

**IRONBOUND CONTINENTAL PLAZA – MIXED USE REDEVELOPMENT  
REMAINING FOR LEASE 73,900 SF – RETAIL/OFFICE  
Routes 1 & 9 @ Delancy Street (Ironbound), Newark, NJ**

**LOCATION**

400 Delancy Street, Newark, Essex County, New Jersey. Ironbound Continental Plaza is located at the base of the Delancy Street exit ramp from Routes 1 & 9 North, with immediate North-South access. First exit off Routes 1 & 9, after Newark Liberty Int'l Airport.

**PROPERTY DESCRIPTION**

Formerly "Red Star Trucking", this existing 274,000 sf three-story, masonry and steel frame office-industrial 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. Anticipated building renovations include a high speed passenger and freight elevator, redesigned common areas, new windows and HVAC and mechanical systems. On-site security provided during evening hours.

**PARKING**

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

**For Further Information or Inspection Contact:**

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*Brokers are Protected*

**AVAILABLE SPACE/RENTAL RATES**

- **1<sup>st</sup> Fl. Retail** – 8,300 sf (2,000 – 4,200 sf units)  
Vanilla Shell, immediate occupancy  
**Rent** - \$18 psf NNN, (2010 NNN estimate is \$4.00 psf)  
**Gross Rent** - \$3,667 per month per 2,000 sf
- **1<sup>st</sup> Fl. Office** – 7,700 sf (divisible to 600 sf)  
New HVAC, Bathrooms & Elevators, immediate occupancy  
**Rent** - \$16-\$18 psf (includes 2010 base year taxes and CAM)  
**Gross Rent** - \$1,417 per month per 1,000 sf
- **2<sup>nd</sup> Fl. Office** – 25,000 sf (divisible to 950 sf)  
"As Is" – immediate occupancy  
**Rent** - \$14 psf (includes 2010 base year taxes and CAM)  
**Gross Rent** - \$1,167 per month per 1,000 sf
- **3<sup>rd</sup> Fl. Office** – 33,400 sf (divisible to 2,000 sf)  
"As Is" – delivery 60 days from lease execution  
**Rent** - \$12 psf (includes 2010 base year taxes and CAM)  
**Gross Rent** - \$2,000 per month per 2,000 sf

