



**UNPARALLELED LOCATION & ACCESS | AVAILABLE NOW**

**67,243 SF Available**

212 Rome Street, Newark, NJ 07105



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**CBRE**

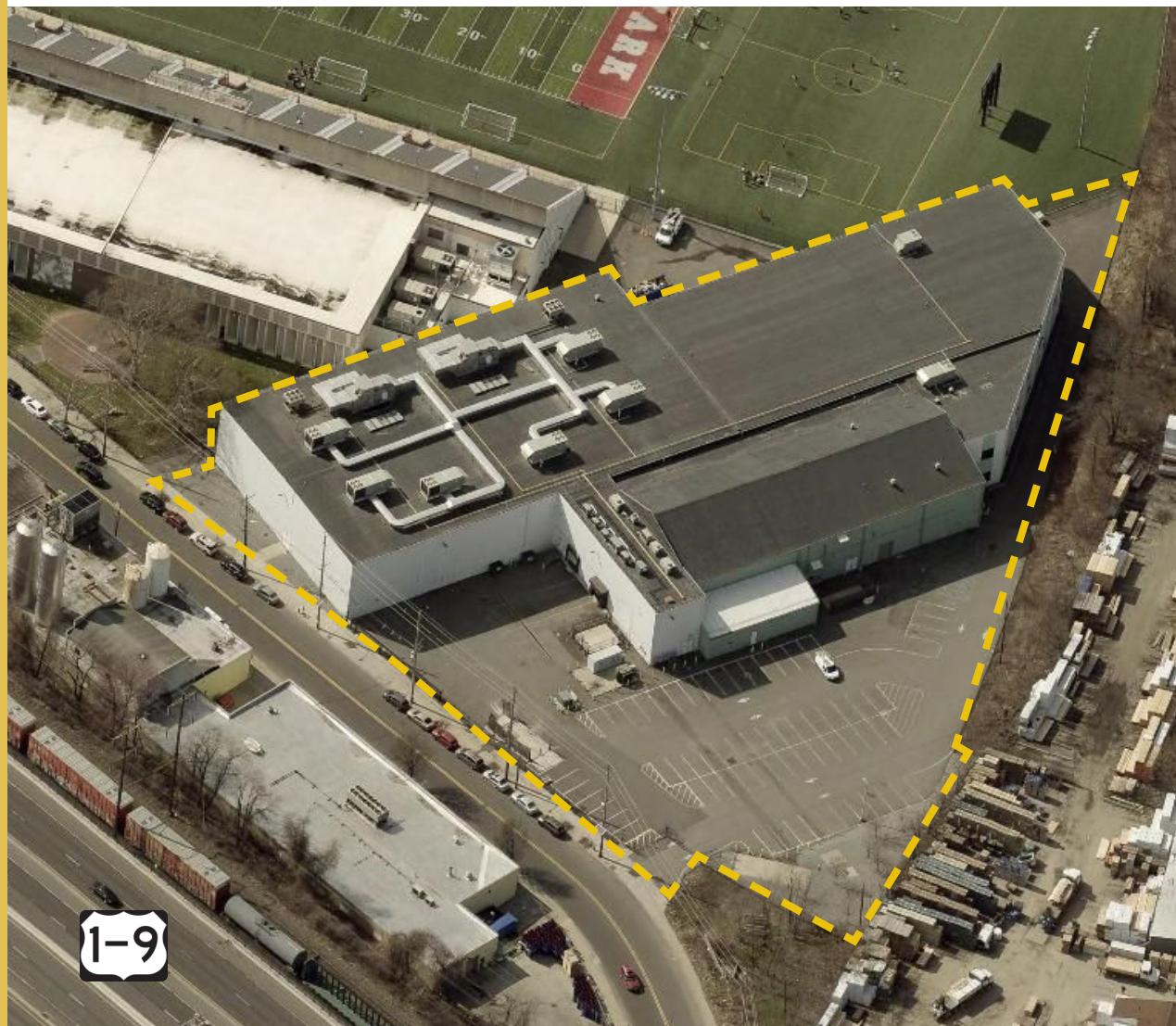
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# Property Overview

## LAST MILE DELIVERY

Experience the advantage of 212 Rome Street that promises unparalleled location and access. 7 miles from New York City, this property provides an optimal location for last mile delivery services. Port-centric occupiers benefit from the close proximity to the second-busiest cargo port in the nation - The Port of New York and New Jersey.

