

429-449 Schiller Street, Elizabeth, NJ Offering Package

+/- 42,000 SF Multi-Tenant Industrial Property For Sale

Dowd Avenue

Schiller Street

Exit 13



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~ Immediate Access to Exit 13 of New Jersey Turnpike & Port Newark/Elizabeth ~



For additional information or to set-up an inspection, contact:

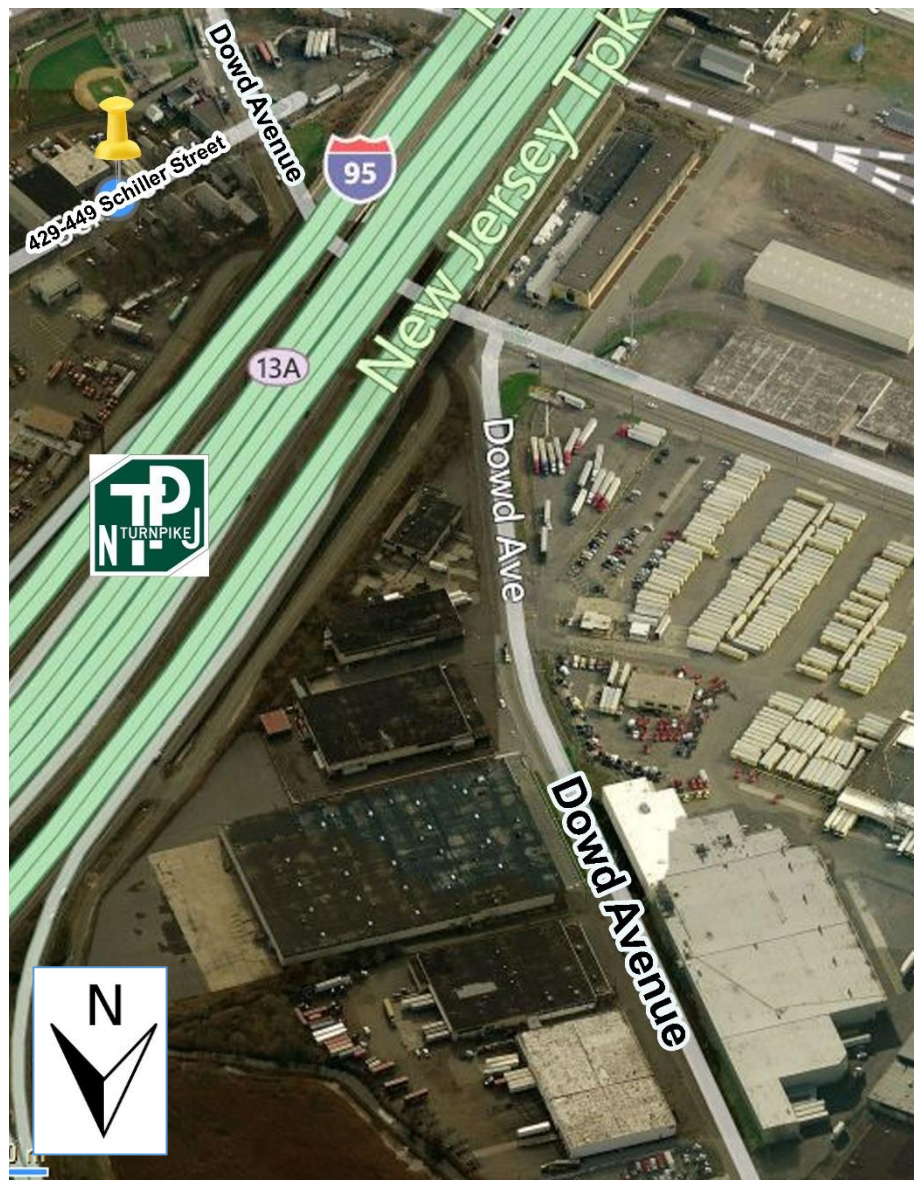
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Information herein obtained from sources deemed reliable but no guarantee of its accuracy is made by the Company.

429-449 Schiller Street ~ Just Off Dowd Avenue



Dowd Avenue Home to Fedex, Pilot, & Seafrigo Operations

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Specifications

- +/- 42,000 SF Industrial Property
 - +/- 18,000 SF @ 20' Ceiling Heights
 - +/- 25,000 SF @ 16' Ceiling Heights
- 12 Tailboards & 8 Drive-ins
- Wet Sprinkler
- 400 Amps Power
- 30' X 30' Column Spacing
- Heavy Car and Trailer Parking
- Original Section Built 1970/ Expansion Built 1985
- 3 Acre Site

Taxes, Insurance & Maintenance

- Real Estate Taxes: \$86,659 (2013)
- Insurance: \$26,000 (annual)
- Repairs & Maintenance: \$15,000 (est.)

