

SALE/LEASE

INDUSTRIAL FLEX OPPORTUNITY

8 LIBELLA COURT, NEWARK, NJ 07105



WAREHOUSE UNIT # 8 PROPERTY FEATURES

- Square Footage: ±2,820 SF
- Loading: 1 Drive-In
- Lot Size: ±3,947 SF
- Year Built: 2009
- Power: To Suit
- Ceiling Height: 22' – 24' Clear
- Zoning: Industrial
- Sale Price: \$250,980
- Lease Rate: \$6.00 PSF NNN

ACCESSIBILITY

- Off Chapel Street and Raymond Boulevard
- 3 miles north of Newark Int'l Airport and Port Areas
- ½ mile to NJ Turnpike Interchange 15E
- CAM estimated to be \$197 per month with security
- Taxes approximately \$2.50 PSF

COMMENTS

- One of the closest flex warehouse complex close to the Holland Tunnel and Port Newark



THE BLAU & BERG COMPANY

Providing Corporate Real Estate Services Since 1932

Phone: (973) 379-6644 (908) 276-3355



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Photos



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Road Map



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