

For Lease or Sale

Heavy Duty Maintenance Facility

± 40,794 SF on 5.5 Acres available January 1, 2018

Shop ± 20,490 SF

Bay doors	35 total overhead bay doors
32 overhead bay doors	12' x 14'
1 door	Truck wash
1 door	Storage
1 door	Dynamometer

Clear height and width: 15' 5" (h) x 68' (w)

Office 9,634 SF

1-story area	6,700 SF
2-story area (x2)	1,467 SF

Parts Department ± 10,670 SF

Overhead bay doors:	2 overhead bay doors
Clear height:	14' - 18'

±40,794 SF

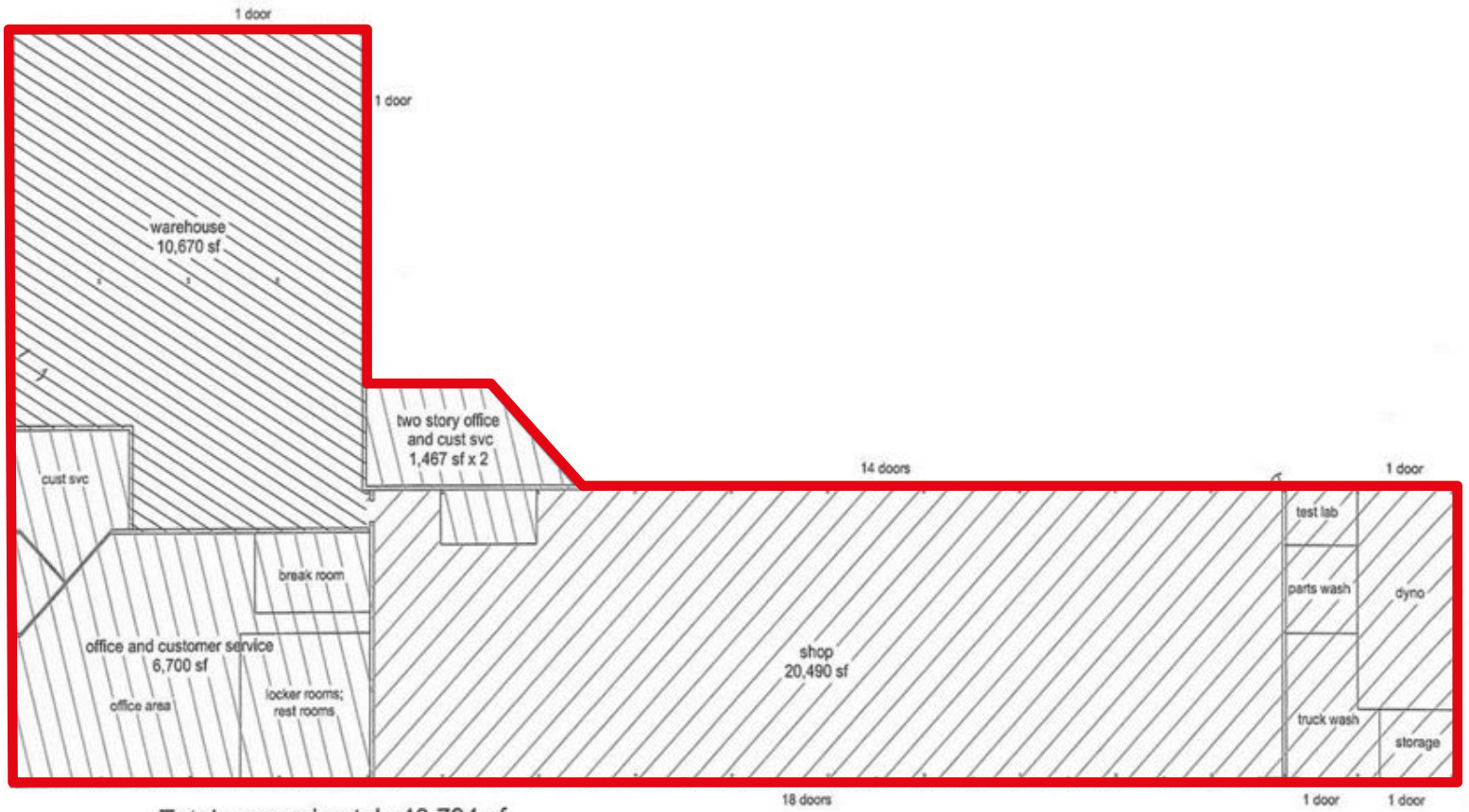
41-65 Doremus Avenue
Newark, NJ

Dean Brody

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Total: approximately 40,794 sf

Highlights and Location

- Signage facing New Jersey Turnpike
- Located directly off Exit 15E on New Jersey Turnpike
- Accessible to Routes 1 & 9, I-78 and I-80
- 3 miles to Holland Tunnel
- 5 miles to Lincoln Tunnel
- 9 miles to George Washington Bridge

