



# Mixed Use Redevelopment Office For Lease

## IRONBOUND CONTINENTAL PLAZA

400 Delancey Street, Newark  
Essex County, New Jersey, 07105

### PROPERTY DESCRIPTION

This existing 274,000 SF three-story, masonry and steel frame mixed-use commercial building has been renovated 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. Designated by Newark as part of it's Redevelopment & Regeneration efforts including 3% Sales Tax within Urban Enterprise Zone.

### AVAILABLE OFFICE SPACE

- **1st Floor** 8,430 SF Total – divisible 3,700 SF. New bathrooms, elevators, and HVAC. Delivery 60 days from permits
- **2nd Floor** 16,400 SF Total - divisible
- **3rd Floor** - 33,400 SF Total - divisible to 2,000 SF Immediate

### RENTAL RATES

Upon request, subject to use and creditworthiness

### PARKING

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

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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Leasing Associate  
908.604.6900 x 108  
[jtomlinson@silbertrealestate.com](mailto:jtomlinson@silbertrealestate.com)

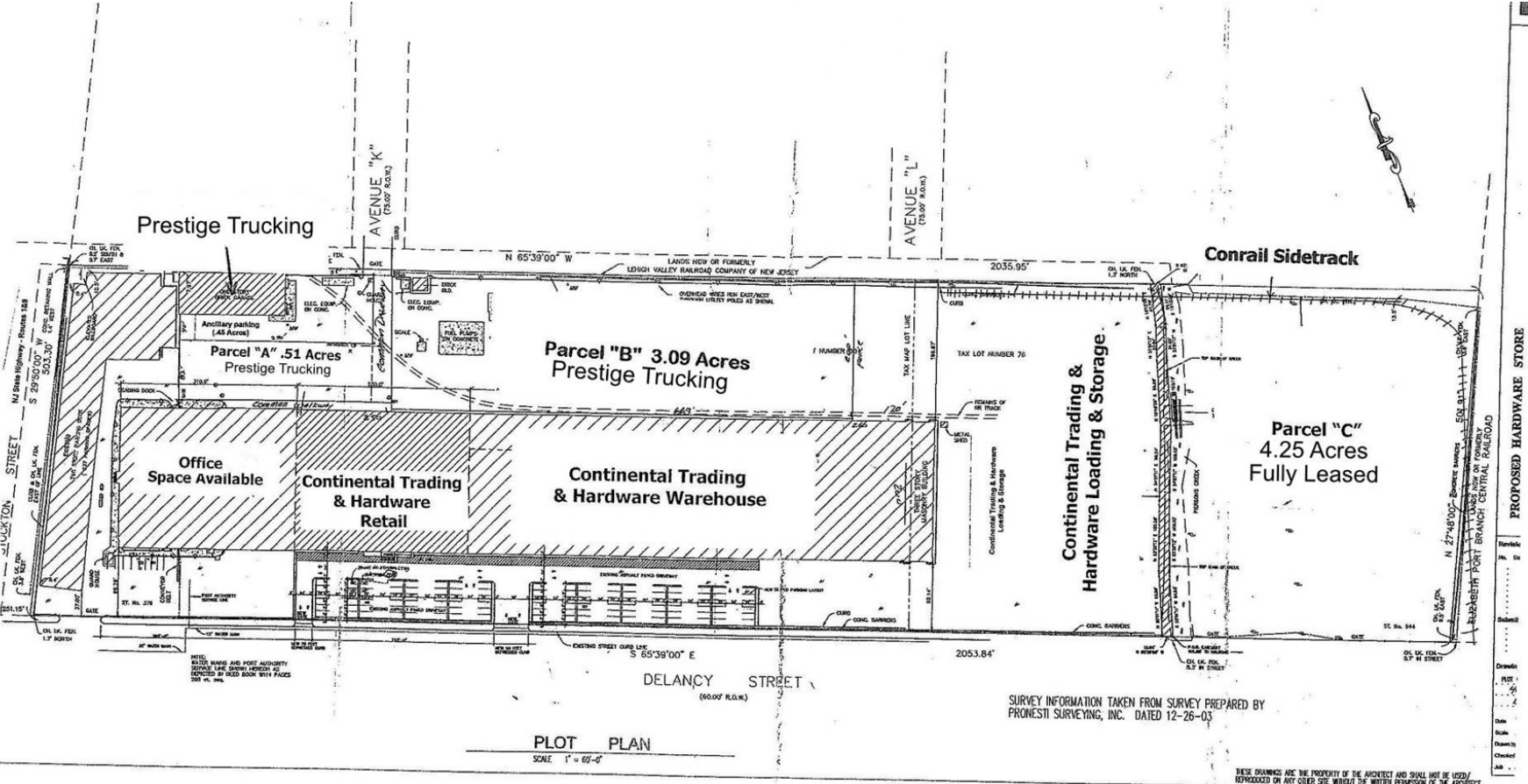
**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

