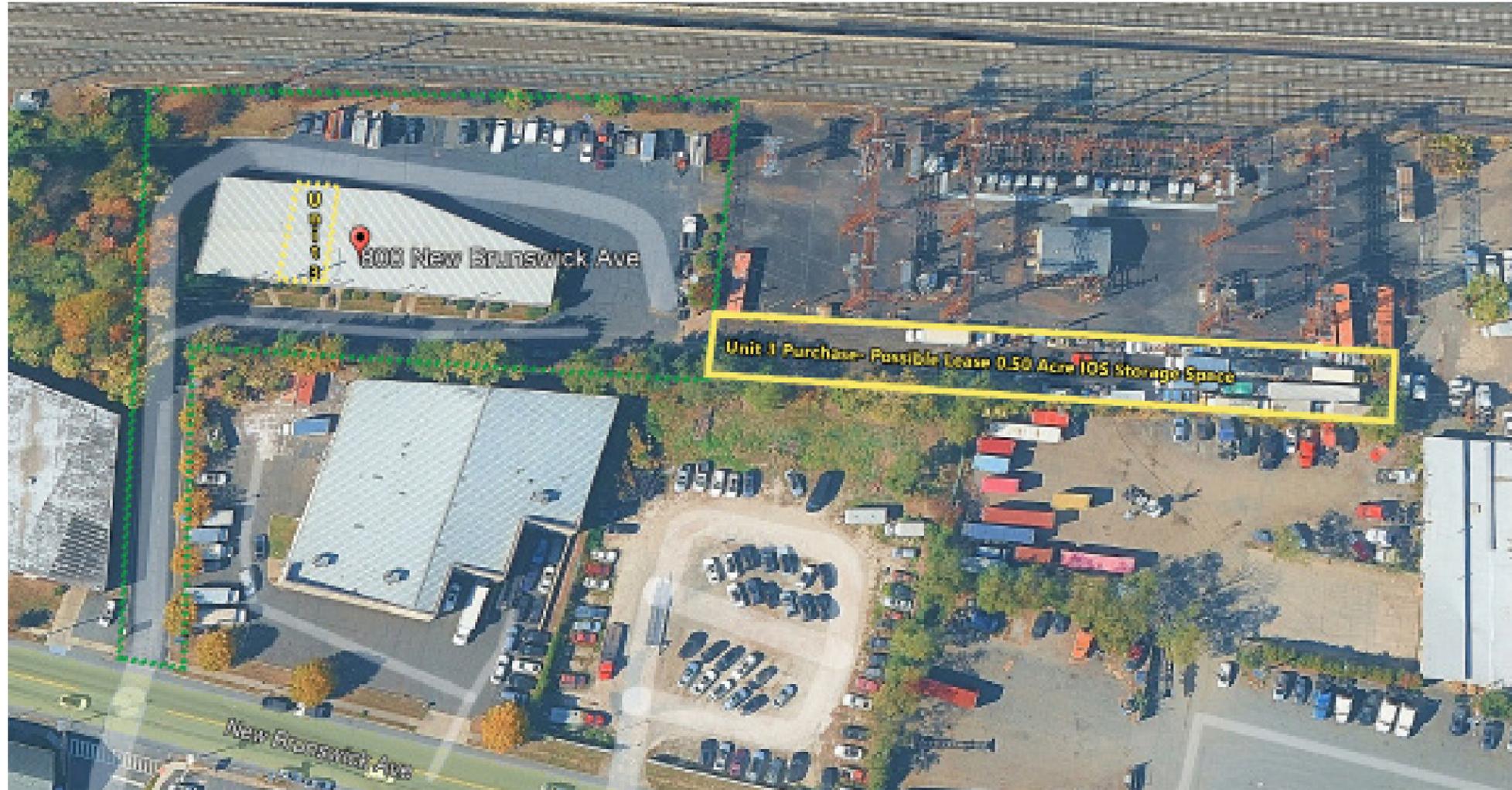


# AERIAL

UNIT 3 - 1,398 SF | 0.50 ACRE IOS (Potential Lease)

