

IRONBOUND CONTINENTAL PLAZA

Mixed Use Redevelopment Retail/Office For Lease

City of Newark, Essex County, New Jersey

www.SilbertRealEstate.com

LOCATION

400 Delancy Street,
Newark, NJ 07105

PARKING

Two-level parking deck with a 310 car capacity, plus 48 car parking for retail stores on the ground floor.

AVAILABLE SPACE / RENTAL RATES

RETAIL

- ❑ **1st Floor 7,412 SF Total**
 - Units Available from 2,471 - 4,941 SF (divisible to 2,471)
Delivery 30 days from lease execution
 - **Rent** - \$18.00 psf NNN
(2017 NNN est. \$4.25 psf)

OFFICE

- ❑ **1st Floor 10,705 SF Total** - divisible to 8,430 SF. New bathrooms, elevators, and HVAC. Delivery 30 days from lease execution
 - **Rent** - \$16.00 - \$18.00 psf
(includes 2017 base year taxes & CAM)
 - **Gross Rent** - \$1,333 - \$1,500 per month per 1,000 SF
- ❑ **2nd Floor 16,400 SF Total** - divisible to 1,500 SF
Delivery 30 days from lease execution
 - **Rent** - \$14.00 psf
(includes 2017 base year taxes & CAM)
 - **Gross Rent** - \$1,167 per month per 1,000 SF
- ❑ **3rd Floor - 33,400 SF Total** - divisible to 2,000 SF
Delivery 60 days from lease execution
 - **Rent** - \$12.00 psf
 - (includes 2017 base year taxes & CAM)
 - **Gross Rent** - \$2,000 per month per 2,000 SF

PROPERTY DESCRIPTION

This existing 274,000 SF three-story, masonry and steel frame mixed-use commercial building is undergoing complete renovation for multi-tenant office and retail. Situated on a total of 23.5 acres, and visible from Routes 1 & 9. Recent building renovations include a high speed passenger and freight elevators, redesigned common areas, new windows and HVAC and mechanical systems. On-site security provided during evening hours.

COMMENTS

- ❑ Designated by Newark as part of it's Redevelopment & Regeneration efforts including 3% Sales Tax within Urban Enterprise Zone;
- ❑ Continental Hardware & Trading Co. has opened a 50,000 SF showroom along with a 134,000 SF warehouse/outside storage. Other tenants include café/restaurant, medical offices and transportation companies;
- ❑ Within ½ mile of I-78, Route 22, The NJ Turnpike and 2 ½ miles East of the Garden State Parkway, accessible from the Ferry Street business district via Wilson Avenue and Stockton Street, and minutes from Newark Liberty International Airport and Port Newark/Elizabeth;
- ❑ Suitable retail uses include: specialty grocer, banking/ financial, automotive supplies, health & fitness, fast food, convenience stores, dry-cleaners, discount & variety stores;
- ❑ Suitable office uses include: medical providers, airline vendors, customs agencies, finance companies, vocational and technical schools, state and county administrative services and other corporate, professional and back office/lab uses

