



## SPECIFICATIONS

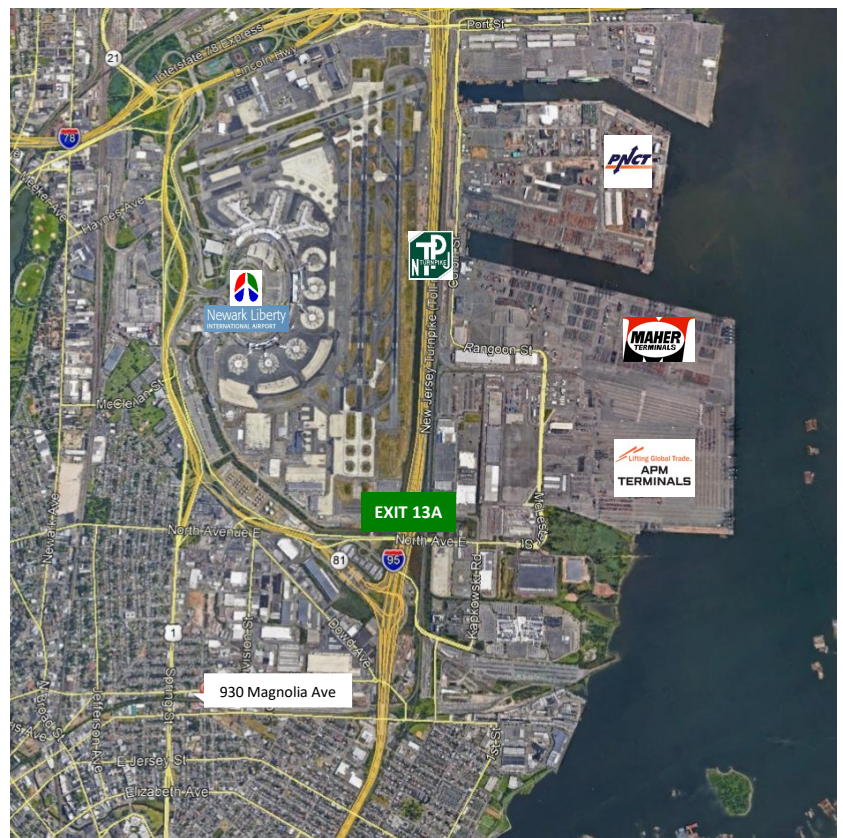
- ◆ 54,200 SF - Total Building Size
- ◆ +/- 1.50 Acre Site
- ◆ +/- 1,000 SF - Office Space
- ◆ 12' Clear Ceiling
- ◆ 4 Loading Docks (platform with 5 add'l loading positions)
- ◆ 1 Drive-In Door
- ◆ 24 Car Parking
- ◆ Dry Sprinkler System
- ◆ 20' x 26' Column Spacing
- ◆ 7,000 lb Freight Elevator to 2nd Floor

## LOCATION

- ◆ Routes 1 & 9 - approx. 1/2 a mile
- ◆ Newark Liberty Int'l Airport - 1 mile
- ◆ Port Newark/Elizabeth - 2 miles
- ◆ I-95/NJ Turnpike Exit 13A - 2 miles
- ◆ I-78 - approx. 3 miles
- ◆ I-95/NJ Turnpike Exit 14 - 4 miles
- ◆ Urban Enterprise Zone

