

IRONBOUND CONTINENTAL PLAZA

Mixed Use Redevelopment 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

OFFICE

- 1st Floor 8,430 SF Total** – divisible 3,700 SF. New bathrooms, elevators, and HVAC. Delivery 60 days from permits
 - **Rent** - \$13.00 psf
(includes 2020 base year taxes & CAM)
 - **Gross Rent** - \$1,083 per month per 1,000 SF
- 2nd Floor 16,400 SF Total** - divisible Immediate
 - **Rent** - \$16.00 psf
(includes 2020 base year taxes & CAM)
 - **Gross Rent** - \$1,333 per month per 1,000 SF
- 3rd Floor - 33,400 SF Total** - divisible to 2,000 SF Immediate
 - **Rent** - \$12.00 psf
 - (includes 2020 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 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.

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 132,000 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:

Joel Tomlinson, Ass't V.P. Retail Brokerage,
908.604.6900 x 108
jtomlinson@silbertrealestate.com

152 Liberty Corner Road, Suite 203, Warren, NJ 07059
908-604-6900 • 908-604-2030 fax

Website: www.silbertrealestate.com • Email: info@silbertrealestate.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SILBERT

REALTY & MANAGEMENT COMPANY, INC.

Ironbound Continental Plaza

400 Delancy Street (Ironbound), Newark, NJ

Site Plan

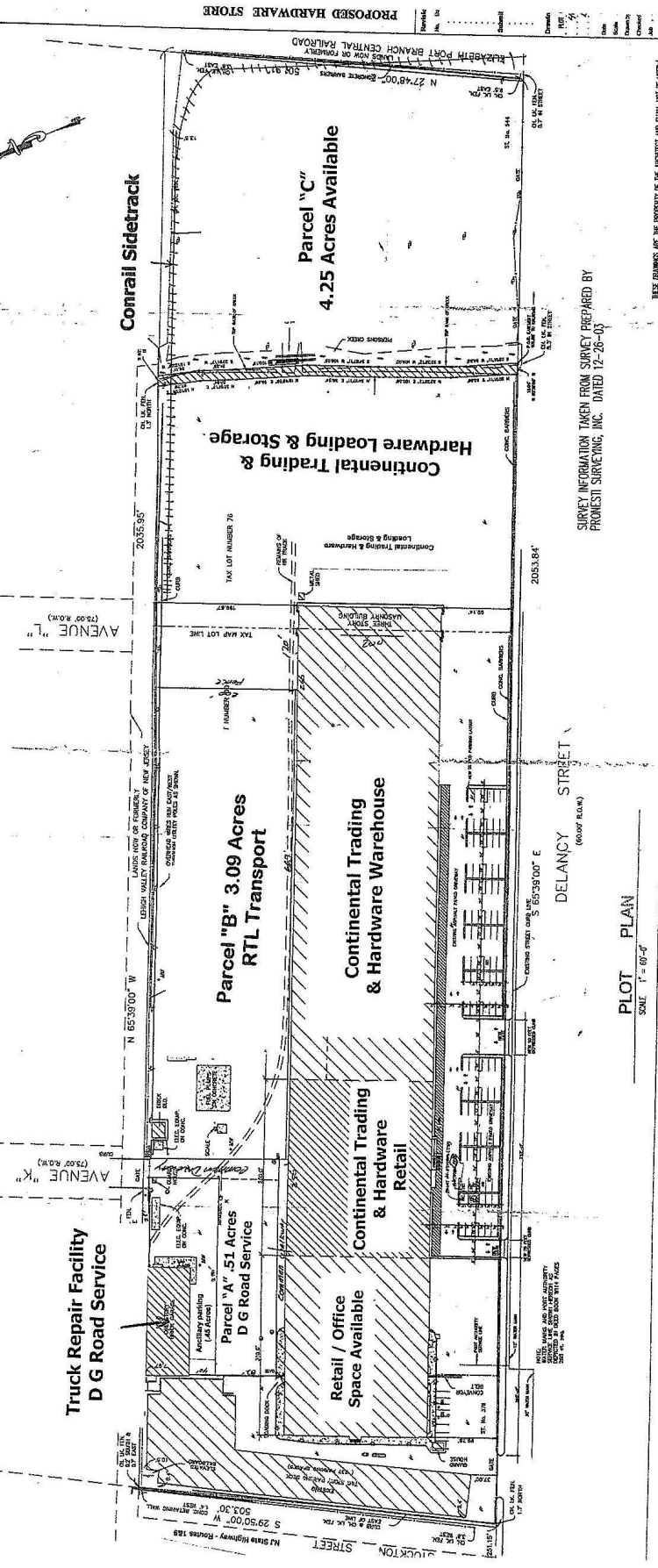
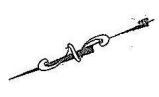
REVISIONS TO THE CURB AS SHOWN AND INDICATED ABOVE.
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