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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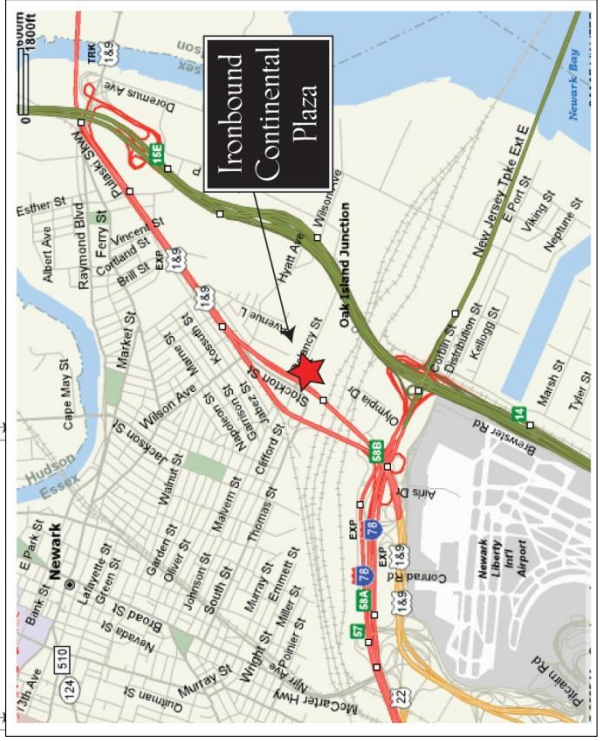
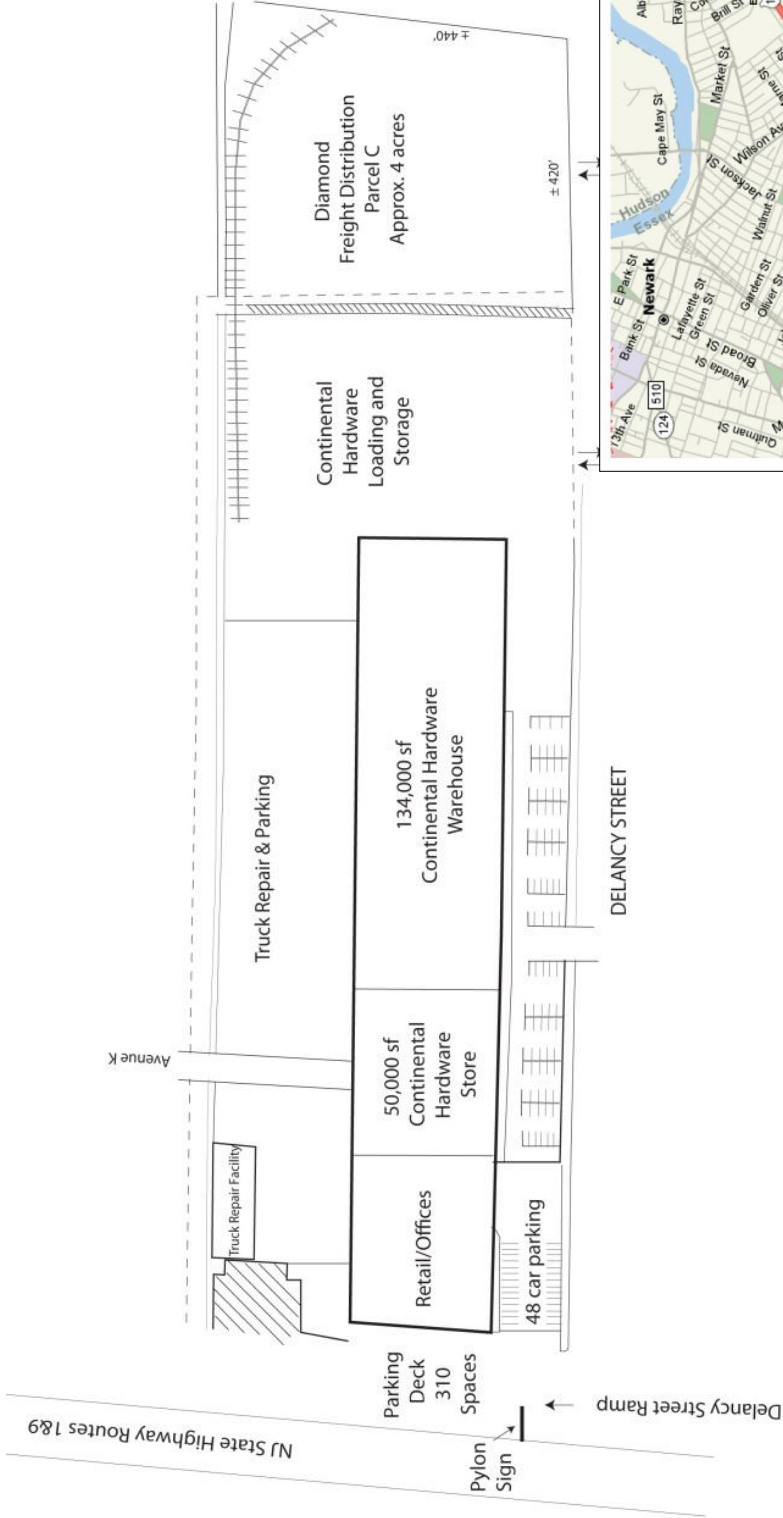
SILBERT

REALTY & MANAGEMENT COMPANY, INC.

