

1365-1371 MCCARTER HIGHWAY
NEWARK NJ BLOCK 439 LOTS 14 & 18

10,000 SF INDUSTRIAL WAREHOUSE
100X100 LOT SIZE

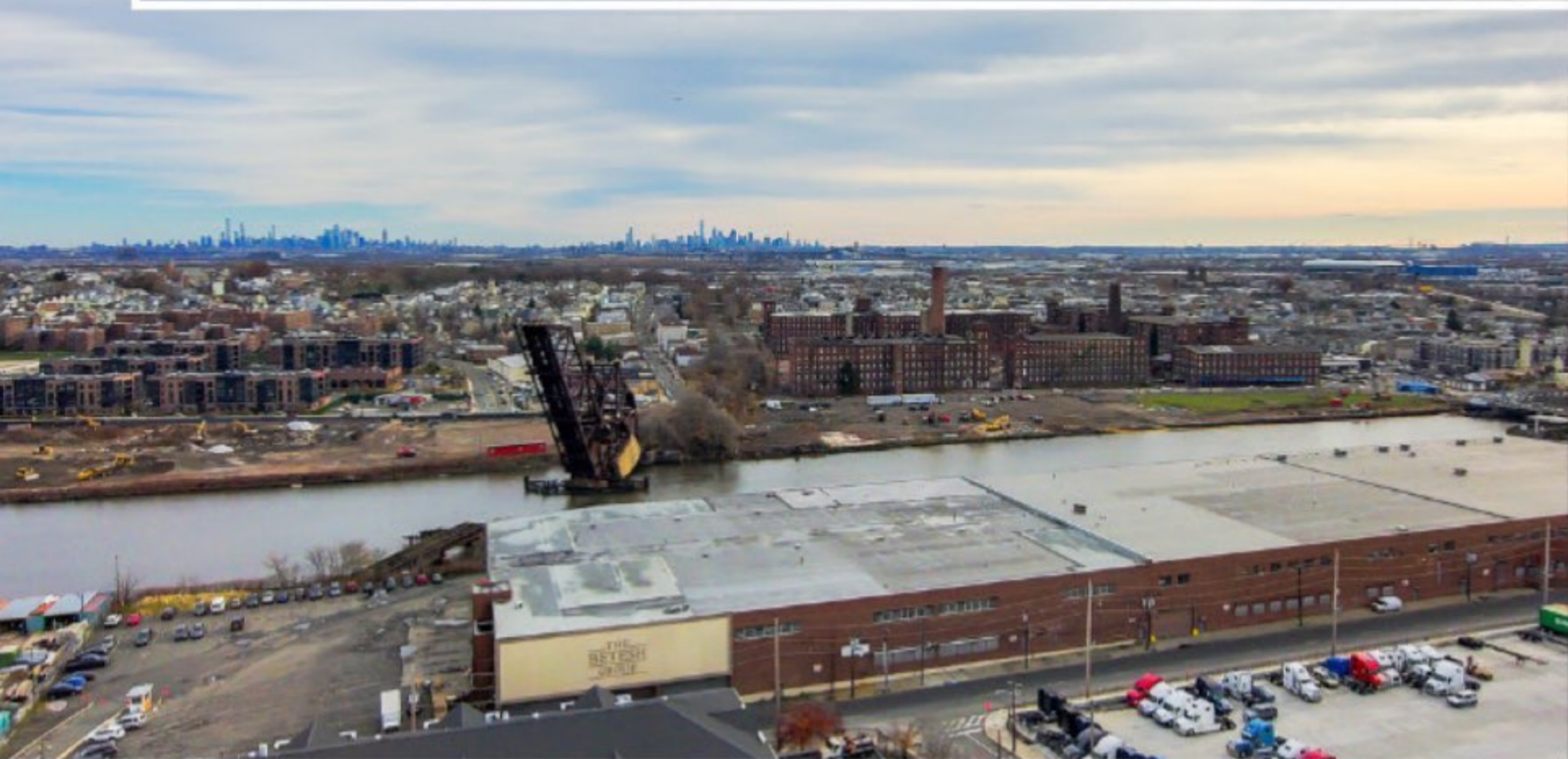


1365 MCCARTER.COM

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