

NEWARK WAREHOUSE FOR SALE

337-351 SHERMAN AVENUE
NEWARK, NJ 07114



LEE & ASSOCIATES



Port Newark



Newark Liberty
International Airport



SUBJECT
PROPERTY



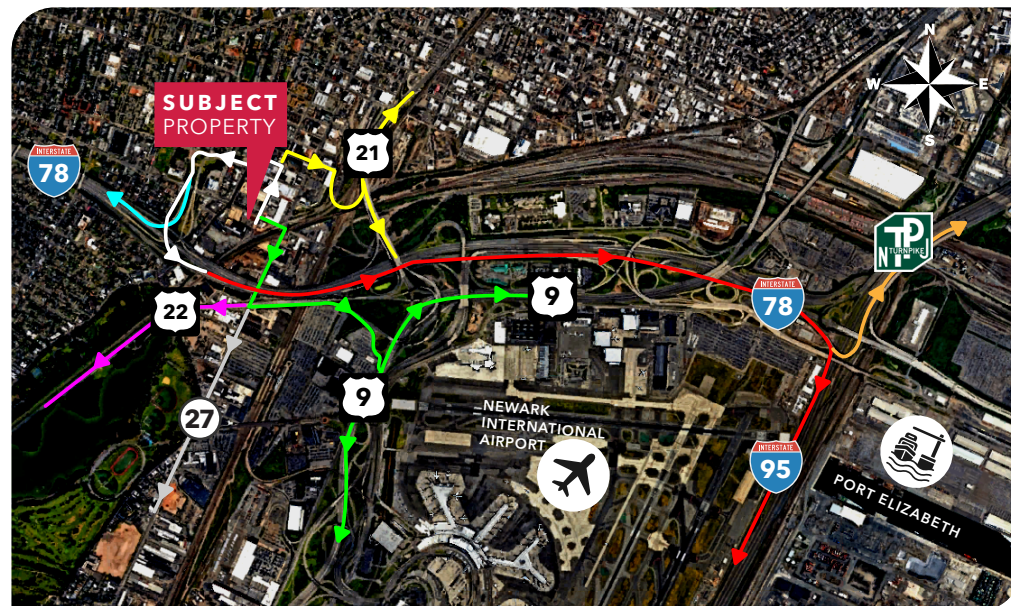
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EXECUTIVE SUMMARY

NEWARK WAREHOUSE FOR SALE

337-351 Sherman Avenue, Newark, NJ 07114

Lee & Associates is pleased to exclusively list for sale 337-351 Sherman Avenue, a 151,000 SF warehouse in Newark. Located less than 5 miles from Port Newark, this property has immediate access to all major trucking through fares. With approximately 55% of the building being delivered vacant, or with a short term sale leaseback, it allows the new purchaser to occupy the space for their own business, or grow into the building throughout the leaseback, offsetting the expenses with the rental income of the remaining 45% of the building.



KEY DISTANCES



83,000 SF of 151,000 SF can be delivered vacant or with a short term sale leaseback upon closing



Located within Port North Submarket which has seen an increase of 36% rental growth rate year over year and currently experiencing 2.5% vacancy



Immediate Access to Routes    and 



Route 21
0.8 Miles



I95/NJ Turnpike
2.6 Miles



1&9
1 Miles



Port Newark
2.8 Miles



Newark Airport
1.5 Miles



Midtown Manhattan
4 Miles



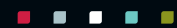
I78
1.6 Miles



Holland Tunnel
10.3 Miles



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PROPERTY OVERVIEW

NEWARK WAREHOUSE FOR SALE

337-351 Sherman Avenue, Newark, NJ 07114

Asking Price: \$20,000,000

Building Size: 151,000 SF

Available:
83,991 SF Total
1st Floor - 24,943 SF
3rd Floor - 37,314 SF
4th Floor - 21,756 SF

