



OFFICE BUILDING

FOR SALE & LEASE

±16,000 SF INDUSTRIAL OPPORTUNITY

331-333 Frelinghuysen Avenue, Newark, NJ 07114

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±16,000 SF INDUSTRIAL OPPORTUNITY

331-333 Frelinghuysen Avenue, Newark, NJ 07114



LOCATION DESCRIPTION

- 1 Mile to Newark International Airport and Port Areas
- 2 Miles to NJ Turnpike, Interchange 14
- 8 Miles to New York City Via Holland Tunnel

OFFERING SUMMARY

Sale Price:	\$3,999,000
Lease Rate:	\$12.75 SF/yr (NNN)
Available SF:	16,000 SF
Lot Size:	0.53 Acres
Building Size:	16,000 SF

HIGHLIGHTS

- Total Building Size: ±16,000 SF
- Office Component: ±2,000 SF
- Lot Size: ±23,100 SF or ±0.53 AC
- Description: Single-Story Warehouse
- Ceiling Height: ±16' Clear
- Column Spacing: 30' x 40'
- Loading: 2 TB, 1 DI
- Sprinklers: Wet
- Zoning: I-2 Light Industrial
- Taxes: \$21,876.60 Per Annum (2021)

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±16,000 SF INDUSTRIAL OPPORTUNITY

331-333 Frelinghuysen Avenue, Newark, NJ 07114



For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

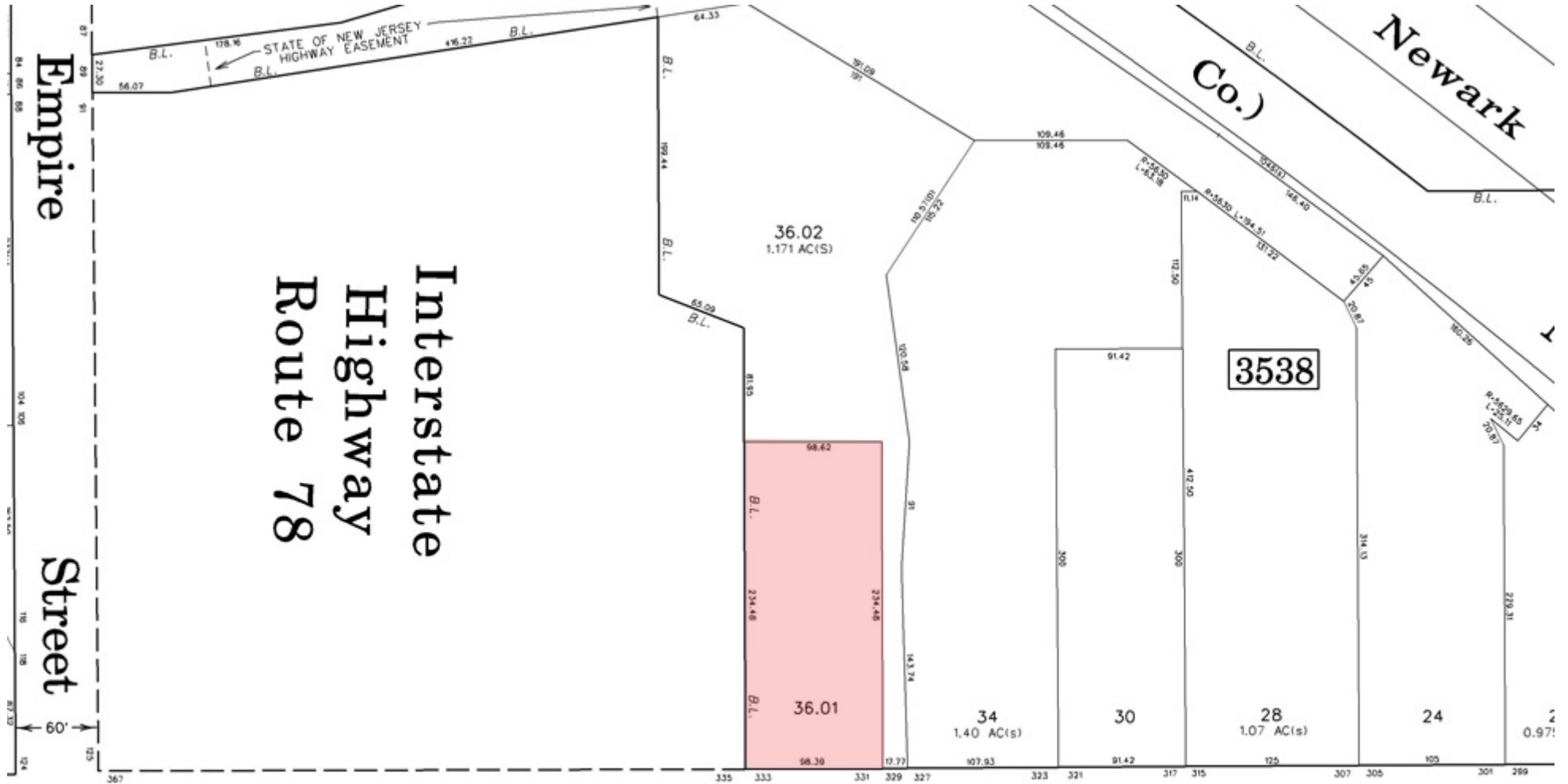
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±16,000 SF INDUSTRIAL OPPORTUNITY