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# Site Plan

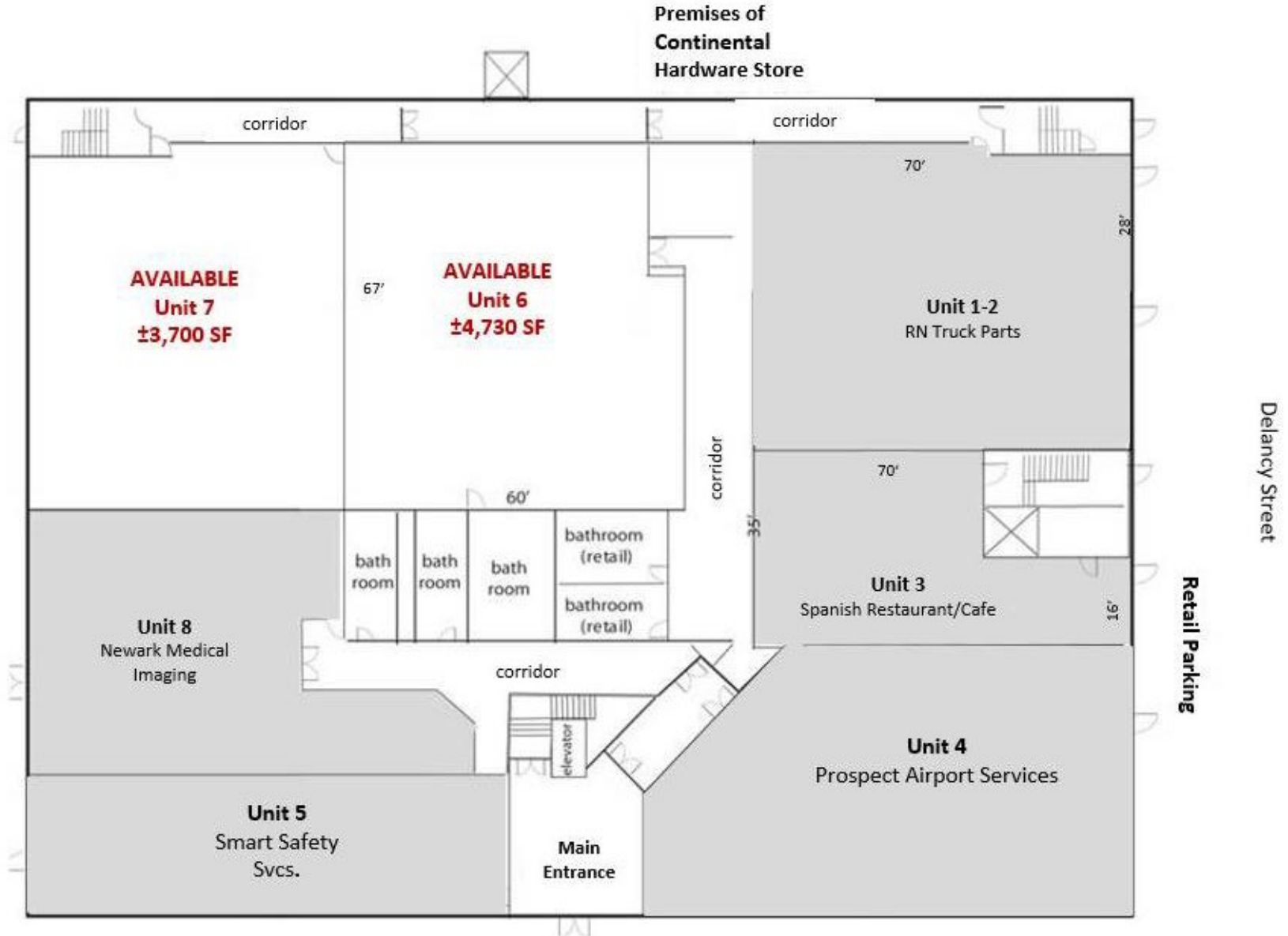


**PLOT PLAN**  
SCALE 1" = 60'-0"

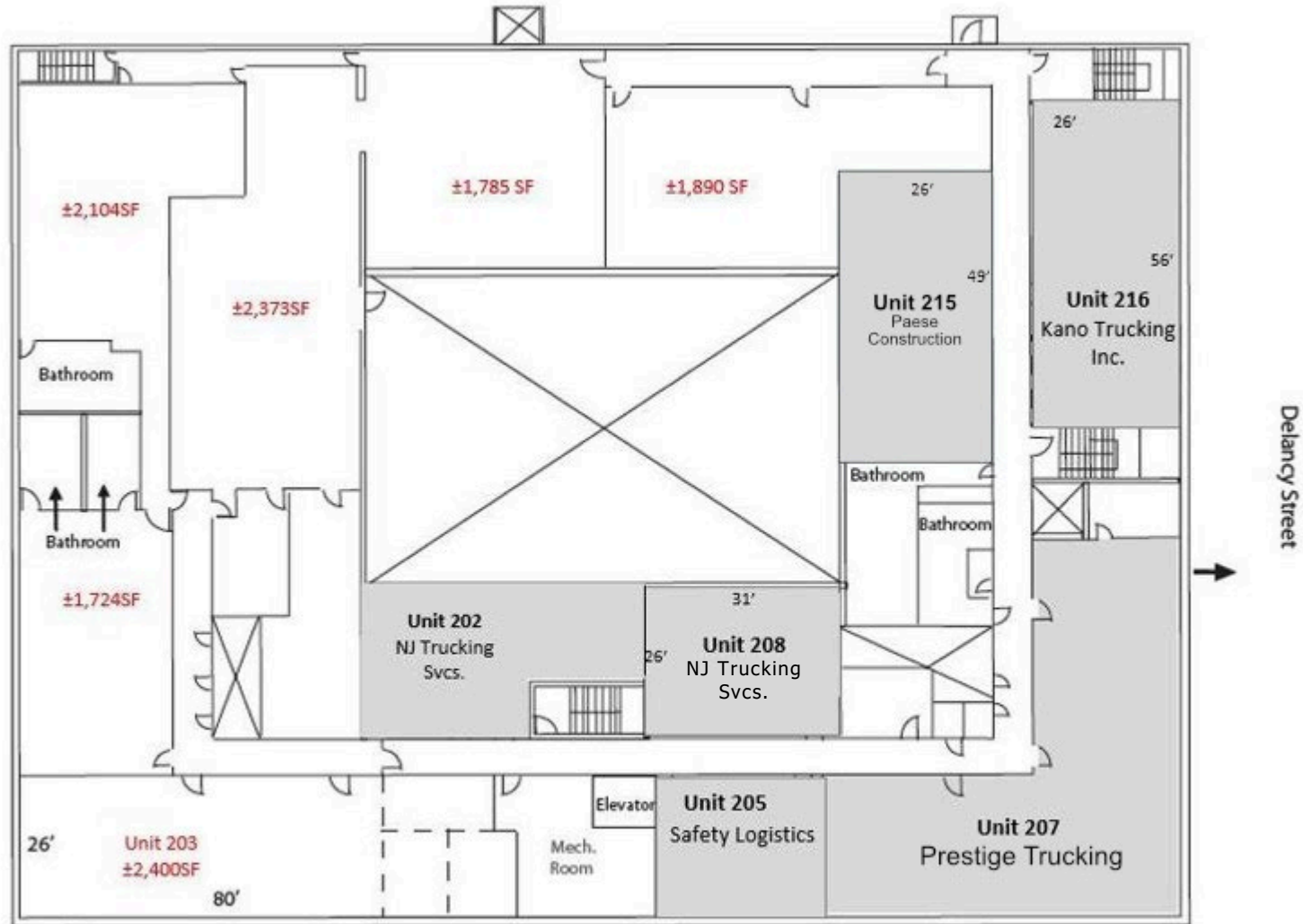
SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY PRONESTI SURVEYING, INC. DATED 12-26-03

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# First Floor Leasing Plan



# Second Floor Leasing Plan



Parking Deck



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

# Local Map