Price Per SF: \$132.45

Property Insurance: \$87,231.71

Liability Insurance: \$46,106.01

Ceiling Heights: 16' 1st Floor, 11' Floors 2nd, 3rd & 4th

Loading Docks: 5 Exterior, 4 Interior, & Shared

Freight Elevators: 2

Zoning: Medium Industrial

Comments: Brand New Roof





1st Floor

337-351 Sherman Avenue, Newark, NJ 07114



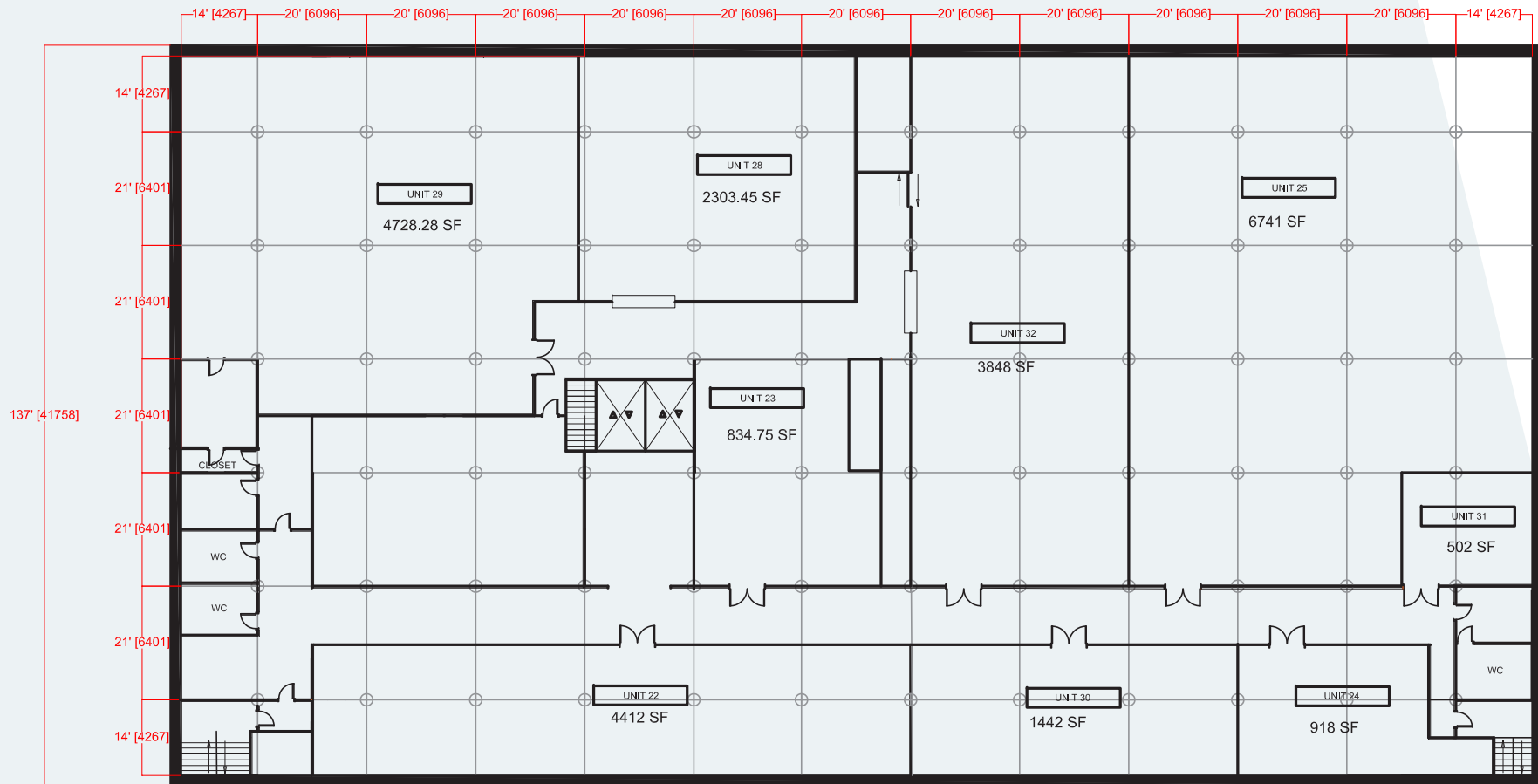


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FLOOR PLAN

2nd Floor

NEWARK WAREHOUSE **FOR SALE**
337-351 Sherman Avenue, Newark, NJ 07114

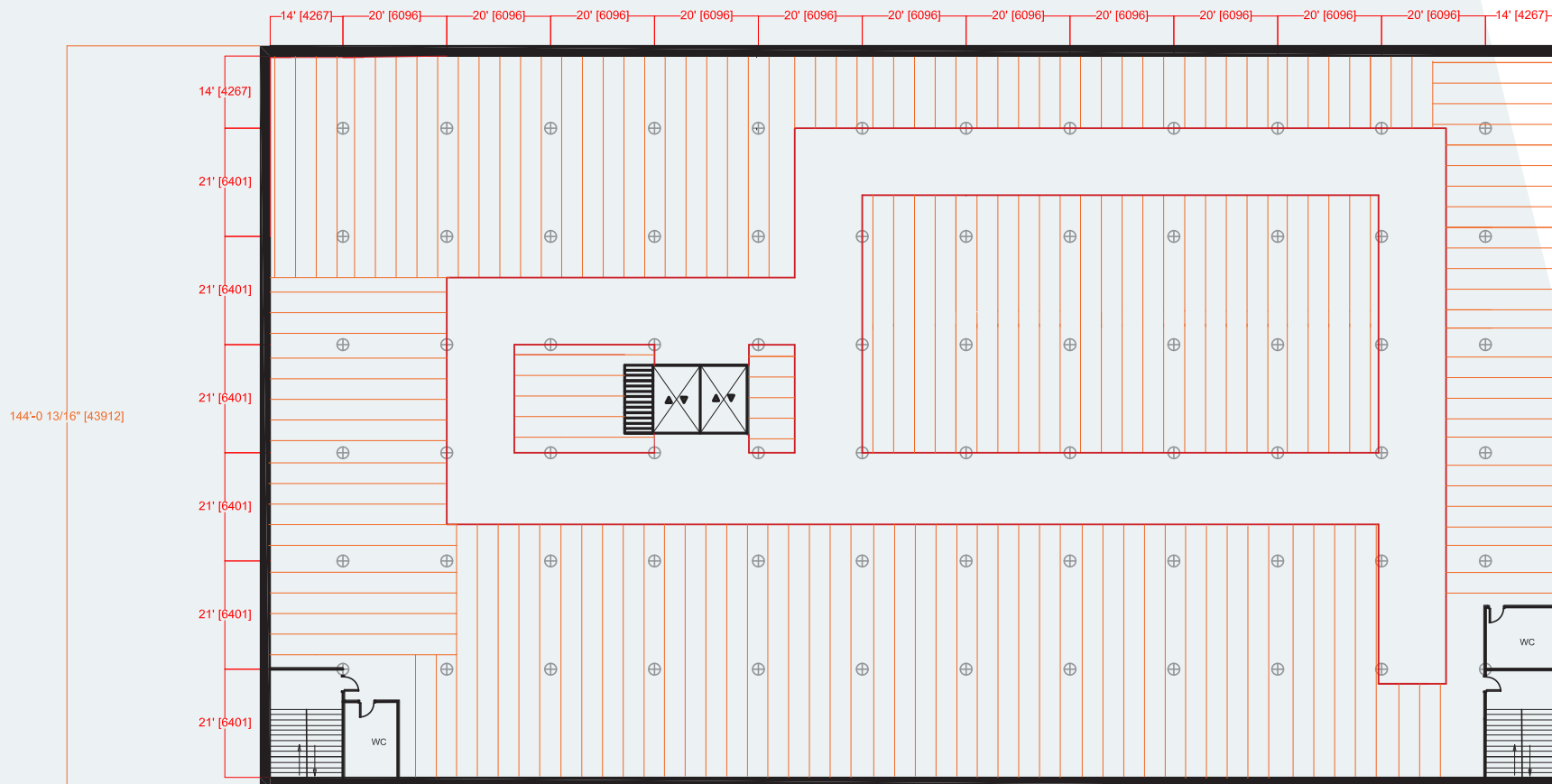




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FLOOR PLAN
3rd Floor

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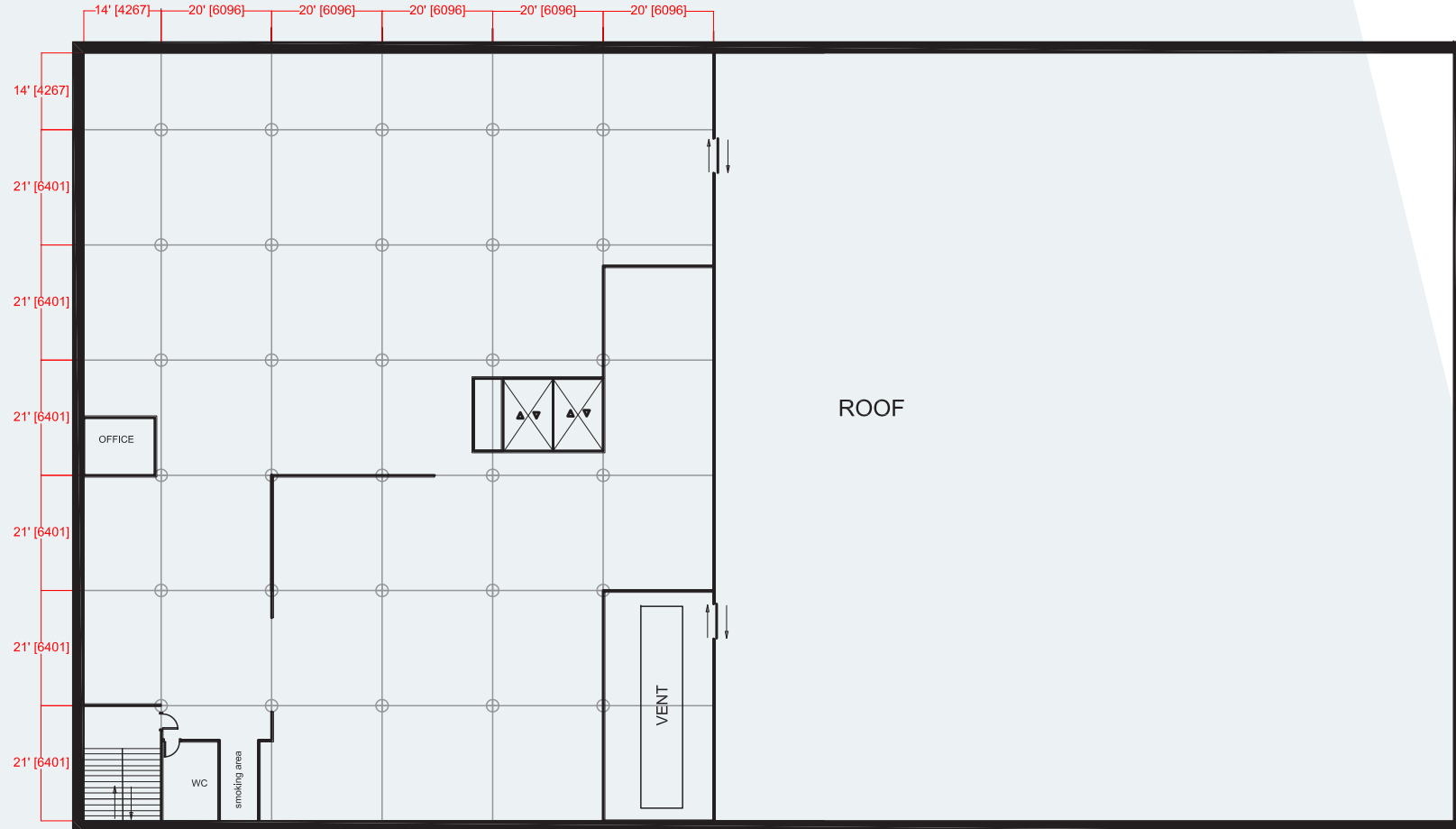




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FLOOR PLAN
4th Floor

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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

lee-associates.com/wbe

*For more information,
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INTERNATIONAL REACH
WORLD CLASS**