CONCRETE DEPRESSED CURB DETAIL

FLOOR PAINTED
 H. C. SYMBOL

IRONBOUND CONTINENTAL PLAZA

Exhibit A - Site Plan



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

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

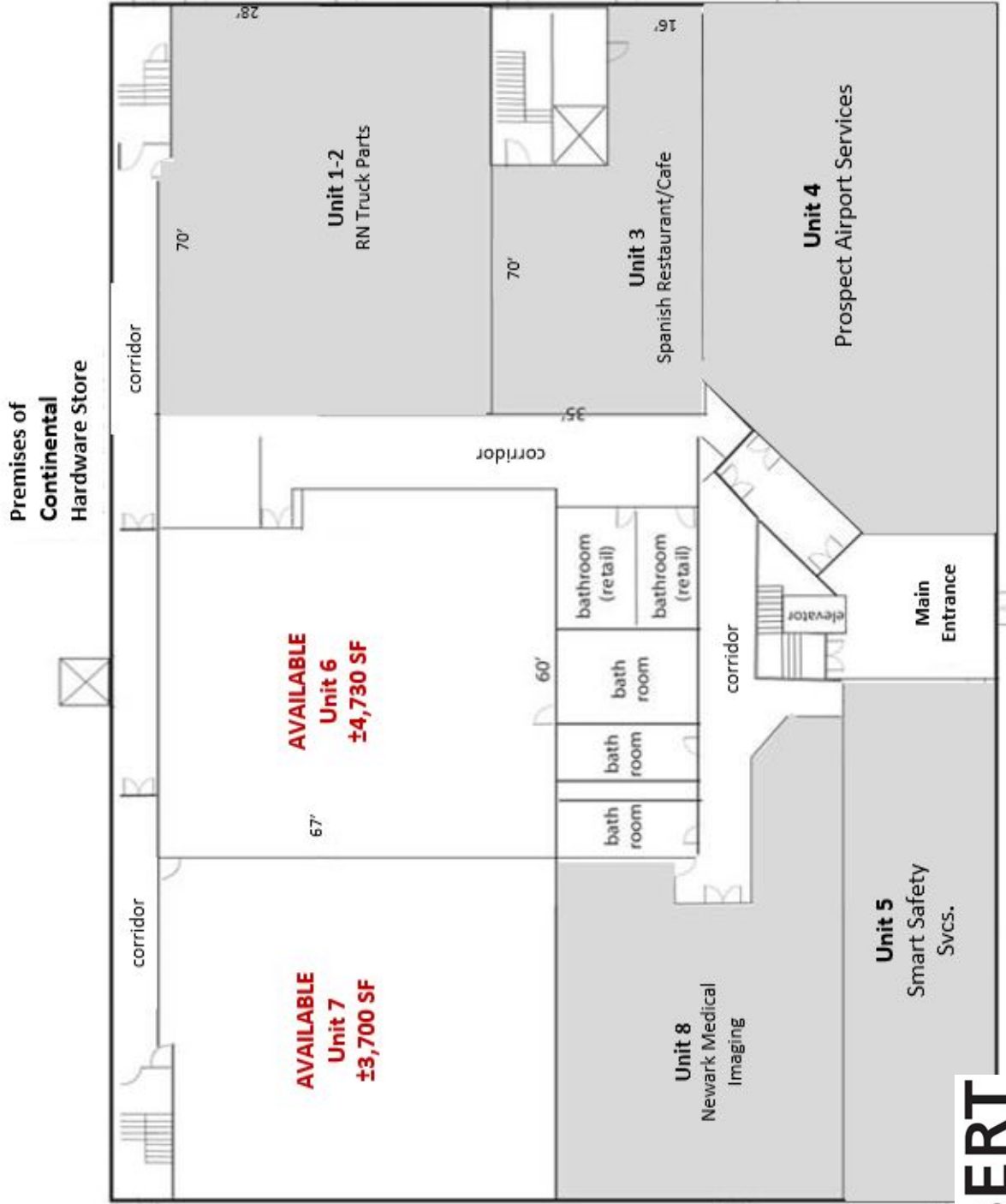
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED,
 REPRODUCED OR IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Ironbound Continental Plaza