Location

- Immediate access to Exit 13 of New Jersey Turnpike & Port Newark/Elizabeth
- 2 miles to Newark Liberty Airport
- In Close Proximity to Route 1-9, I-78, I-280, & Goethals Bridge to Staten Island and Brooklyn
- Under 1 Mile to NJ Transit Station Northeast Corridor Line to Penn Station New York
- 15 Miles to Lincoln & Holland Tunnels
- Located in Urban Enterprise Zone

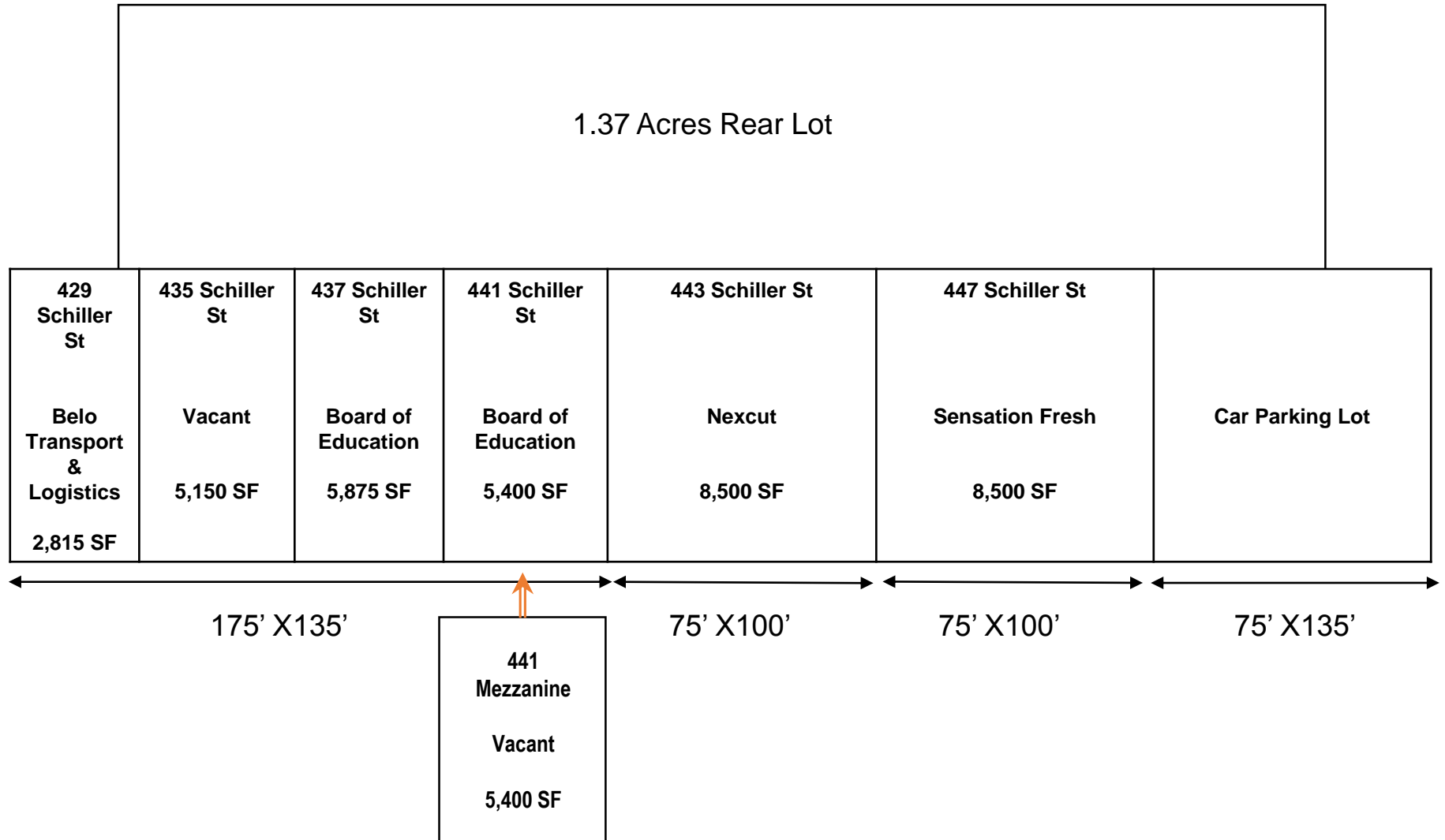
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Rent Roll as of January 1, 2015