**COMMENTS**

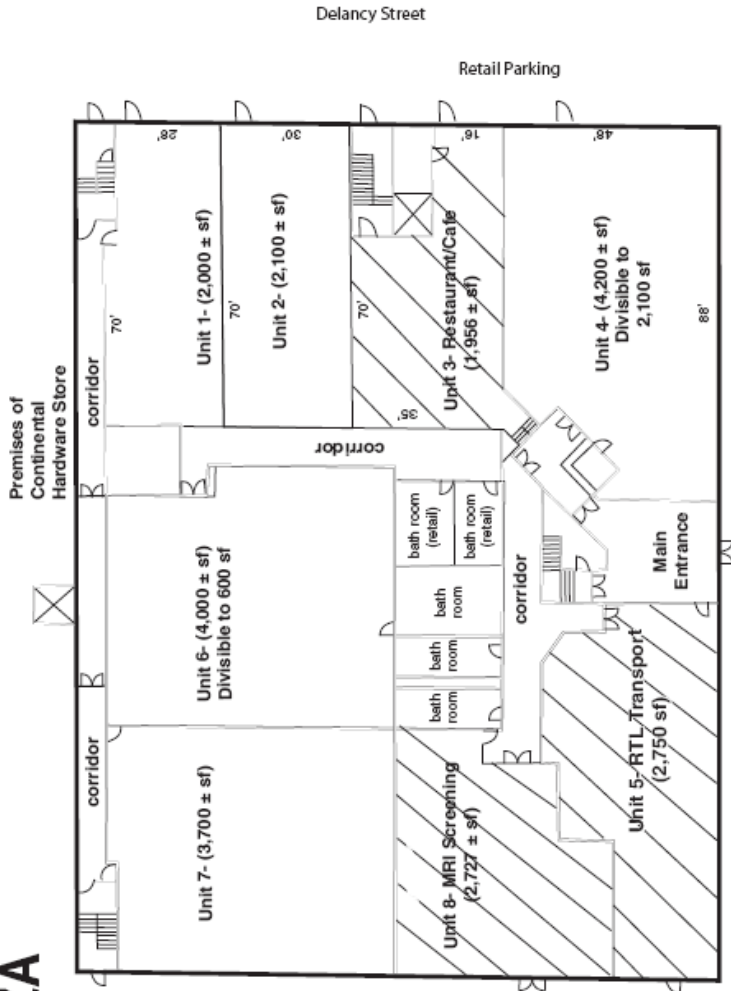
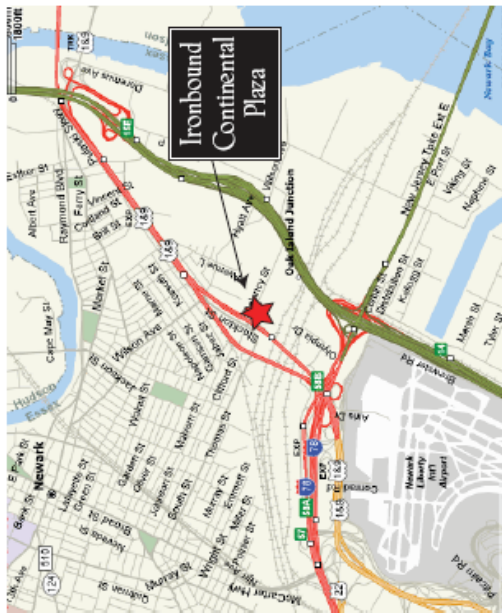
- Designated by Newark as part of it's Redevelopment and Regeneration efforts including 3% Sales Tax within Urban Enterprise Zone.
- Continental Hardware & Trading Co. has opened a 50,000 sf showroom along with a 134,000 sf warehouse/ outside storage. Other tenants include café/restaurant, MRI facility and transportation companies.
- 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: Airline vendors, customs agencies, finance companies, vocational and technical schools, state and county administrative services and other corporate, professional and back office/lab uses.
- Within ½ mile of I-78, Route 22, The NJ Turnpike and 2.5 miles East of the Garden State Parkway, Accessible from the Ferry Street business district via Wilson Avenue and Stockton Street and only 1.5 miles from Newark Penn Station.

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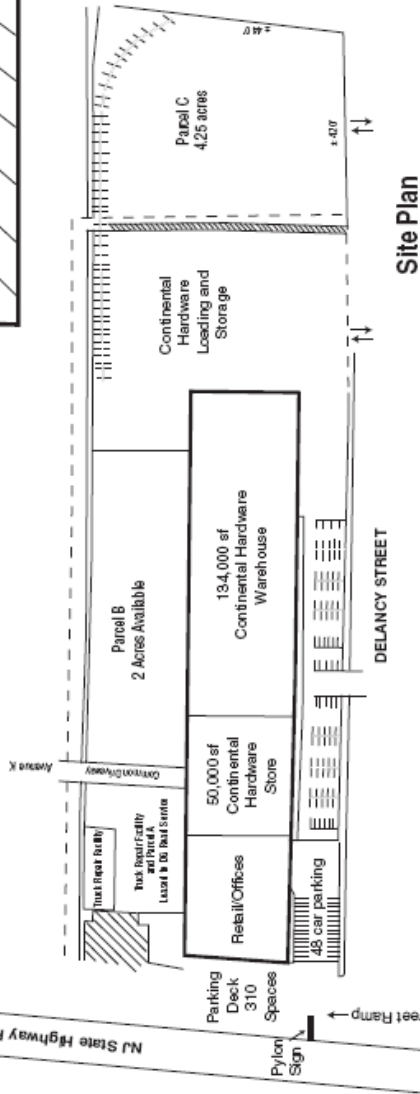
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Retail/Office Re-Development – Newark, NJ



Floor Plan  
1st Floor



Site Plan

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**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.