

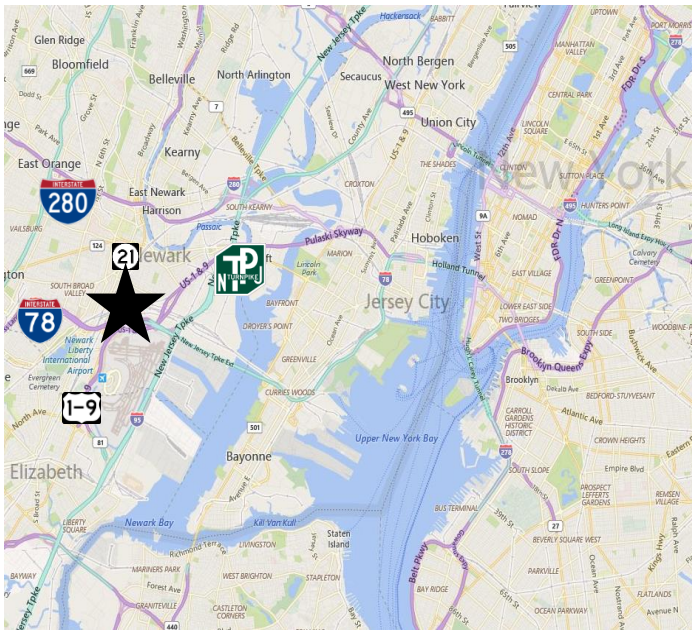


# The Blau & Berg Company

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES  
 830 Morris Turnpike, Suite 201, Short Hills, NJ 07078  
 (973) 379-6644 • (908) 276-3355 • www.blauberg.com  
 Established in 1932 • Local Expertise | Global Reach

## 375 McCarter Highway Newark, New Jersey

±200,000 SF Office Building For Sale  
 ±57,718 SF Available For Lease



### Property Features

- ±200,000 sf total building size
- ±57,718 sf available space
- Former headquarters of Krementz Jewelers
- Uses include corporate offices, data centers, call centers, medical and manufacturing
- 12' – 14' ceiling heights
- Abundant power
- High voltage 26KV radial feeder
- Access to all major fiber carriers
- 125 – 200 lbs. per square foot floor loading with some areas in excess of 400 lbs.
- Secured risers immediately available

### Accessibility

- Minutes from Penn Station and Newark Liberty Int'l Airport
- Close to I-78 and 95, US Highway 1 & 9 and Route 22
- Serviced by NJ Transit Bus Nos. 62, 67 and 319

### Offering

- Sale price at \$15,000,000
- Lease rate at \$20 psf

For additional information or to arrange for an inspection, please contact the following exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR**  
 President  
 973-379-6644 x 122  
[JMCrimmins@blauberg.com](mailto:JMCrimmins@blauberg.com)

**Peter J. Murano, Jr., SIOR**  
 Senior Executive Director  
 973-379-6644 x 114  
[PJMurano@blauberg.com](mailto:PJMurano@blauberg.com)

**Alessandro (Alex) Conte, CCIM, SIOR**  
 Executive Vice President  
 973-379-6644 x 131  
[AConte@blauberg.com](mailto:AConte@blauberg.com)

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES  
830 Morris Turnpike, Suite 201, Short Hills, NJ 07078  
(973) 379-6644 • (908) 276-3355 • www.blauberg.com  
Established in 1932 • Local Expertise | Global Reach

## 375 McCarter Highway Newark, New Jersey

±200,000 SF Office Building For Sale  
±57,718 SF Available For Lease

375 McCarter Highway Corporate Campus Setting provides for single or multiple tenant uses. Located in close proximity to Newark Penn Station, New Jersey Performing Arts Center and Newark Liberty International Airport, this 200,000 rsf property was recently renovated. Over 250 parking spaces are available in a fully secured facility.

Great ceiling heights, heavy floor loads and generous floor plates that range from 30,000 to 60,000 rsf can accommodate large or small users. A brand new electrical system provides sufficient power even for the heavy users.



### Property Features

- Total Building: ±200,000 SF
- Total Acreage: 4.8 AC
- Available Unit: ±57,718 SF