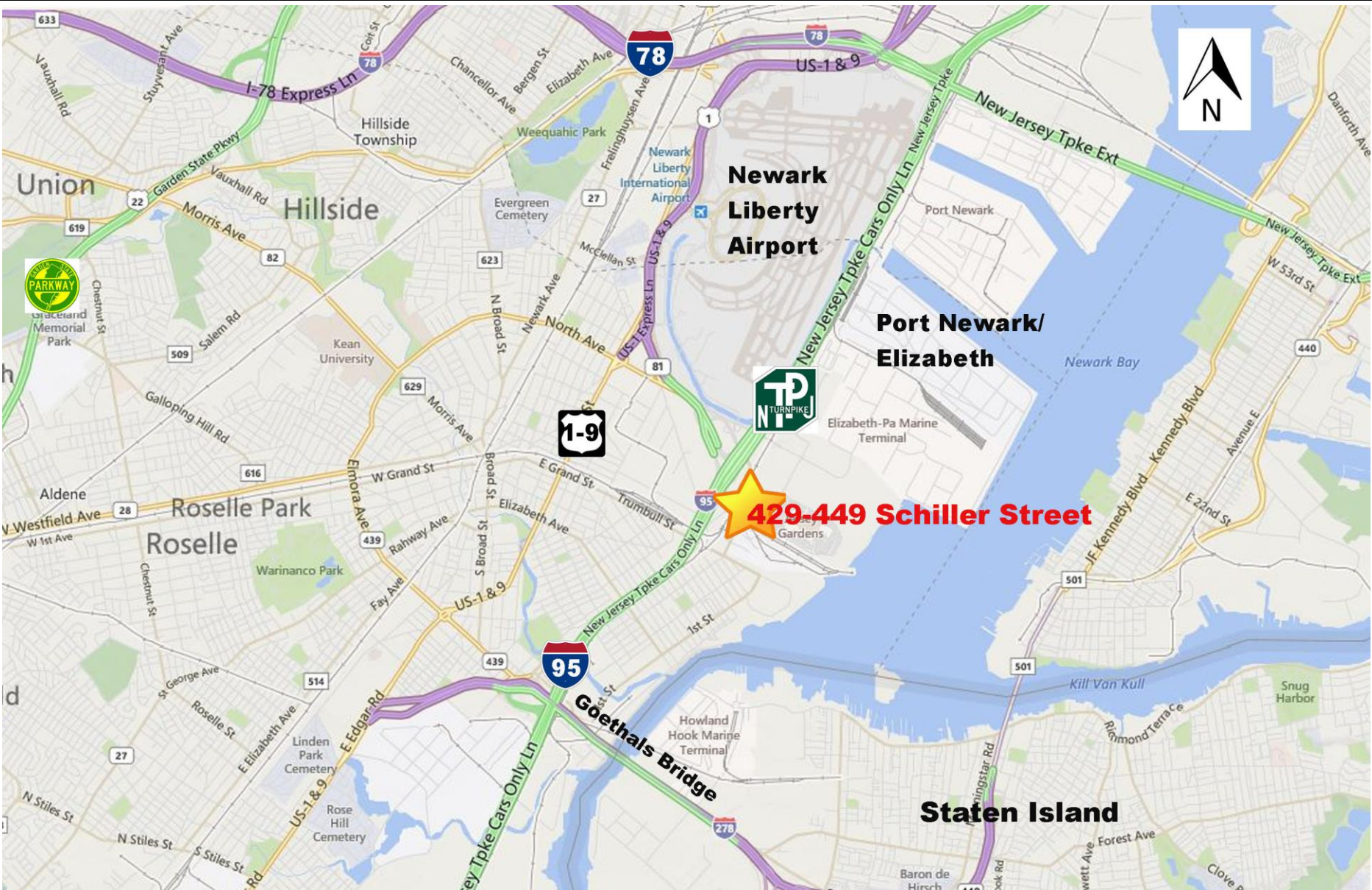
Address	Total SF	Tenant	Rent Gross (includes Base Rent, RE Taxes & RE Insurance)	Lease Expires
429 Schiller Street	2,815	Belo Transport & Logistics LLC	\$2,944.00	12/2015
435 Schiller Street	5,150	Vacant	NA	NA
437 Schiller Street	5,875	Elizabeth Board of Education	\$3,582.00	6/2017
441 Schiller Street	5,400	Elizabeth Board of Education	\$4,257.33	10/2017
441 Schiller Street Mezzanine	5,400 (above 441 unit)	Vacant	NA	NA
443 Schiller Street	8,500	Nexcut, LLC	\$7,012.00	2/2018
447 Schiller Street	8,500	FJPJ, LLC dba Sensational Farm Fresh	\$7,282.66	7/2017
Total SF	+/- 42,000		\$25,077.99	