## PROPERTY HIGHLIGHTS

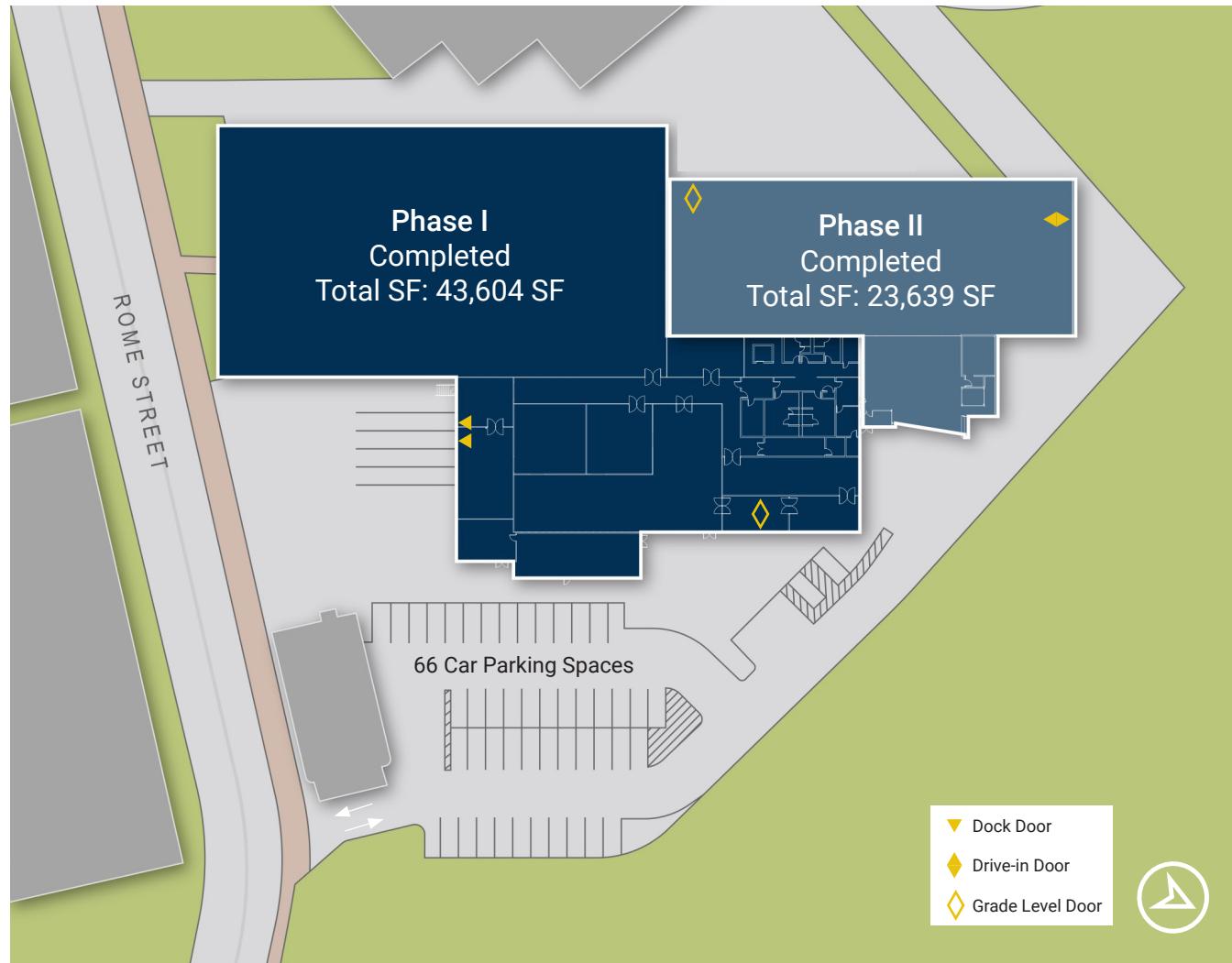
- 67,243 SF total building size
- LED lighting
- 32' - 33' clear height
- Fenced
- 2 dock doors
- 1 drive-in door
- 2 grade level doors

