



For Lease

Building Specifications

Building size:	28,940 SF on 1.34 Acres
Office space:	3,096 SF
Year built:	1982
Ceiling height:	22' clear
Loading:	3 and 1 drive in door
Column spacing:	34' x 34'
Building dimensions:	210' x 140'
Construction Type:	Concrete Block
Sprinkler:	Wet system; .36 GPM / 2,000 SF
Warehouse lighting:	Metal Halide and Light-emitting diode
Warehouse HVAC:	Natural gas unit heaters and air conditioned
Car parking	20 spaces
Zoning:	Special Industrial M-1

28,940 SF

**181 40th Street
Irvington, New Jersey**

Chris Hile

+1 201 528 4416

chris.hile@am.jll.com

Brian Golden

+1 732 590 4169

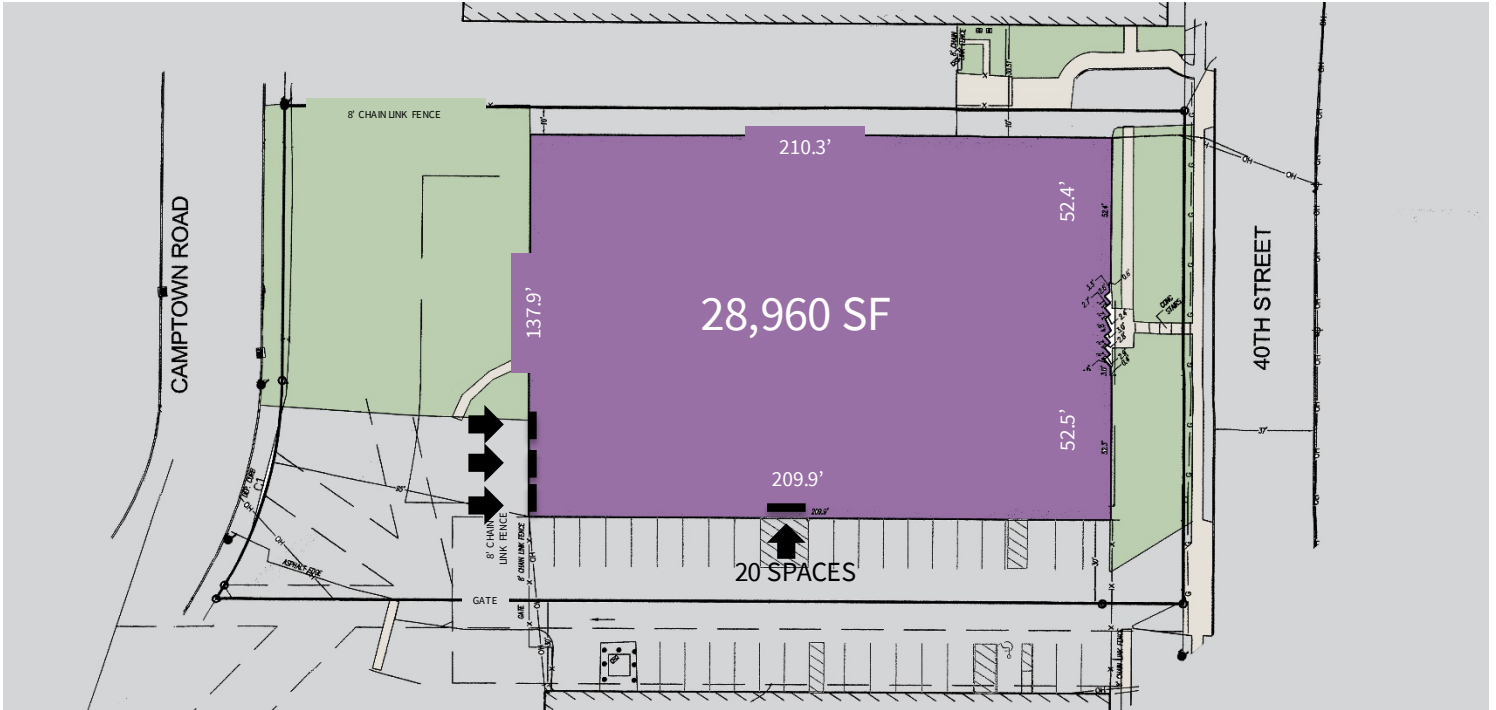
brian.golden@am.jll.com

Ryan Buerkle

+1 732 590 4169

ryan.buerkle@am.jll.com

Site Plan



Location Map

Newark Airport: 5.7 miles
Lincoln Tunnel: 17.0 miles

Port Newark/Elizabeth: 7.9 miles
George Washington Bridge: 23.4 miles

Holland Tunnel: 13.8 miles

