

280 WILSON AVENUE NEWARK, NEW JERSEY

**LOCATED 1 MILE FROM NEWARK AIRPORT
DIRECTLY OFF NJ TURNPIKE AND ROUTES 1 & 9**



26,545 SF AVAILABLE INCLUDING 10,724 SF COOLER/ FREEZER WITH FLOOR DRAINS!

- » IDEAL FOR FOOD DISTRIBUTION OR MANUFACTURING
- » ADDITIONAL PARKING AVAILABLE

- FEATURES:**
- » Total Building: +/- 81,326 SF
 - » Cooler/Freezer: +/- 10,724 SF
 - » Dry Warehouse: +/- 7,903 SF
 - » Office: +/- 3,769
 - » Staging Area: +/- 2,861 SF
 - » 4 Tailgates/2 Drive In's
 - » +/- 15' Ceiling
 - » Parking: 25 Cars
 - » Taxes: \$2.55 PSF (2021)
 - » CAM/Insurance: \$1.81 PSF (2021)
 - » Occupancy: 4th Quarter 2022
 - » Asking Rent Upon Request

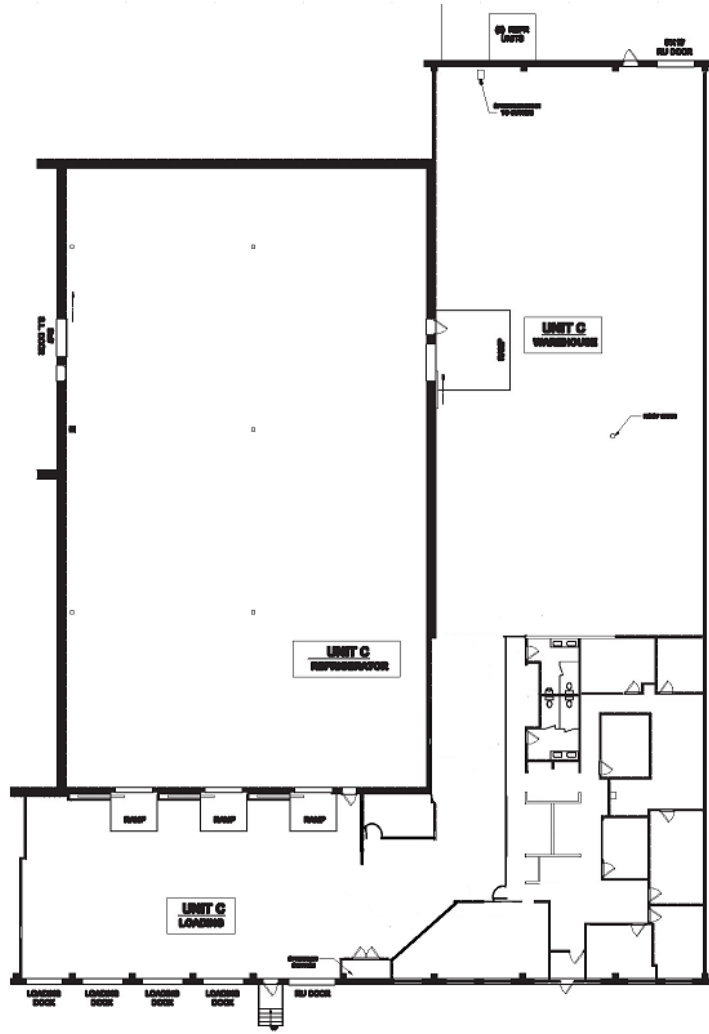
**FOR MORE
INFORMATION
PLEASE
CONTACT**

Ken Cohen | Gary Capetta | Matthew Corpuel
212.277.7500
Leasing@PantheonProperties.com

Owner/Broker:

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

280 WILSON AVENUE NEWARK, NEW JERSEY



LOCATION:

- » 1 mile to Newark Liberty Airport
- » 2 miles to Port Newark
- » 10 miles to Holland Tunnel
- » 11 miles to Lincoln Tunnel
- » 23 miles to GW Bridge

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