

**FOR LEASE: 30,000 +/- SQ. FT. INDUSTRIAL PROPERTY**

**IMMEDIATE ACCESS TO ROUTE 78  
5 MINUTES TO NEWARK AIRPORT/EXIT 14 NJ TPKE**



# 27 SELVAGE ST

IRVINGTON, NJ 07111

Contact **Exclusive Broker**

**Greg Sholom**

Office (201) 438-1177 x106

Mobile (201) 755-2628

[gsholom@teamresourcesinc.com](mailto:gsholom@teamresourcesinc.com)

**Pablo Zamoszczyk**

Office (201) 438-1177 x125

Mobile (646) 552-1567

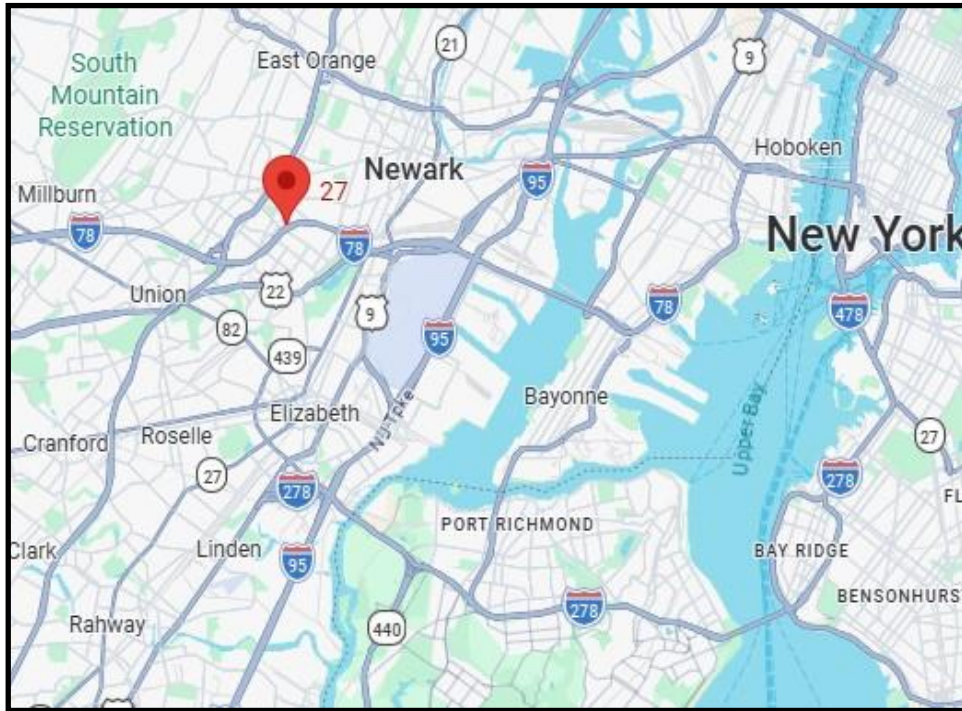
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# 27 SELVAGE ST // IRVINGTON, NJ 07111

**Team Resources** is pleased to present this 30,000 +/- sq. ft. flexible industrial space with **outdoor storage** potential and immediate access to Northern New Jersey’s major transportation arteries for lease. Position your business in one of Northern New Jersey’s most strategic urban logistics corridors. Located at **27 Selvage Street** in Irvington, this industrial facility offers functional warehouse space on a full acre.

Ideal for warehousing, distribution, contractor storage, manufacturing, and last-mile logistics operations, the property combines strong building fundamentals with valuable outdoor space.



## Property Description

<b>Available Space:</b>	30,000 ±sq. ft.
<b>Acreage:</b>	1 ± acre
<b>Office:</b>	3,000 ± sq. ft. office and 1,500 ±sq. ft. showroom space
<b>Ceiling Height:</b>	28’ clear
<b>Loading Doors:</b>	3 tailboard doors & 1 drive-in door
<b>Parking:</b>	15 cars
<b>Sprinklers:</b>	yes
<b>Zoning:</b>	M-3 (Heavy Industrial)
<b>Lease Rate:</b>	upon request
<b>Taxes:</b>	\$1.60 psf
<b>Occupancy:</b>	Immediate

**OVERVIEW**  
A rare, gated industrial opportunity with outdoor space situated on 1+/- acre, with ample yard and parking area. Right off and **Route 78, within 5 minutes of the NJ TPKE, Garden State Parkway, Routes 9 & 21 and close to Route 280 and NYC crossings. Just 15 minutes from Elizabeth port!**

