

WAREHOUSE

FOR LEASE



PREMIER LOCATION



191 40th Street

Irvington, New Jersey

31,500 SF

IMMEDIATE AVAILABILITY



Ideal location close
to I-87 & GSP

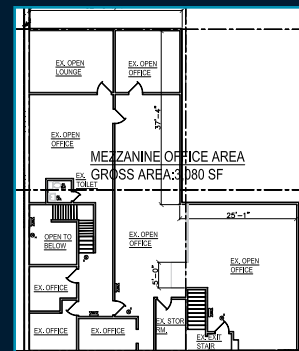


Close Proximity
to Newark Airport
and Port



Available SF	31,500 SF Total 28,420 SF Warehouse
Office	3,080 SF
Acreage	1.5 Acres
Loading	3 Loading Docks 2 Drive-In
Car Parking	20 Spaces
Clear Height	24'
Power	1,200amps, 277/480v
Sprinkler	Wet

PROPERTY OVERVIEW



Mezzanine Office Area

PREMIER LOCATION

A premier Irvington location that is directly off of Interstate 78. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Garden State Parkway	1 mi
Interstate 78	2 mi
Route 22	2 mi
Newark Airport	5.5 mi
Goethals Bridge	8 mi
Port Newark/Elizabeth	8.5 mi
Holland Tunnel	13.5 mi



10 Minutes
to Newark Airport



20 Minutes
to Port of Newark



30 Minutes
to Midtown NYC





191 40TH STREET
IRVINGTON, NJ

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