

For Sale:

116-132 Sussex Avenue Newark, New Jersey

**Exclusive
Broker**

**American
Properties
Realty, Inc.
140 Littleton Road
Suite 101
Parsippany, NJ
07054**



**Office:
973-257-1660**

**Fax:
973-257-1668**

**Contact:
Irv Weiss
x502**

**Cell:
201-723-8688**



Facts / Features:

- ✕ 20,000 sq. ft.
- ✕ 12-14' Ceiling Height
- ✕ Drive-in and UPS Loading
- ✕ Heavy power
- ✕ Sprinklered
- ✕ Close to Downtown, NJIT, Rutgers Newark campus, Route 280, and all major highways.
- ✕ Enterprise Zone benefits
- ✕ Real estate taxes: \$1.16
- ✕ Available Immediately

For Sale at \$1,095,000

For more information, contact Irv Weiss: 201-723-8688

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.