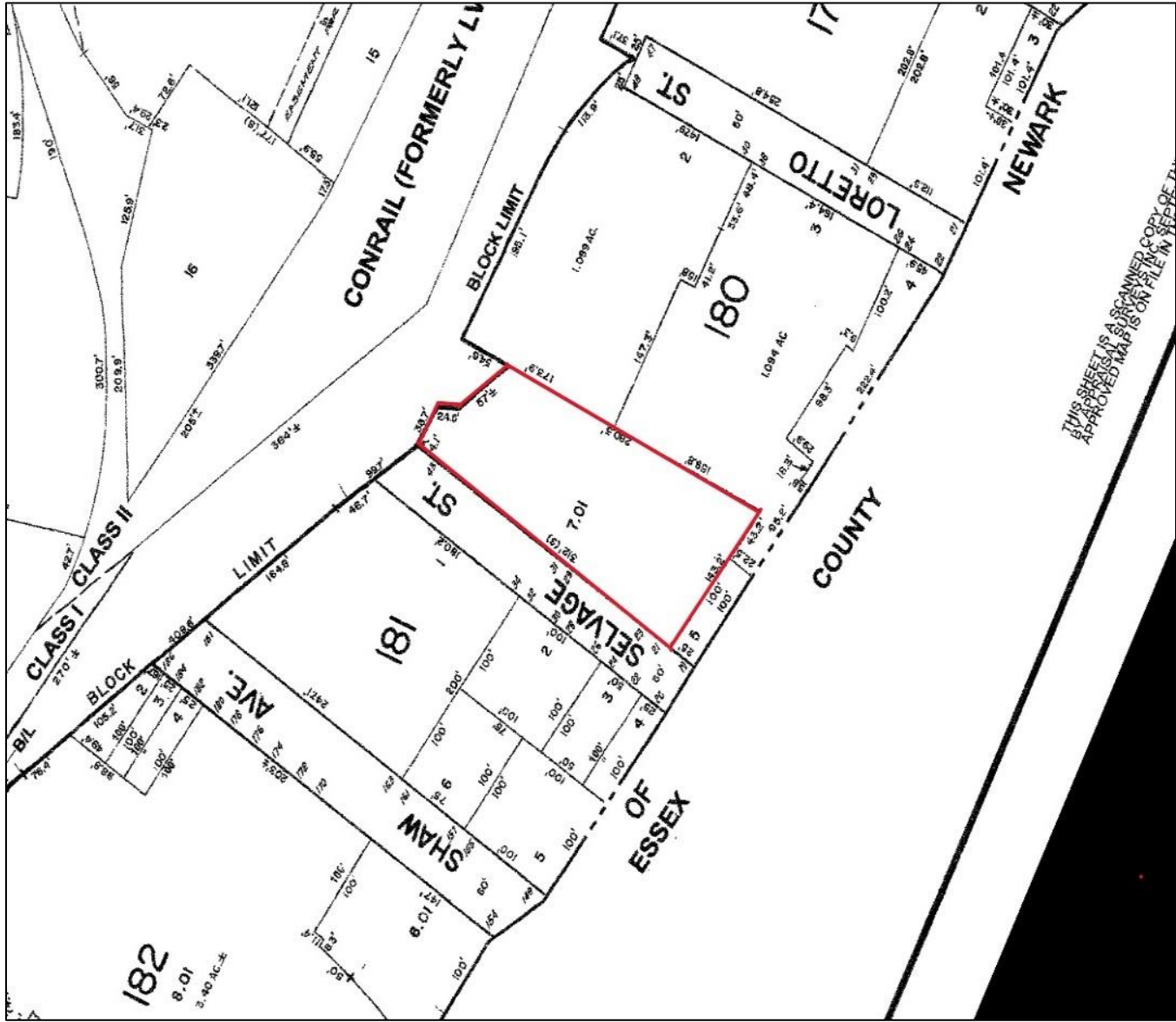
**LOCATION ADVANTAGES**  
**27 Selvage Street** offers exceptional connectivity throughout Northern New Jersey and the New York metropolitan area. The property’s proximity to **Port Newark/Elizabeth**, Newark Liberty International Airport, and major interstate highways makes it an ideal hub for regional and last-mile distribution operations

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# PROPERTY PHOTOS