331-333 Frelinghuysen Avenue, Newark, NJ 07114



Jersey State Highway Route 27)

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
 ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131
 PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
 MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

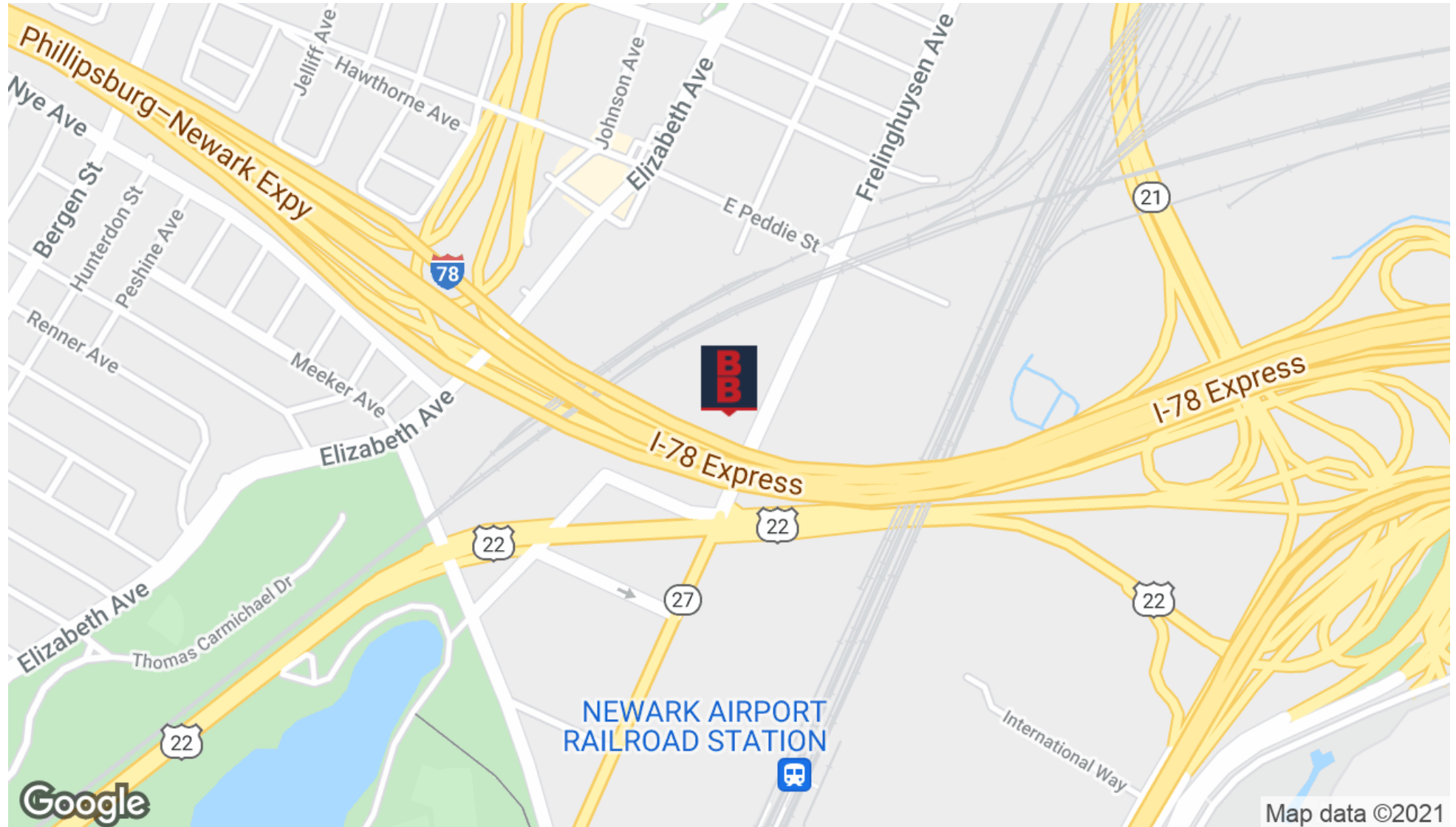
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±16,000 SF INDUSTRIAL OPPORTUNITY

331-333 Frelinghuysen Avenue, Newark, NJ 07114



For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±16,000 SF INDUSTRIAL OPPORTUNITY

331-333 Frelinghuysen Avenue, Newark, NJ 07114



JASON M. CRIMMINS, CCIM, SIOR

President

C: 973.568.6611

jmcrimmins@blauberg.com



ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

C: 973.432.1648

aconte@blauberg.com

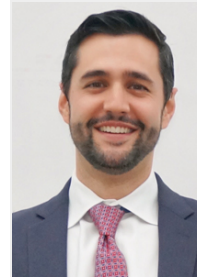


PETER J. MURANO, JR., SIOR

Senior Executive Director

C: 973.214.9375

pjmurano@blauberg.com



MICHAEL F. SCHIPPER, SIOR

Senior Executive Director

C: 973.936.4173

mschipper@blauberg.com

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.