



**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

45-55 RIVERSIDE AVENUE

Newark, New Jersey

Opportunity Zone

UEZ Zone

Riverfront Redevelopment Zone



- Zoned Industrial
- Suitable For Red Label

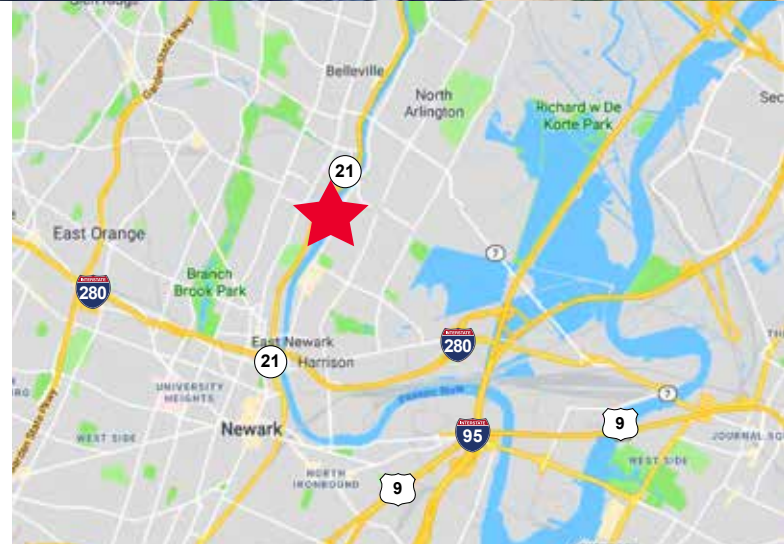
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28,344 Rentable SF on 0.42 Acres

Four-Levels

Property Highlights

- 28,344 SF Total (7,086 SF/Floor)
- 2 Ramped Loading Docks
- Small Drive-in Door on Basement Level
- Heavy Duty Freight Elevator
- New Windows
- Newly renovated offices, cafeteria and laboratory
- Parking for 15 - 20 Employees
- UEZ Zone 3.3125% Sales Tax



Newark Liberty Int'l Airport | 8.3 Miles

I-95, Exit 15W | 6.5 Miles

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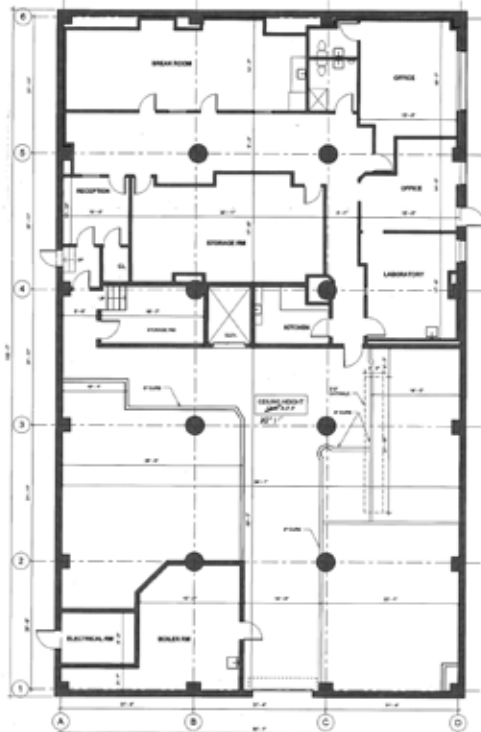
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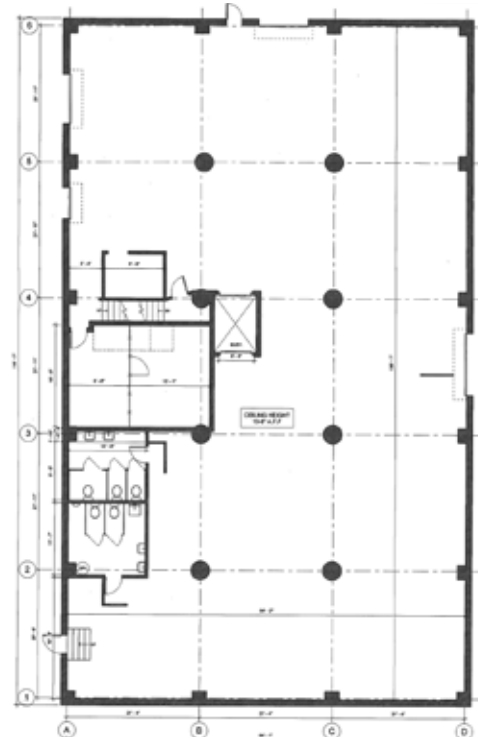
Newark, New Jersey

