



AVAILABLE:

Approx. 2,555 SQ FT (warehouse/storage space)

- Prime Newark Industrial Location with minutes to Port Newark & Newark Liberty Airport.
- With 3 office spaces: Office #1: ±176 SF (16' x 11), Office #2: ±110 SF (10' x 11'), & Office #3: ±150 SF (15' x 10').
- Located within one of the nation's most active industrial markets, with immediate access to I-78, I-95/New Jersey Turnpike, & Routes 1 & 9.
- Ideal for Warehouse, Distribution & Light Manufacturing Uses
- Exceptional Last-Mile Distribution Position
- Access to Millions of Consumers Throughout the Northeast
- Strong Regional Labor Pool
- Excellent Connectivity to NYC, Northern NJ & Pennsylvania
- Rare Leasing Opportunity in a High-Demand Industrial Corridor
- Dedicated fenced-in parking and outdoor area suitable for service, contractor, and distribution uses.

Demographics

	1 Mile	3 Miles	5 Miles
Population:	57,269	273,147	882,661
Avg HH Income:	\$79,420	\$76,516	\$91,761
Daytime Pop	55,874	315,006	809,070

Total GLA

NNN Estimated

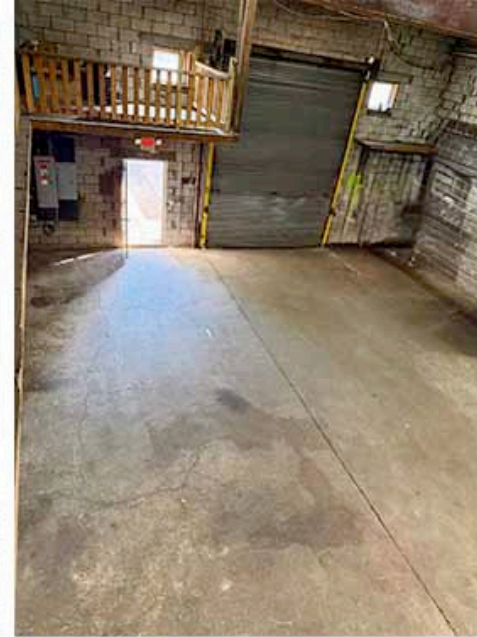
2,902 SF

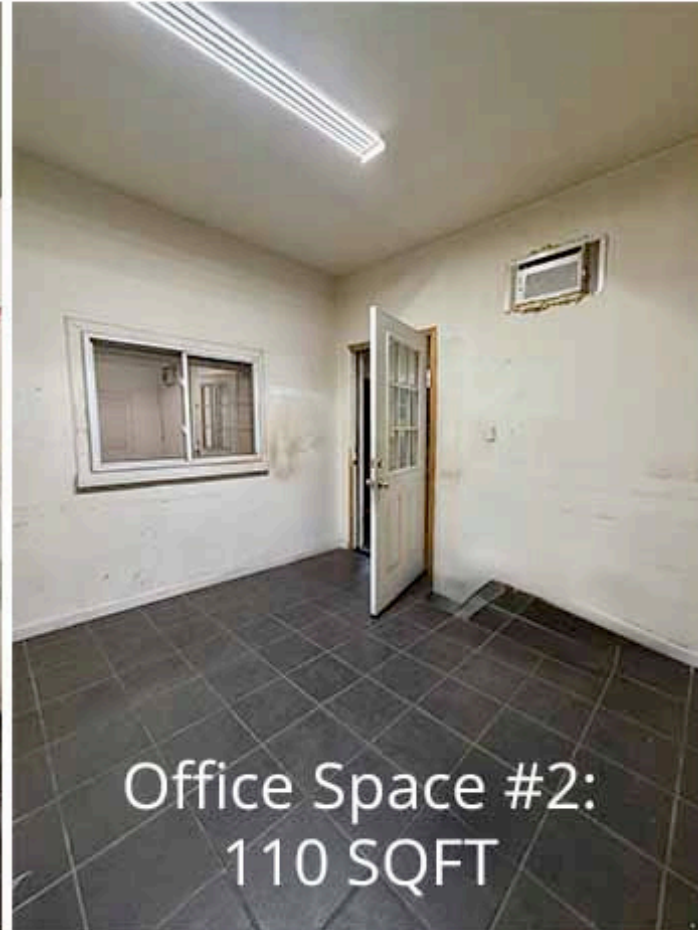
Approx.: \$/SF

Traffic Counts

Route #1 & #9	115,638 Cars Per Day
Route 21	103,028 Per Day
NJ Turnpike	125,981 Cars Per Day

MAIN ENTRANCE







100 Delancy St.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



DAWN PIZZICHILLO

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