

INDUSTRIAL PROPERTY FOR SALE

302 SHERMAN AVE

Newark, NJ 07114

**CENTURY 21
COMMERCIAL**

Semiao & Associates



PROPERTY DESCRIPTION

145,000 SFT for Sale in Newark close to Newark Port, Airport , Major Highways Ideal for Self Storage, Charter School, Nursing home, Warehousing and distributions. Over +/- 2.49 Acres trucks are permitted to park . Fully Sprinkled, 3 elevators and two loading docks. I1 light industrial

PROPERTY HIGHLIGHTS

- 145,000 SFT building for sale in Newark
- Zoning I1 light Industrial ideal for day care, Industrial, Self Storage , outdoor storage, Artist live/work studio, Automotive repairs and rentals.
- Location is approved Medical Cannabis license is separate .
- 4 floors building. 2 elevators (5000lbs) 2 loading docks.
- Parking available for trailers and outdoor storage +/- 1.5 Acres

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	2.49 Acres
Building Size:	145,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	651	1,930	11,831
Total Population	2,143	6,158	37,148
Average HH Income	\$46,014	\$50,507	\$63,182



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



INDUSTRIAL PROPERTY FOR SALE

302 SHERMAN AVE

Newark, NJ 07114

CENTURY 21
COMMERCIAL

Semio & Associates



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

