

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' × 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
Carparking	20 spaces
Zoning:	Special Industrial M-1

## 28,940 SF

181 40<sup>th</sup> Street Irvington, New Jersey

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## 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



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