## 930 Magnolia Avenue

ELIZABETH, NEW JERSEY





# ELBERON DEVELOPMENT GROUP

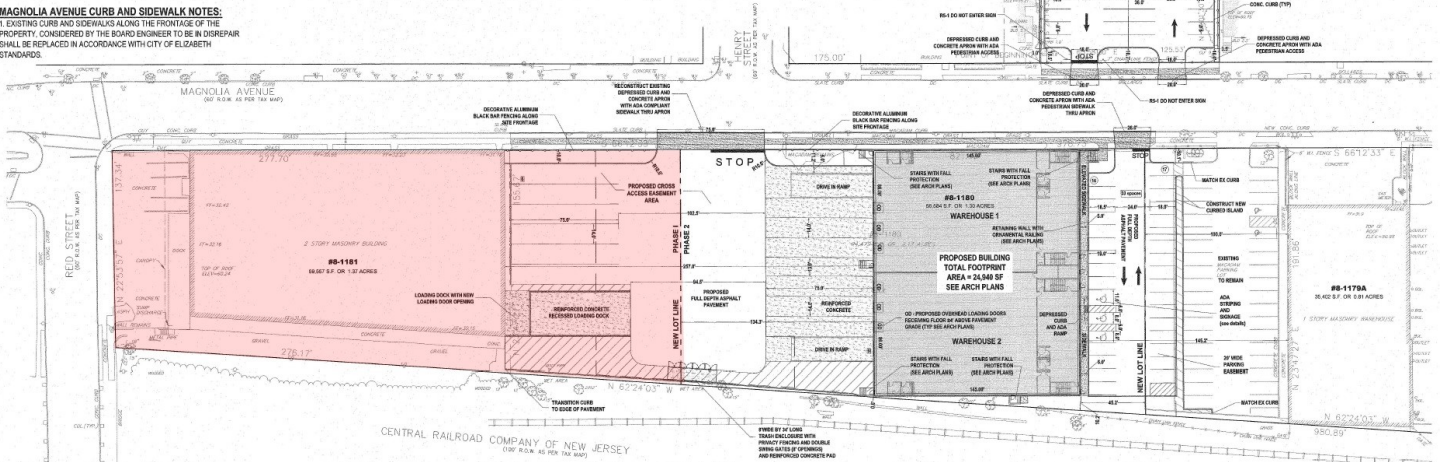
+/- 54, 200 SF Two-Story Warehouse  
Available for Lease September 2019

## Survey

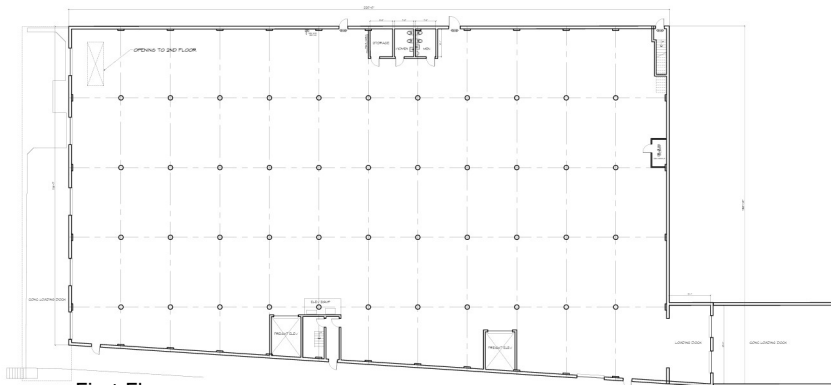
Minimum Curbside Opening	26 feet parking lot	75 ft, 20 ft - Proposed Magnolia openings	C
Min Access Driveway Width	10 feet one way	24 feet two way	C
Min Access Driveway Width - Commercial Vehicle	24 feet one way	24 feet two way	C
Parking Surface - Front Yard	10 feet	100 ft wide x 10 ft deep	C
Parking Surface - Side and Rear Yard	2 feet	10 feet	C
Parking Surface - To Building	2 feet	10 feet	C

NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR RAILROAD.

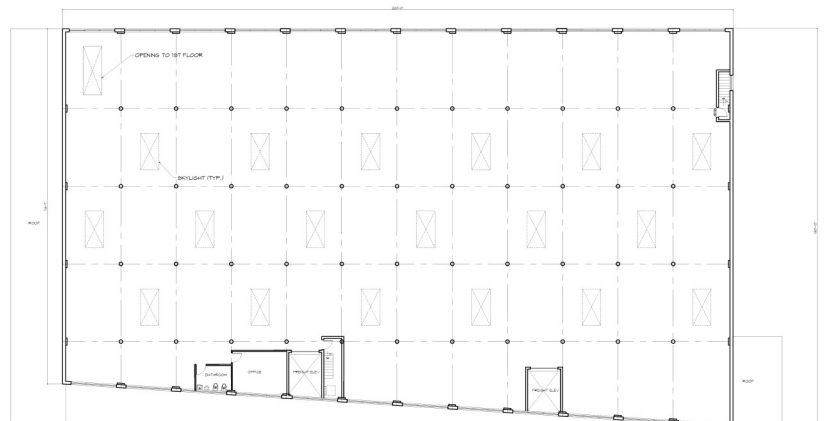
**MAGNOLIA AVENUE CURB AND SIDEWALK NOTES:**  
1. EXISTING CURB AND SIDEWALKS ALONG THE FRONTAGE OF THE PROPERTY, CONSIDERED BY THE BOARD ENGINEER TO BE IN DISREPAIR, SHALL BE REPLACED IN ACCORDANCE WITH CITY OF ELIZABETH STANDARDS.



## Floor Plan



First Floor



Second Floor

For more information please contact:  
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