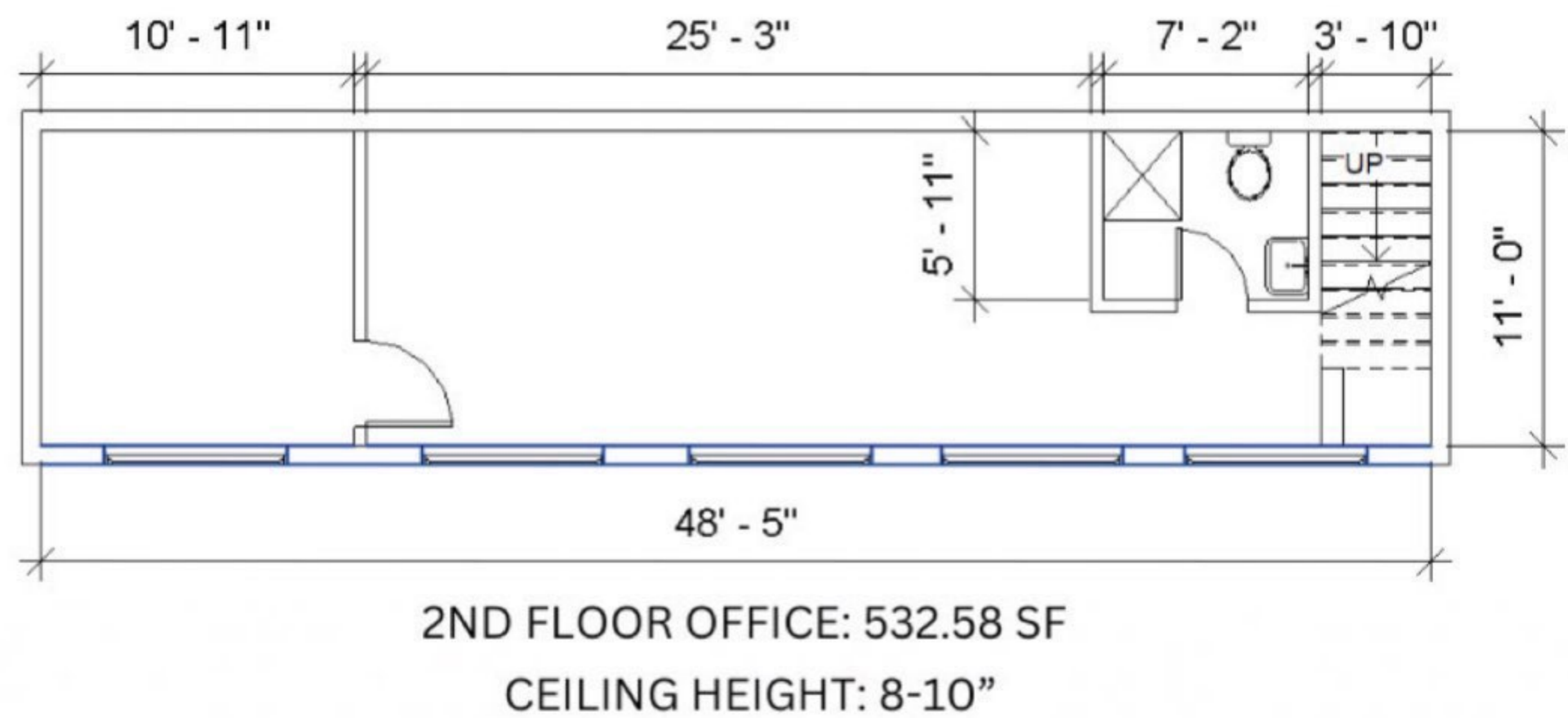
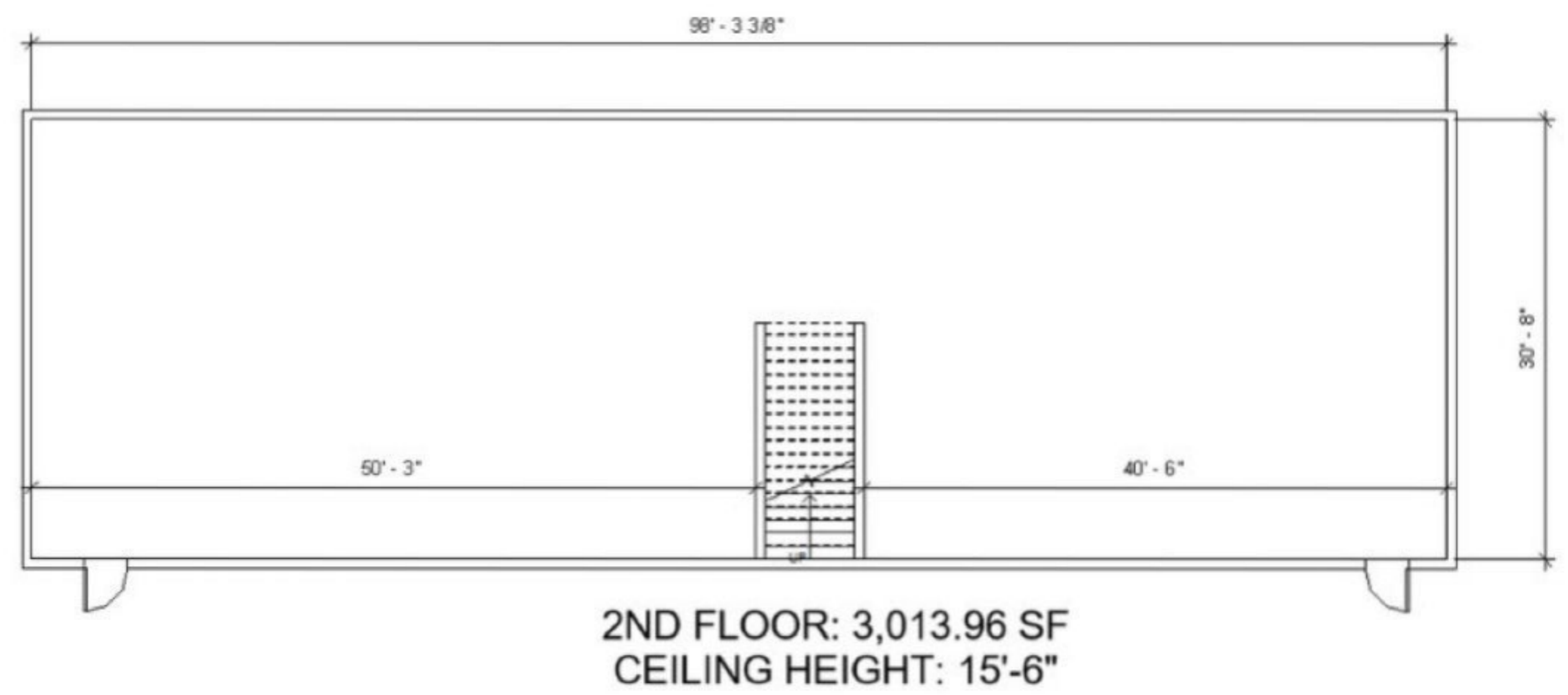
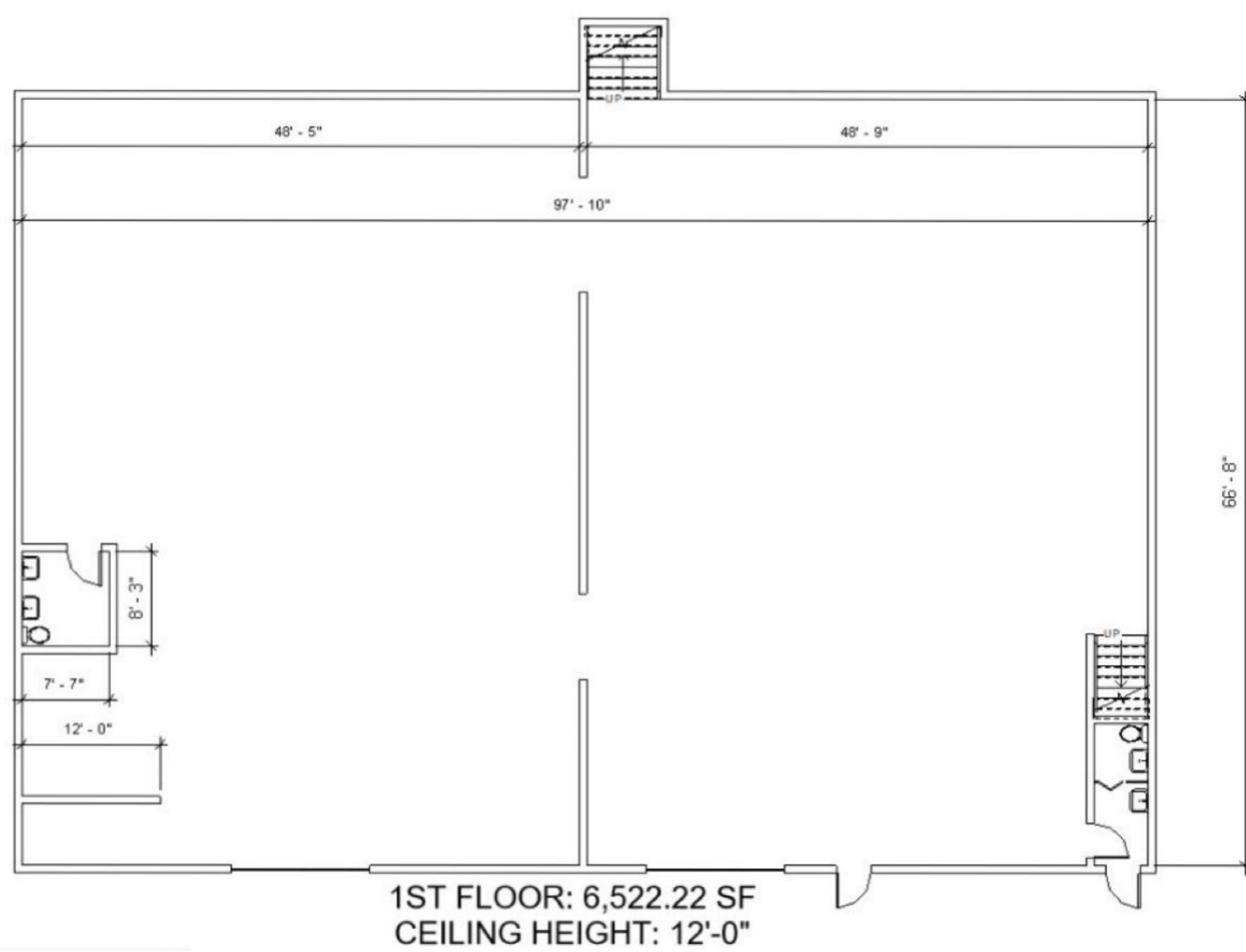