Floor Plans | 7,086 SF/Floor

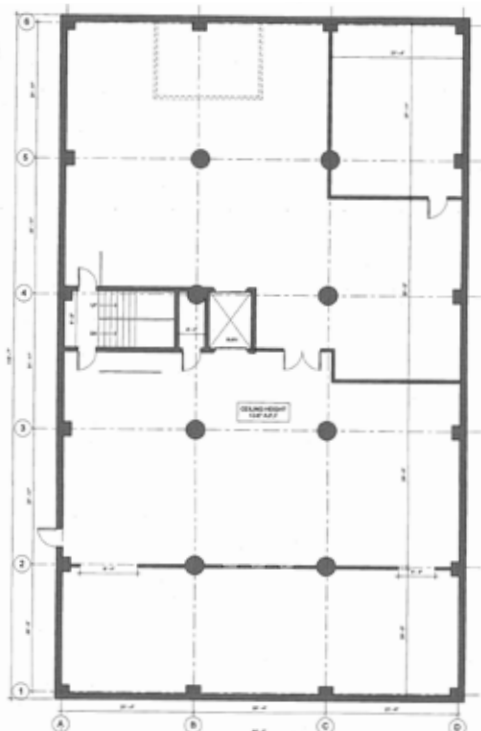
Ground Floor



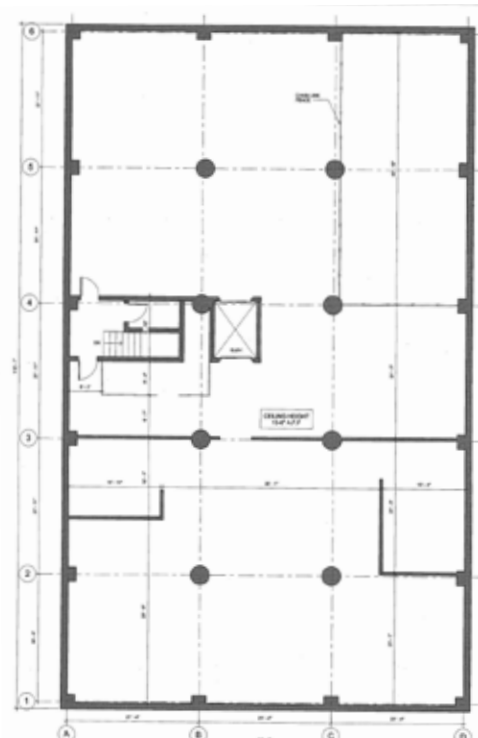
Second Floor



Third Floor



Fourth Floor





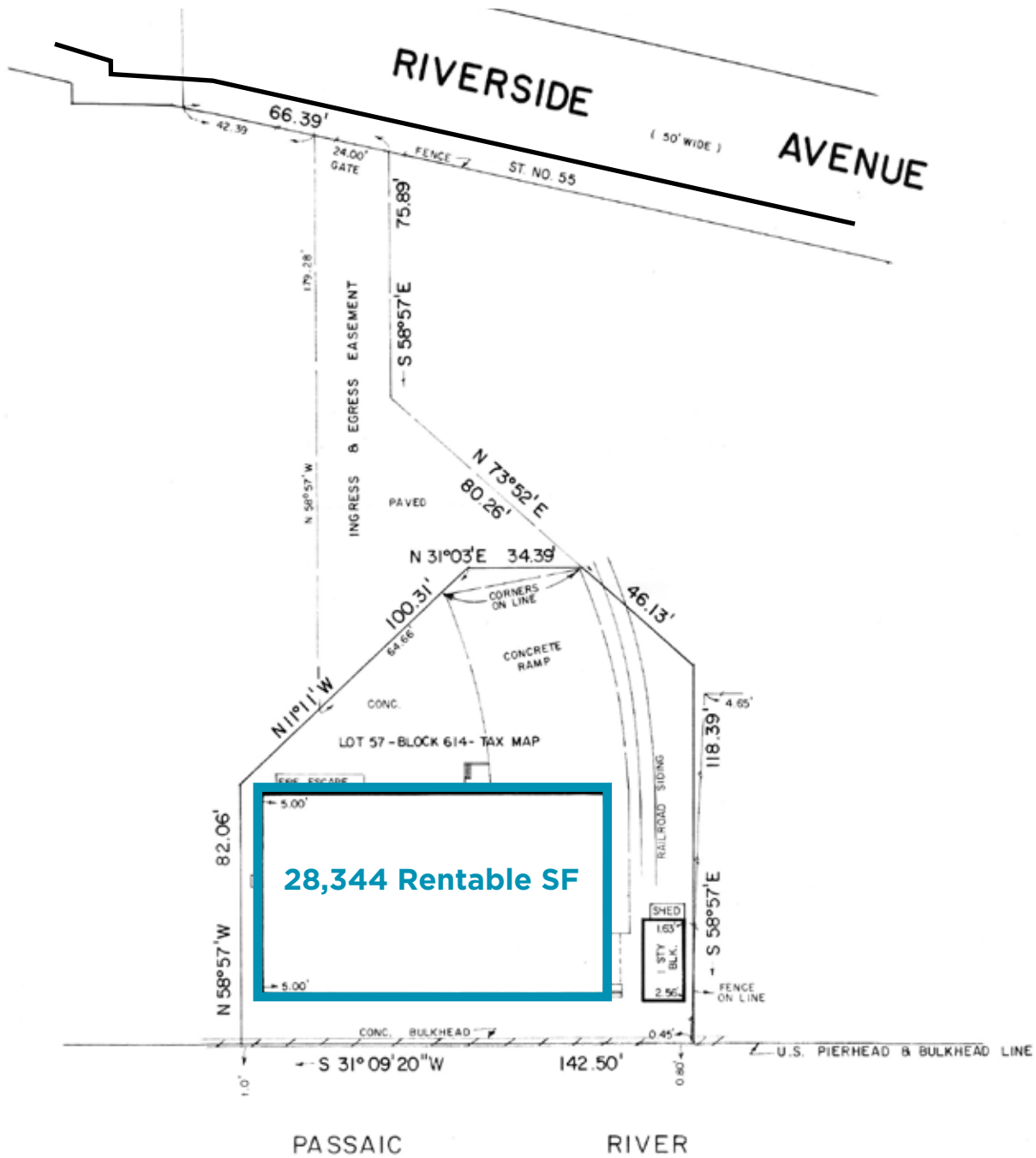
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Site Plan



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