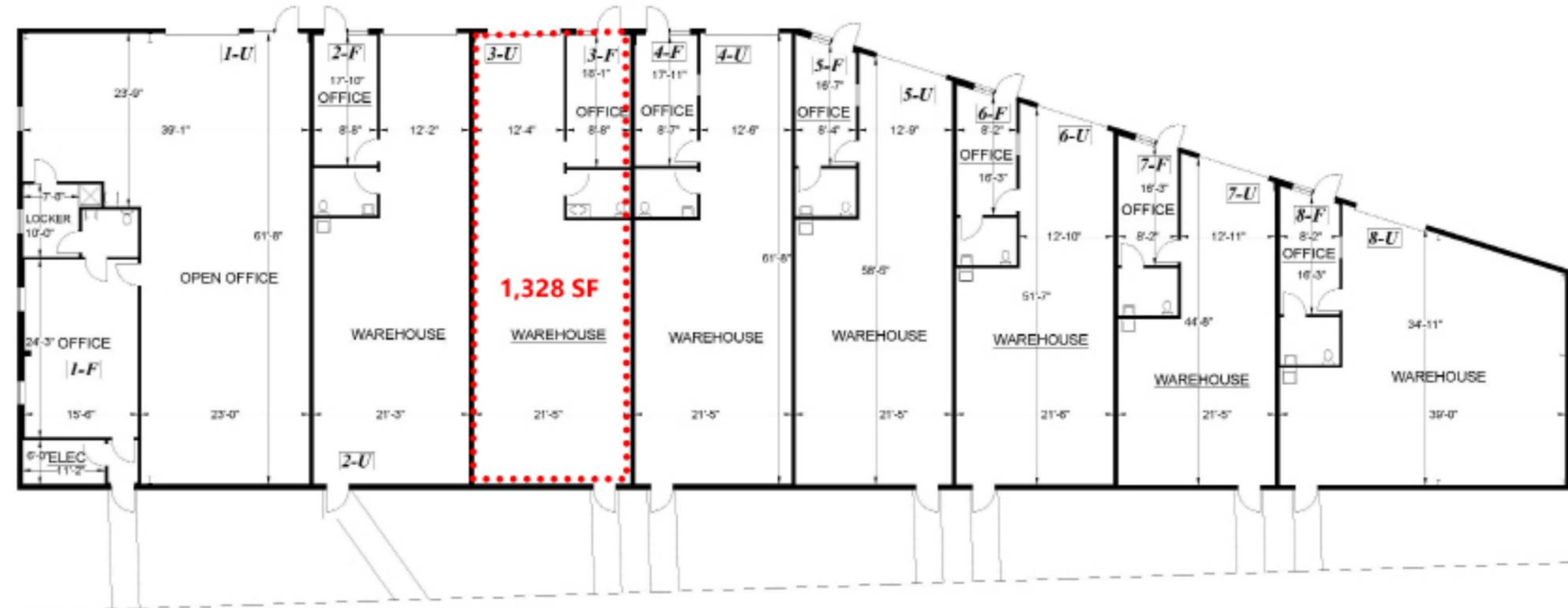
# INTERIOR

WAREHOUSE - 1,158 SF | OFFICE - 240 SF



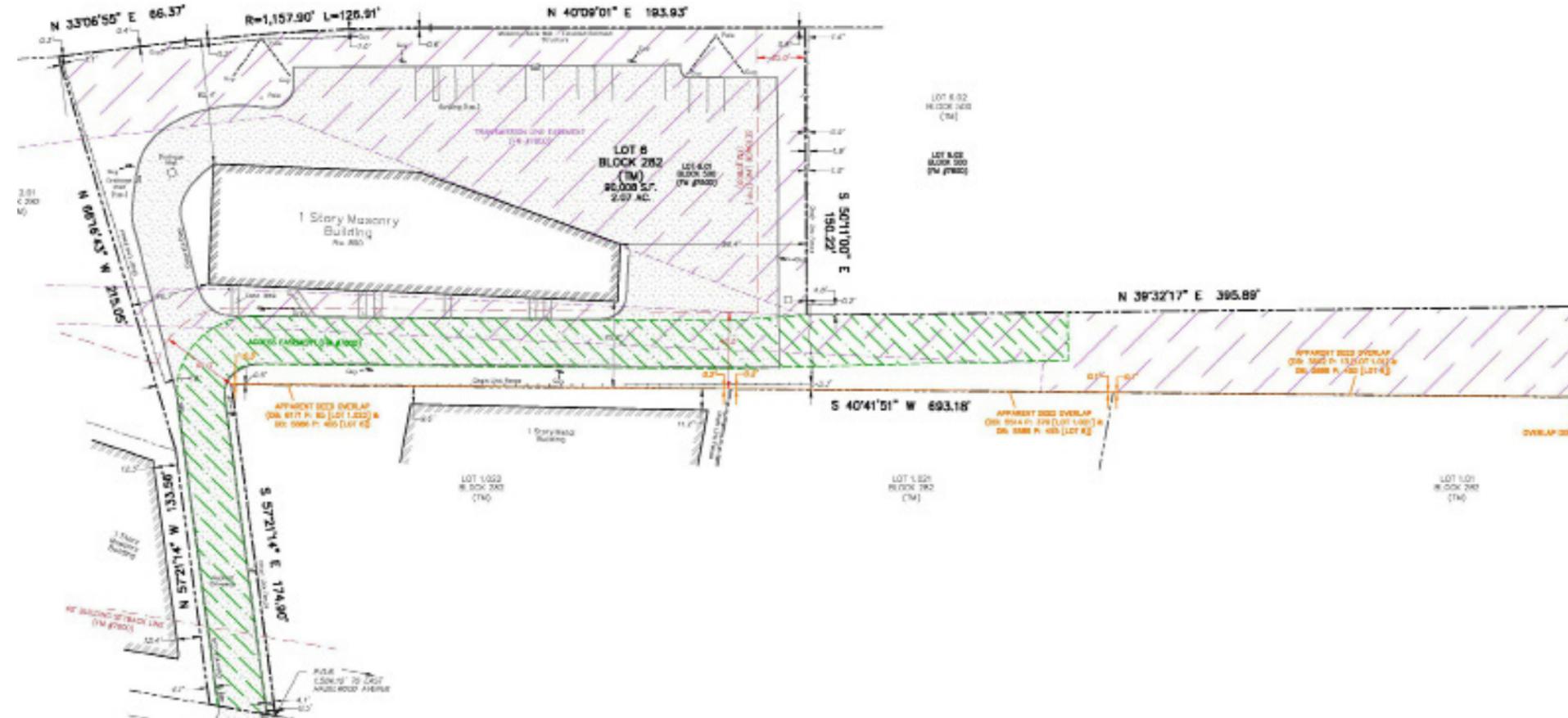
# FLOOR PLAN

UNIT 3 - 1,398 SF



# SURVEY PLAN

SITE ACRES - 3.59



# MARKET TENANTS

Tenant	City	Space Occupied
FedEx	Newark, NJ	864,186 SF
Peloton	Linden, NJ	840,203 SF
Samsung	Linden, NJ	735,220 SF
Amazon	Newark, NJ	661,741 SF
Anheuser Busch	Newark, NJ	450,000 SF
Amazon	Linden, NJ	386,296 SF
Vanguard Logistics	Linden, NJ	372,159 SF
Benjamin Moore Paints	Newark, NJ	344,000 SF
East Coast Warehouse & Distribution	Elizabeth, NJ	666,410 SF
FedEx	Linden, NJ	290,000 SF
Wayfair	Linden, NJ	247,542 SF
Wakefern Food Corp.	Elizabeth, NJ	224,152 SF
United Cargo	Newark, NJ	223,872 SF
Hello Fresh	Newark, NJ	197,832 SF
ShopRite	Elizabeth, NJ	196,710 SF
The Manischewitz Company	Newark, NJ	185,000 SF
Costco Wholesale	Newark, NJ	182,712 SF
Golden Platter Foods	Newark, NJ	163,476 SF
Walgreens	Linden, NJ	156,040 SF
FedEx	Elizabeth, NJ	152,455 SF
United Airlines	Newark, NJ	150,906 SF
Amazon	Elizabeth, NJ	145,332 SF
Harbor Freight Transport	Newark, NJ	134,582 SF
Seabra Group	Newark, NJ	131,488 SF
Enterprise Car Sales	Linden, NJ	131,056 SF
Linden Warehouse & Distribution Co.	Linden, NJ	128,500 SF
Wakefern Food Corp.	Newark, NJ	127,000 SF