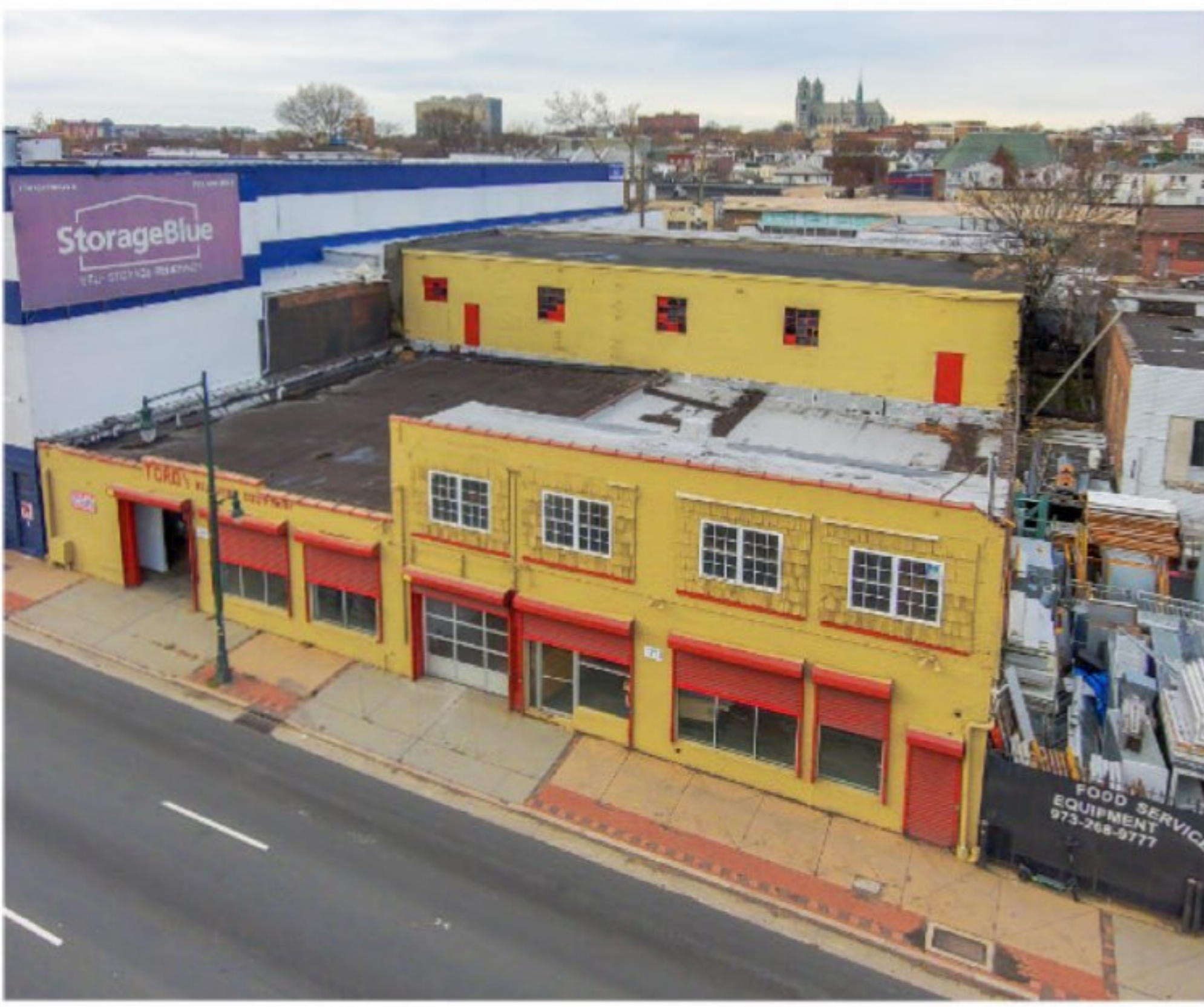
1200 Morris Turnpike Suite 3005 Short Hills NJ 07078
(P) 732 737 9013 (E) info@exodus-re.com

