

## IRONBOUND BUILDING FOR LEASE OR SALE



### AVAILABLE SPACE

- Available Space: Approx. 22,600 SF  
On 2nd. and 3rd floors
- Generous work letter
- Private entrance
- Gated private parking

### BUILDING FEATURES

- Building Size: Approx. 34,000 SF
- 3 Story elevator building
- Building footprint 75 x 150
- Ironbound section of Newark
- Complete building renovation in 2001
- Abundant parking/ gated lot
- Ingress/ Egress on Oliver and Chestnut Street
- Zoned for medical
- **Possible residential conversion**

**ASKING RENTAL RATE: \$22 PSF NNN**

**ASKING SALE PRICE \$4,495,000**

Contact Our Exclusive Agents:

**NANCY GLICK**

OFFICE: 973.884.4444 x34  
MOBILE: 973.477.6514  
NGlick@newmarkrealestate.com

**MARCELO ADINOLFI**

OFFICE: 973.884.4444 x12  
MOBILE: 908.358.5226  
MAdinolfi@newmarkrealestate.com

2016 Newmark Associates, Inc. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.