

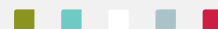


LEE & ASSOCIATES

INDUSTRIAL BUILDING FOR SALE & LEASE

101 East 2nd Street, Bayonne, NJ 07002

50,000 SF



PROPERTY OVERVIEW

BUILDING SF:	50,000 SF
ACRES:	3.72
SHOWROOM SF:	3,000 SF
OFFICE SF:	2,500 SF
CEILING HEIGHT:	20' Clear
LOADING:	5 Drive-ins (20' x 14')
TAXES:	\$3.20 PSF
COMMENTS:	• Heavy Power • Heavy Floor Load Capacity • 1/2 AC Outdoor Covered Storage at 19' Clear • Fully Paved 2.5 Acres

FOR MORE INFORMATION,
PLEASE CONTACT
EXCLUSIVE BROKERS:

Rick Marchisio
rick.marchisio@lee-associates.com
C 908.930.7306

Drew Maffey, SIOR
drew.maffey@lee-associates.com
C 908.217.9746

Joe Komitor
jkomitor@lee-associates.com
C 347.684.4300

Matt Esposito
mesposito@lee-associates.com
C 973.294.4920

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



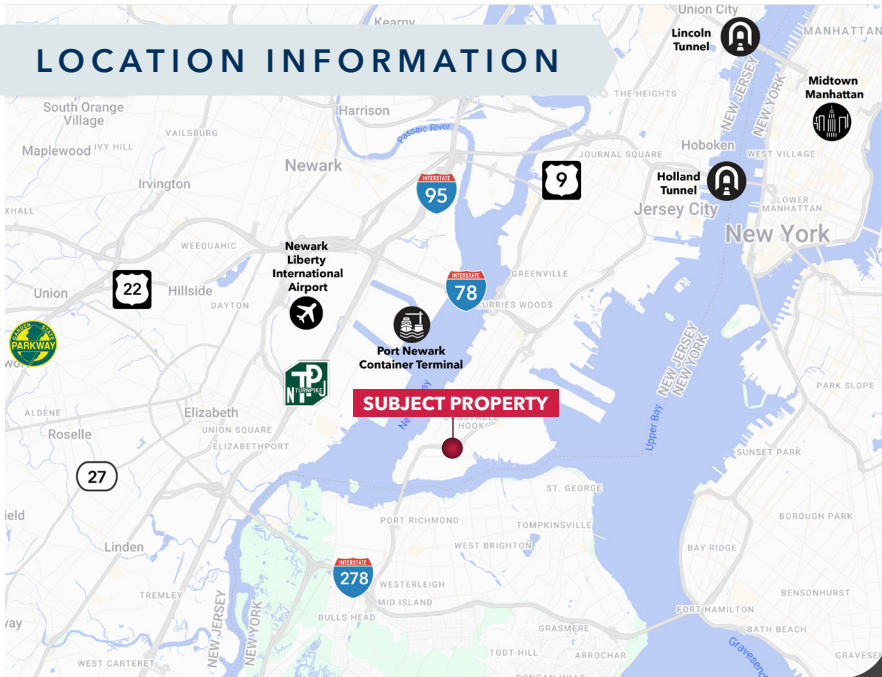
INDUSTRIAL BUILDING FOR SALE & LEASE

101 East 2nd Street, Bayonne, NJ 07002

50,000 SF

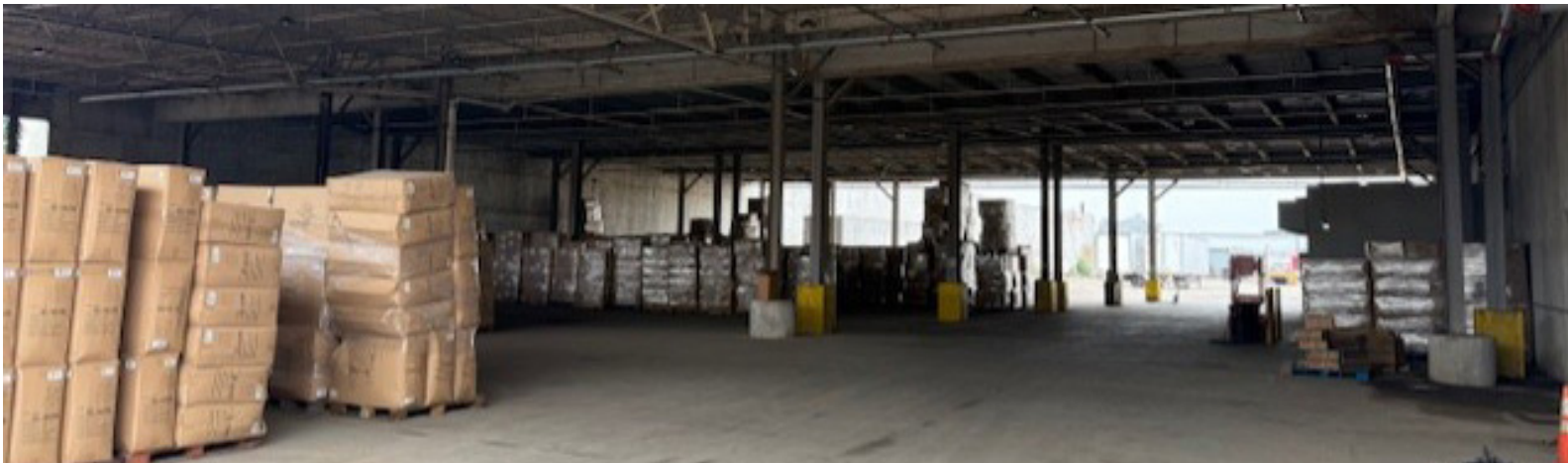


LOCATION INFORMATION



- Route 1&9: 17 min | 9.7 miles
- I-95: 13 min | 7.1 miles
- EWR: 17 min | 10.3 miles
- Port Newark/Elizabeth: 20 min | 10.5 miles
- Midtown: 40 min | 13.6 miles

PROPERTY PHOTOS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.