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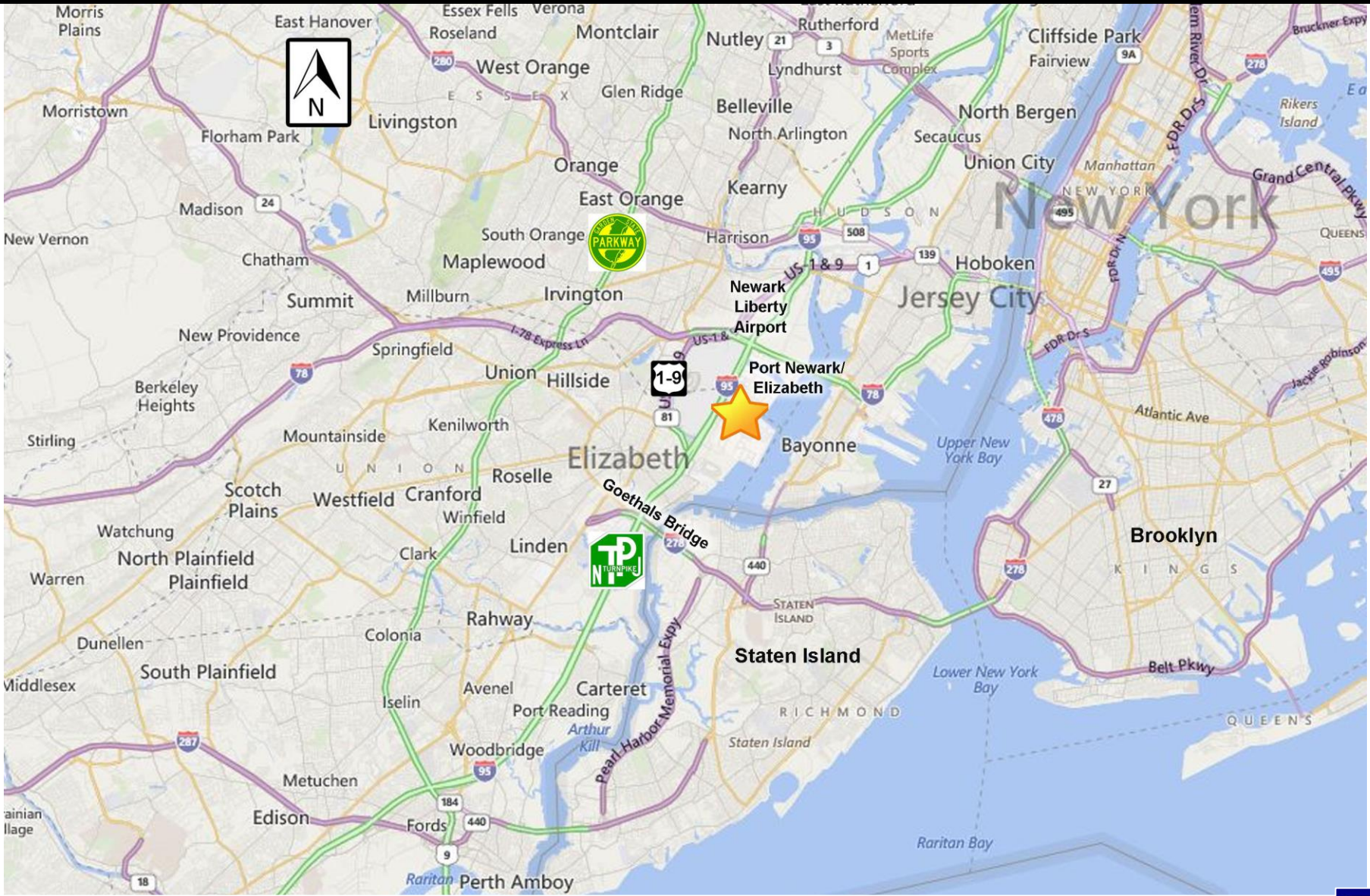
Floor Plan



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Exit 13

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Photo Gallery

