



CLARION PARTNERS

For Lease



481 Doremus Avenue
Newark, New Jersey 07105

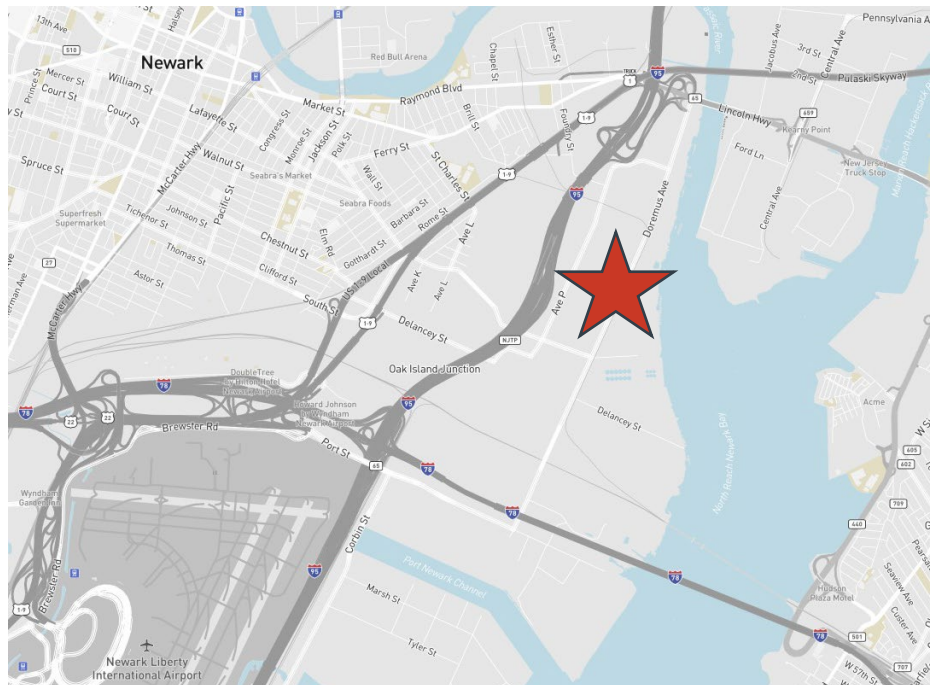
260,000 Square Feet Available



LOCATION: EXIT 15E

Located along the overweight container corridor of the Port of Newark, this institutionally owned and managed asset offers an unmatched location to serve inbound freight entering the Northeast.

Offering a secured perimeter and ample loading the asset is designed for high thru-put operations.



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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BUILDING SPECIFICATIONS

Building Size	260,000 SF	Loading Docks	30 loading doors
Available SF	260,000 SF	Truck Court Depth	100'
Office SF	10,000 SF	Trailer Parking Spaces	25 trailer stalls
Year Built	1988	Car Parking Spaces	50 car parking spaces
Loading Format	Single-load	Sprinkler System	WET system
Building Dimensions	865' x 300'	Lighting	LED fixtures
Column Spacing	50' x 25'	Heating	Gas-fired heaters
Clear Height	22'-24' clear	Security	Fully secured perimeter
Drive-in Doors	2 drive-ins		

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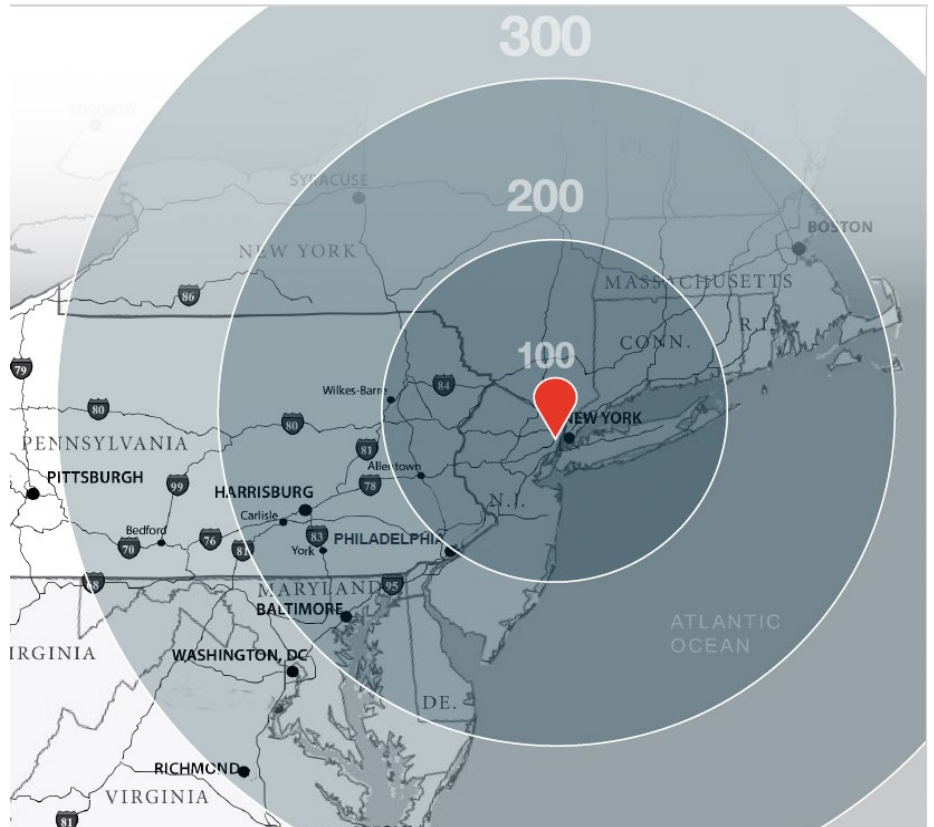
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LOCATION HIGHLIGHTS:

- 8 Nicholas Court is located in one of the most strategic locations on the eastern seaboard being 32 miles from Manhattan and 25 miles from the Port of NY/NJ.
- The New York metropolitan area is the most affluent consumer market in the world with a gross metropolitan product of over \$2.16 trillion (2022).
- The Port of NY/NJ continues to experience unprecedented growth, moving 9.4 million TEU containers in 2022.
- The Exit 8A sub-market is consistently stabilized with a strong labor force in the Central New Jersey market.



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Points of Interest	Mileage to 481 Doremus Avenue
Port of Newark	3.8 miles
Port of Elizabeth	4.3 miles
Newark Int. Airport	5.1 miles
NYC	9.2 miles
Philadelphia	87 miles
Boston	224 miles



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www.clarionpartners.com

For more information on this
opportunity, please contact



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