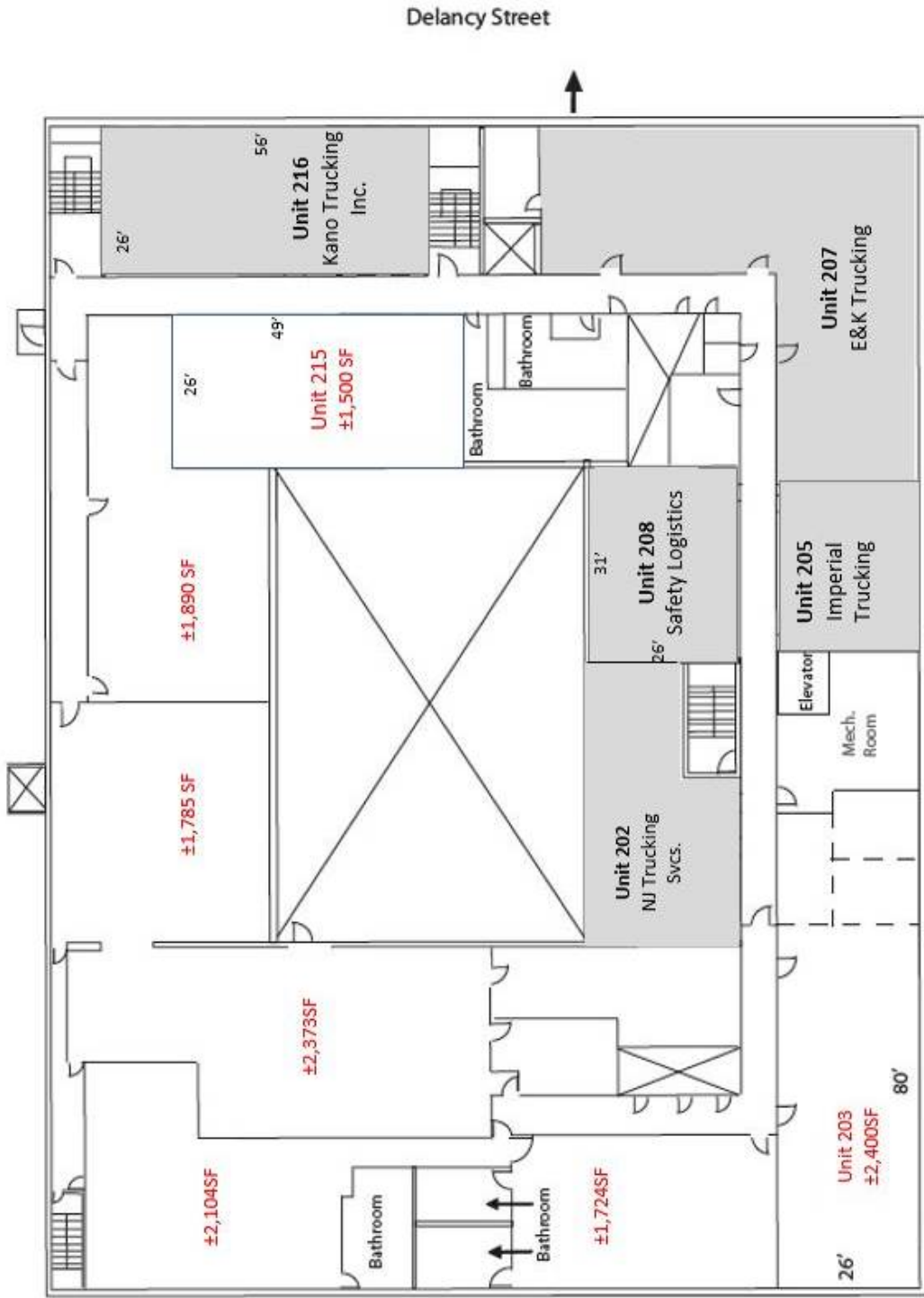
400 Delancy Street (Ironbound), Newark, NJ
1st Floor Leasing Plan

Delancy Street

Retail Parking



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



Parking Deck

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