



COLD/FOOD/WAREHOUSE FACILITY

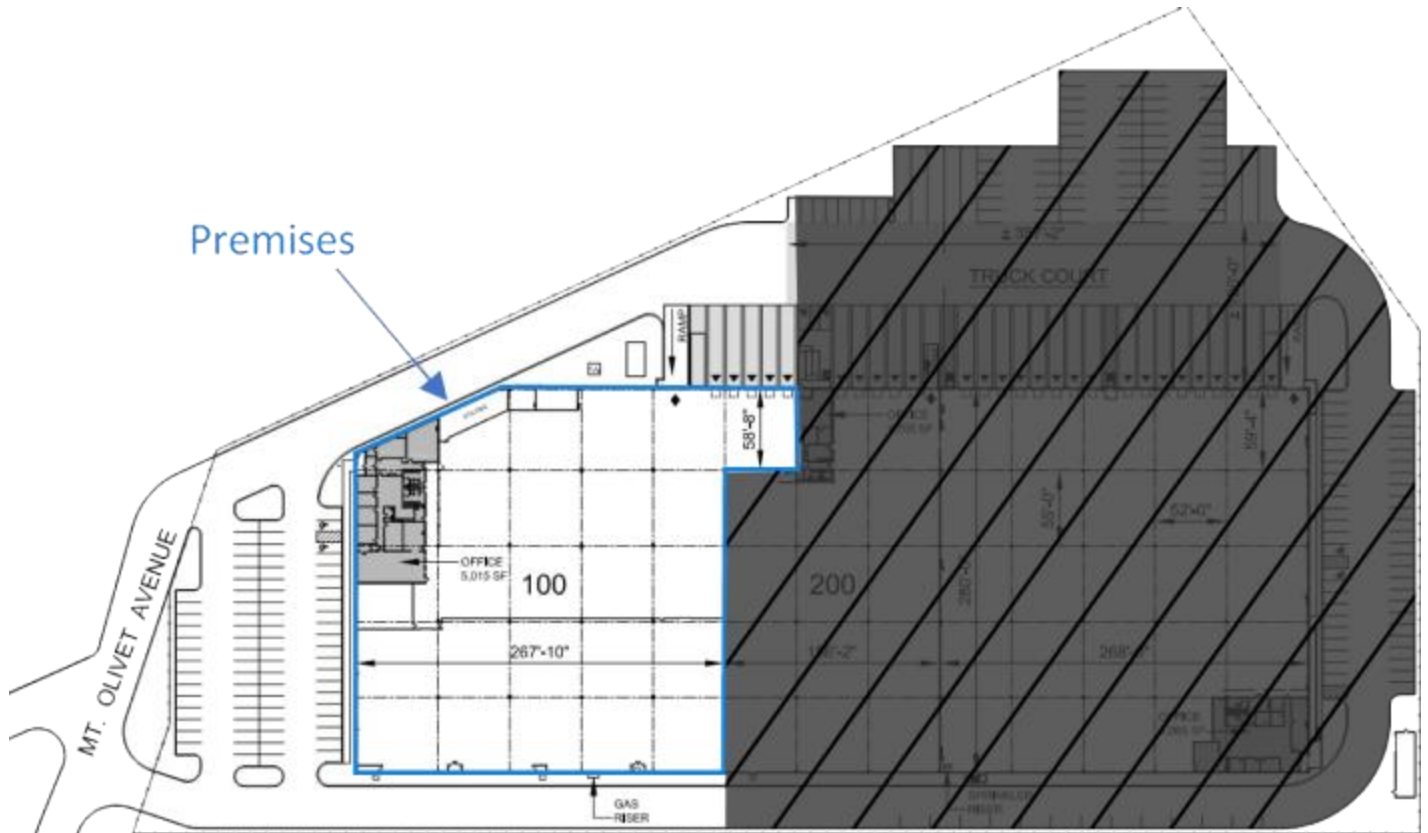
74,913 Sq Ft

158 Mount Olivet Ave, Newark, NJ

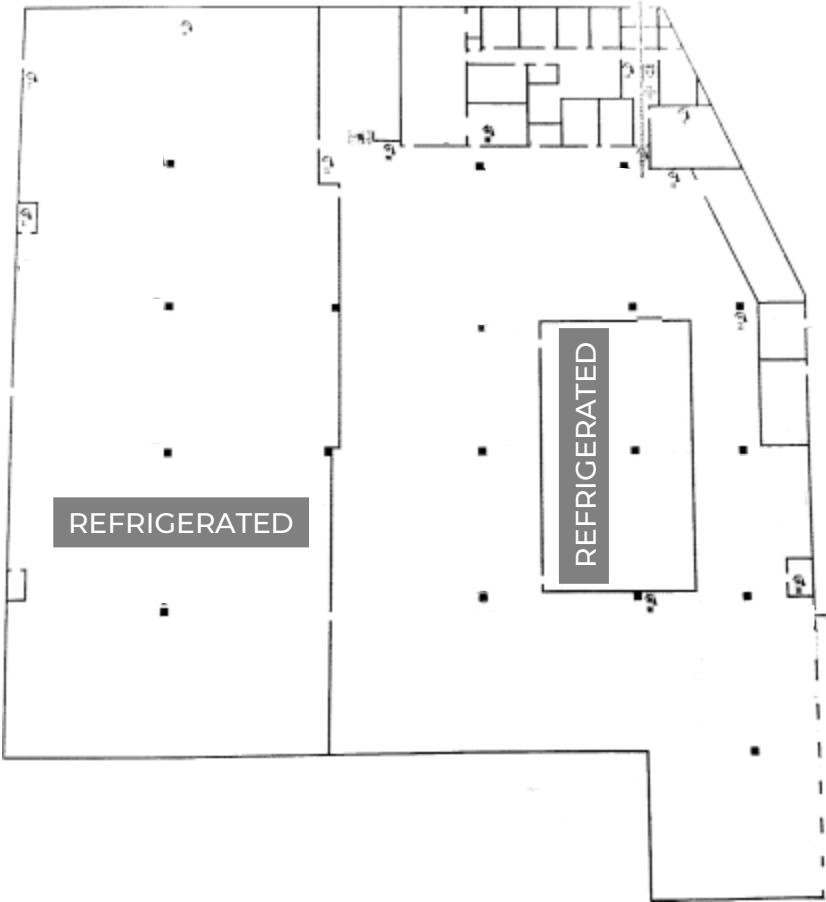
ACCESS

I-81	58 Miles
I-78	40 Miles
I-76	34 Miles
I-95	52 Miles
Pa Turnpike	53 Miles
Nj Turnpike	54 Miles
I-476	6 Miles
I-80	59 Miles
I-495	20 Miles
Port Elizabeth	50 Miles
Port of Philadelphia	60 Miles
Port of Baltimore	80 Miles
Ben Franklin Bridge	50 Miles
JFK Airport	48 Miles
LaGuardia Airport	58 Miles
Newark Airport	97 Miles
Philadelphia Airport	57 Miles
New York City, NY	87 Miles
Philadelphia, PA	55 Miles
Allentown, PA	13 Miles
Baltimore, MD	139 Miles