Ironbound Continental Plaza

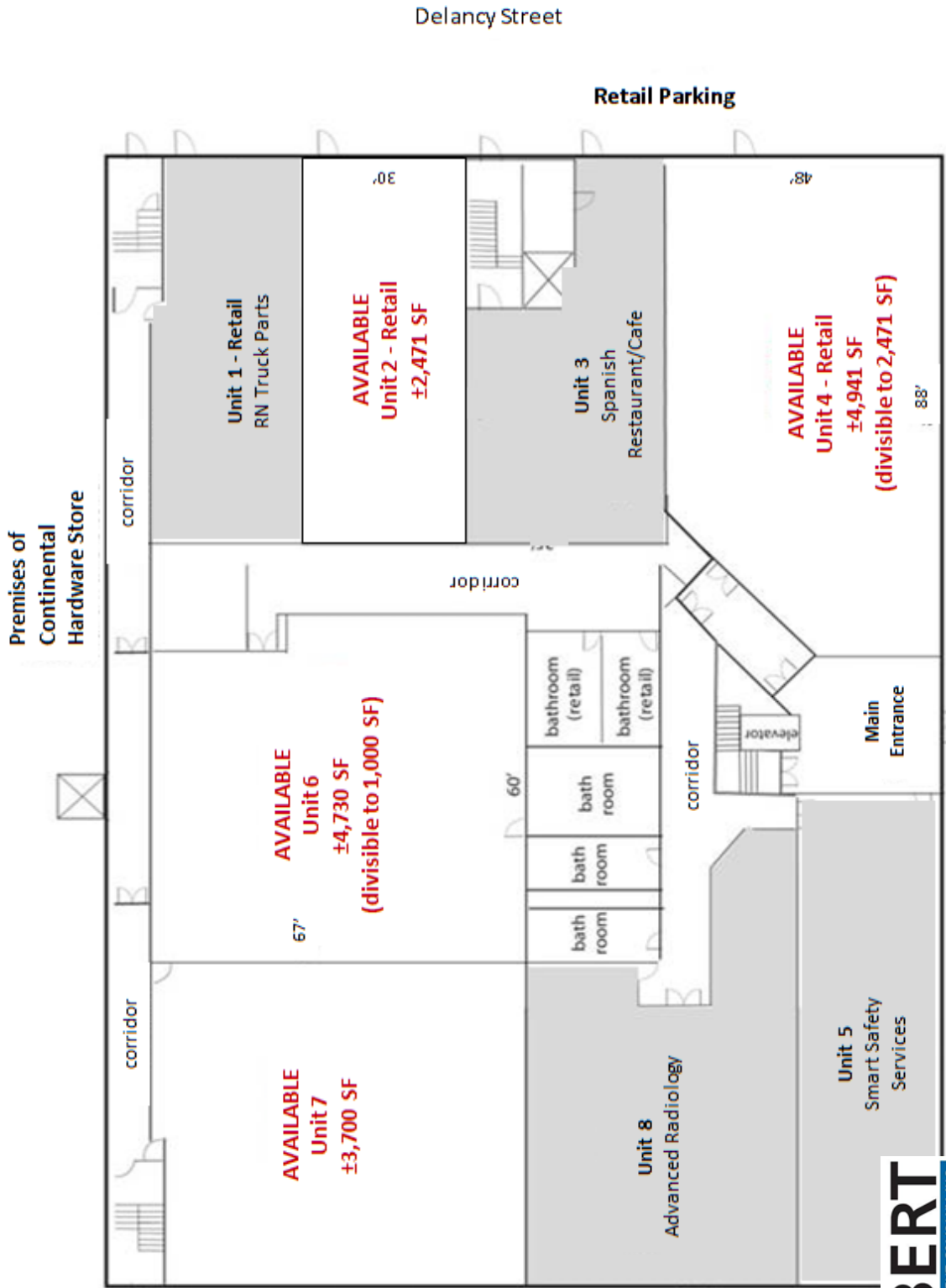
400 Delancy Street (Ironbound), Newark, NJ

