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Commercial Real Estate Brokerage  
Commercial Property Management  
"Value Beyond the Transaction"

## FLEX BUILDING INDUSTRIAL LOFT

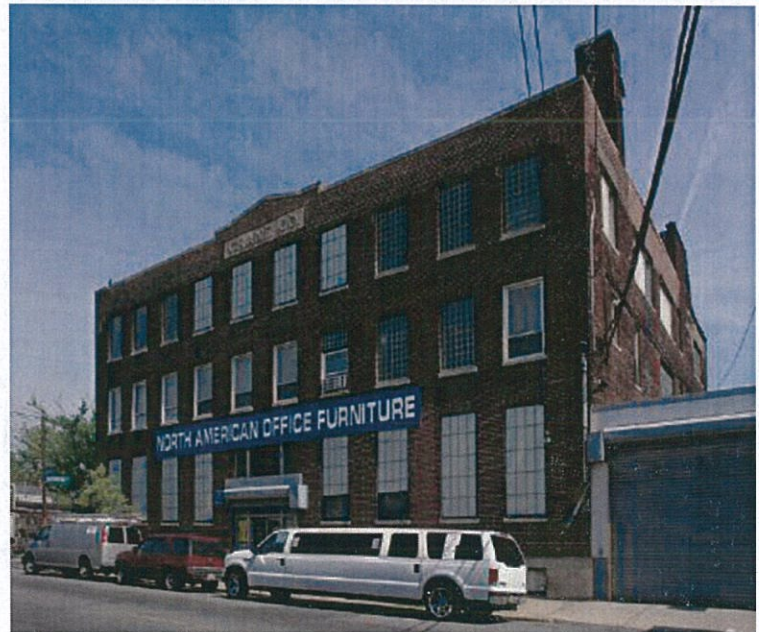
## 90 SOUTH STREET NEWARK, NJ 07114

➔ Building Type: "INDUSTRIAL LOFT"

➔ Total Building Size: 55,170 ± SF

Asking Price: \$ 5,300,00.00

Real Estate Taxes: \$ 68,638.26



### Location Features:

- ➔ Mass Transit to NYC, Newark
- ➔ Easily accessible to Routes 46, 80, 1&9, 22, 78
- ➔ Minutes to GSP, NJ Turnpike
- ➔ 20 Minutes to GWB
- ➔ 1 mile to NJ Transit/PATH Trains
- ➔ Minutes to all Airports  
Newark Liberty – 7 minutes  
LaGuardia – 30 minutes  
JFK International – 25 minutes

### Building Features:

- ➔ On-site Property Management
- ➔ 6 Car Parking Plus Street Parking
- ➔ Heavy Load Freight Elevator
- ➔ Separate Men's & Women's Restrooms on each floor.
- ➔ Board room style conference room
- ➔ Upgraded LED Lighting
- ➔ Stunning Deco Period Lobby

**For More Details Please Call Anna Boyarsky Cell (347) 486-8272 \* Office (201) 784-8822  
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