Scanned with CamScanner



1365-1371 McCarter Highway is an Owner/End User's dream. This industrial warehouse features 10,068 SF, 2 Stories. Previously used as a restaurant equipment showroom.

| | | | |
|----------------|---------------------------|---------------|---------------|
| Frontage | 100 ft along McCarter Hwy | Size | 10,000 SF |
| Easements | None known None assessed | Alley | None |
| Enchroachments | None known None assessed | Access | Typical |
| Shape | Square | Street Paving | Asphalt paved |
| Gas | Public | Topography | Level |



SF | 10,000 SF

LOT SIZE | 100x100

PARCELS | 2

1ST FL CEILING HEIGHT | 12FT

2ND FL CEILING HEIGHT | 15 FT 6 IN

DRIVE IN DOORS | 2

FINANCIALS

PROPERTY TAXES | \$23,456.98

UTILITIES

848 AMPS

1M BTU INCOMING

1365-1371 MCCARTER HIGHWAY
NEWARK NJ BLOCK 439 LOTS 14 & 18

Lot Coverage: 100%

LBR: 1:1

Construction Type: Concrete foundation, masonry and brick with steel and frame

Column Spacing: Varies, grade level of building divided into two sections.

Roof: A flat deck roof with no apparent leaks.

Interior

Ceiling Height: 10' to 14' clear in warehouse areas

Finishes: The warehouse areas on the grade level has brick and concrete block walls. Lighting is fluorescent. There is a conveyer lift which transports goods between the first and second floor rear section. There is a 600± sf break room/office mezzanine. Modest office finishes. 300± sf grade level office partitioned off by way of frame and glass enclosure.

HVAC: The warehouse area is heated by way of infrared heating units. The grade office area is separately heated and cooled.