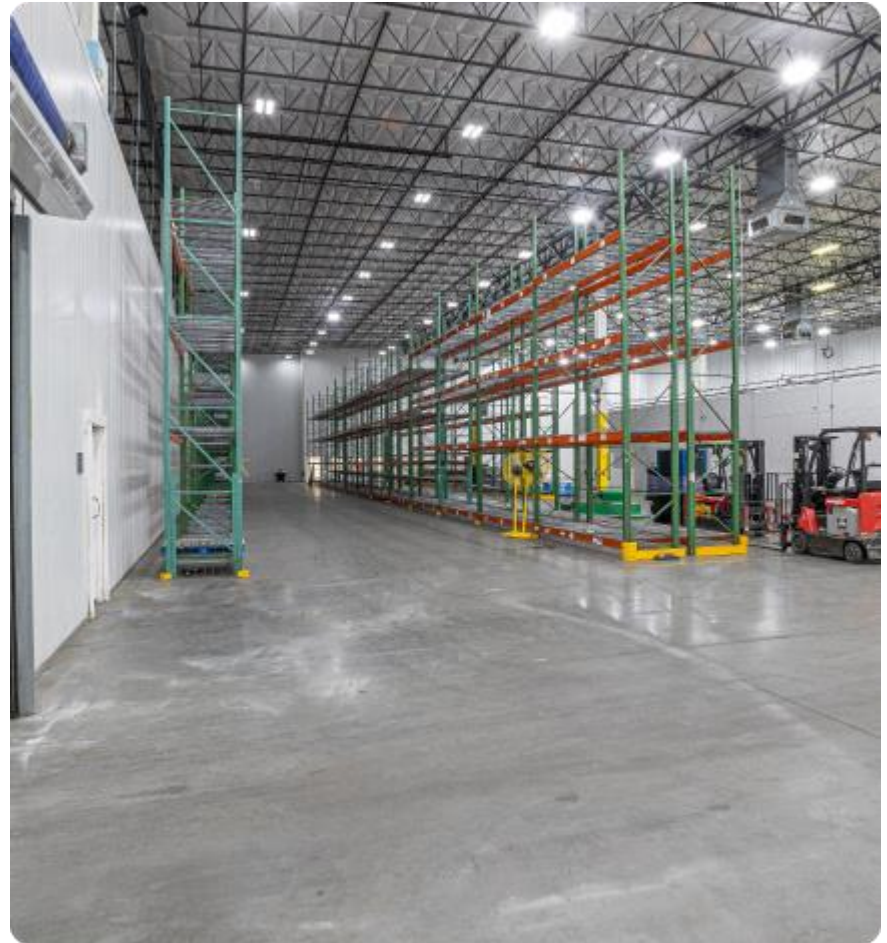
FLOOR PLAN



Loading Area

SPACE INFORMATION

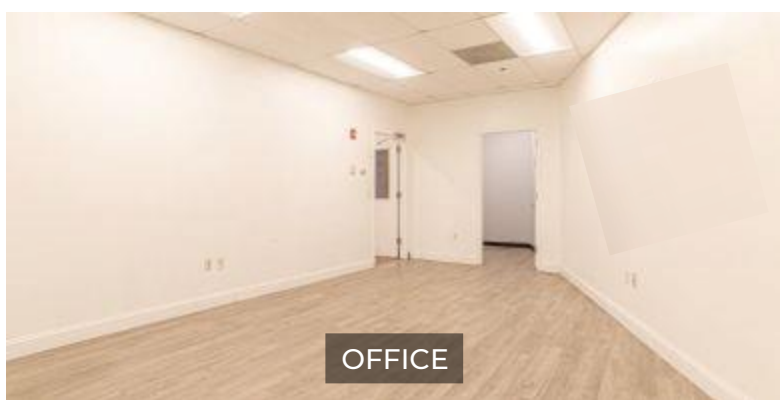
- **Available:** **74,913 SF**
 - Warehouse: +/- 34,968
 - Refrigerator 1: +/- 29,480 (110' x 268')
 - Refrigerator 2: +/- 4,950 (99' x 50')
 - Office & Test Kitchen: +/- 5,515
- **Building Type:** **Multi-Tenant**
- **Clear Height:**
 - Warehouse: 36'
 - Refrigerator 1: 21'
 - Refrigerator 2: 15'
- **Column Spacing:** **52 x 55**
- **Docks:** **5 Doors**
+ 1 Trash Compactor
- **Drive-Ins:** **1 Ramped Drive-In**
- **Power:** **1,500 amps, 480/277v 3p**
- **Sprinkler:** **ESFR**
- **Lighting:** **LED**
- **Utilities:** **Public**
- **System Type:** **Freon**
- **Floor Drains:** **None**



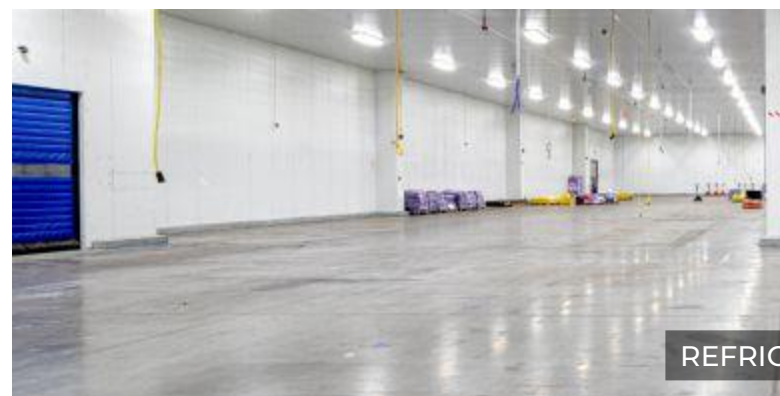
RADIUS	2 MILE	5 MILE	10 MILE
	Employees	Employees	Employees
Service-Producing Industries	33,189	268,478	1,021,510
Trade Transportation and Utilities	6,938	46,967	138,962
Information	275	5975	42398
Financial Activities	2,165	21,583	146,890
Professional & Business Services	6538	31472	205643
Education & Health Services	8,432	94,060	265,363
Leisure & Hospitality	4175	25071	91665
Other Services	2,226	17,050	69,348
Public Administration	2440	26300	61241
Goods-Producing Industries	2,256	28,373	80,421
Natural Resources & Mining	14	48	240
Construction	713	9042	33498
Manufacturing	1,529	19,283	46,683
TOTAL	35,445	296,851	1,101,931



AMBIENT



OFFICE



REFRIGERATED



TEST KITCHEN



LOADING

CALL US

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