Site Plan & Street Map

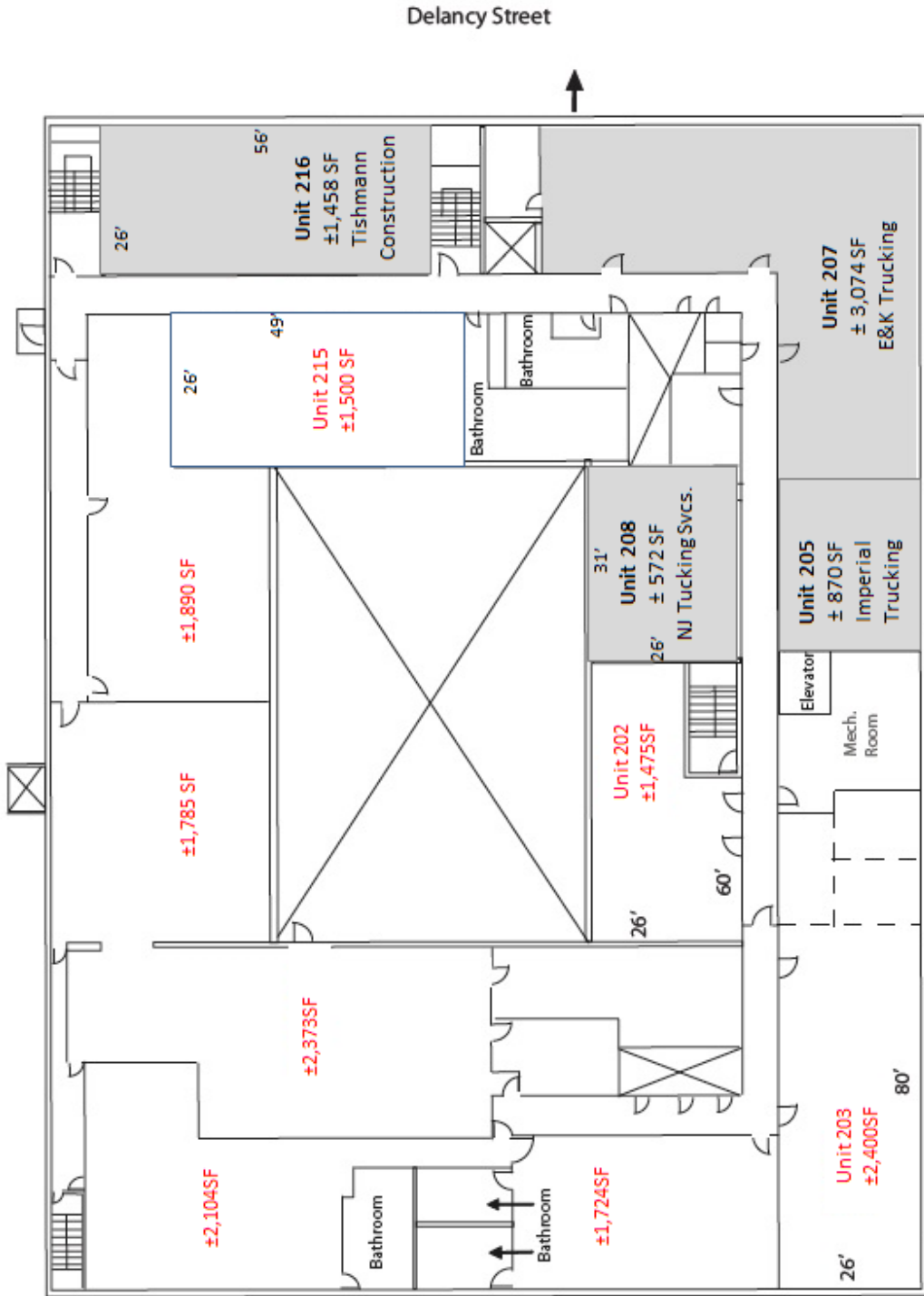


Ironbound Continental Plaza

400 Delancy Street (Ironbound), Newark, NJ
1st Floor Leasing Plan



Ironbound Continental Plaza
 400 Delancy Street (Ironbound), Newark, NJ
 2nd Floor Leasing Plan (1Q'17)



Parking Deck

* Unit sizes represent "rentable areas" and include a loss factor associated with common area.