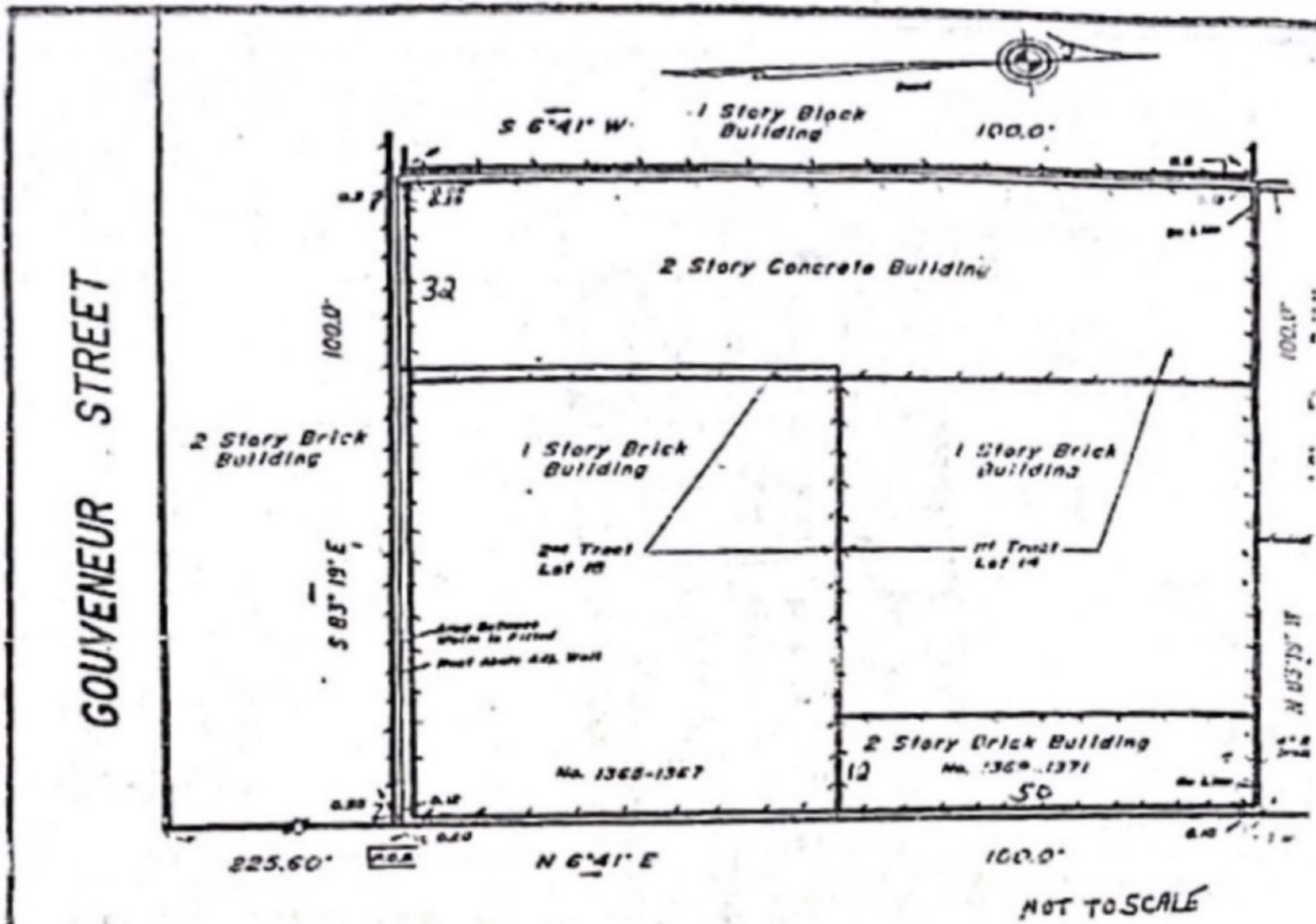
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McCARTER

(Width Variable)
(Formerly Ogden Street)

HIGHWAY

This Survey was made in part over roofs of buildings and is SUBJECT TO SLIGHT VARIATIONS AS A GROUND SURVEY MIGHT DISCLOSE

Northerly and Southerly Lines may be Subject to Latent Well Conditions

I, the undersigned Licensed Land Surveyor, declare that, to the best of my professional knowledge, information and belief, this map is a result of a field survey prepared under my supervision, based on existing field evidence, information and documentation provided, in accordance with the rules and regulations of the "State Board of Professional Engineers and Land Surveyors NJAC 13:40-5.1"

Property Corners NOT SET By Prior Written Contractual Agreement With Client/Attorney.

This Survey is Subject To Any Easement Of Record And Other Pertinent Facts Which a Title Search Might Disclose

SURVEY OF PROPERTY SITUATED IN THE CITY OF NEWARK, ESSEX COUNTY, NEW JERSEY.
Known as Lots 14 & 19 Block 439 on the Tax Map of Newark, N.J.

Certified To: Javier Toro and Debora Toro, his wife;
Alan J. Wacker;
Republic Title Agency, Inc./American Title Insurance Company;
Hehl and Hehl, PC, Attorneys;

DECKER & CORIELL,
Professional Land Surveyors & Planners
2165 Morris Avenue, Union, New Jersey, 070
908-686-6871

By:
Robert Coriell L.S. 07498 P.P. 02708
Scale 1"=20' Date 8-28-

91138

Job No. 91138 Bk. L.L. Pg. Ck.