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## PROPERTY FEATURES

Total Building Size	67,243 SF
Site Size	2.92 acres
Office	5,097 SF (1st floor) 2,939 SF (mezzanine)
Ceiling Height	32' - 33'
Column Spacing	60' x 52'
Car Parking	66
Dock Doors	2
Drive-In Doors	1
Grade Level Doors	2
Sprinklers	Wet System
Power	Two services:  4,000a, 3 phase, 277/480v  1,600a, 3 phase, 120/208v

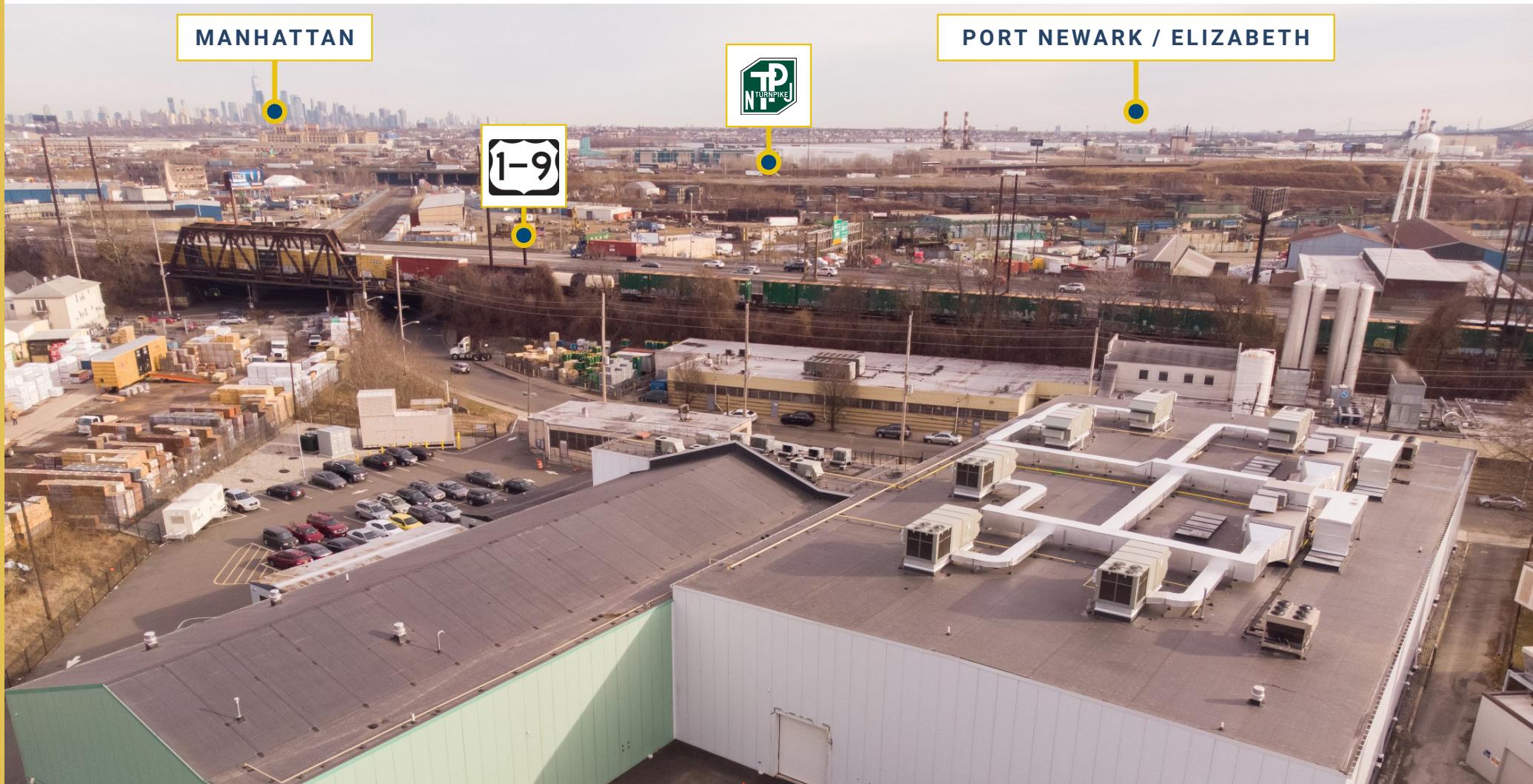
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## Location Overview



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# Proximity to FedEx / UPS Hubs

Ideal location for e-commerce and logistics users

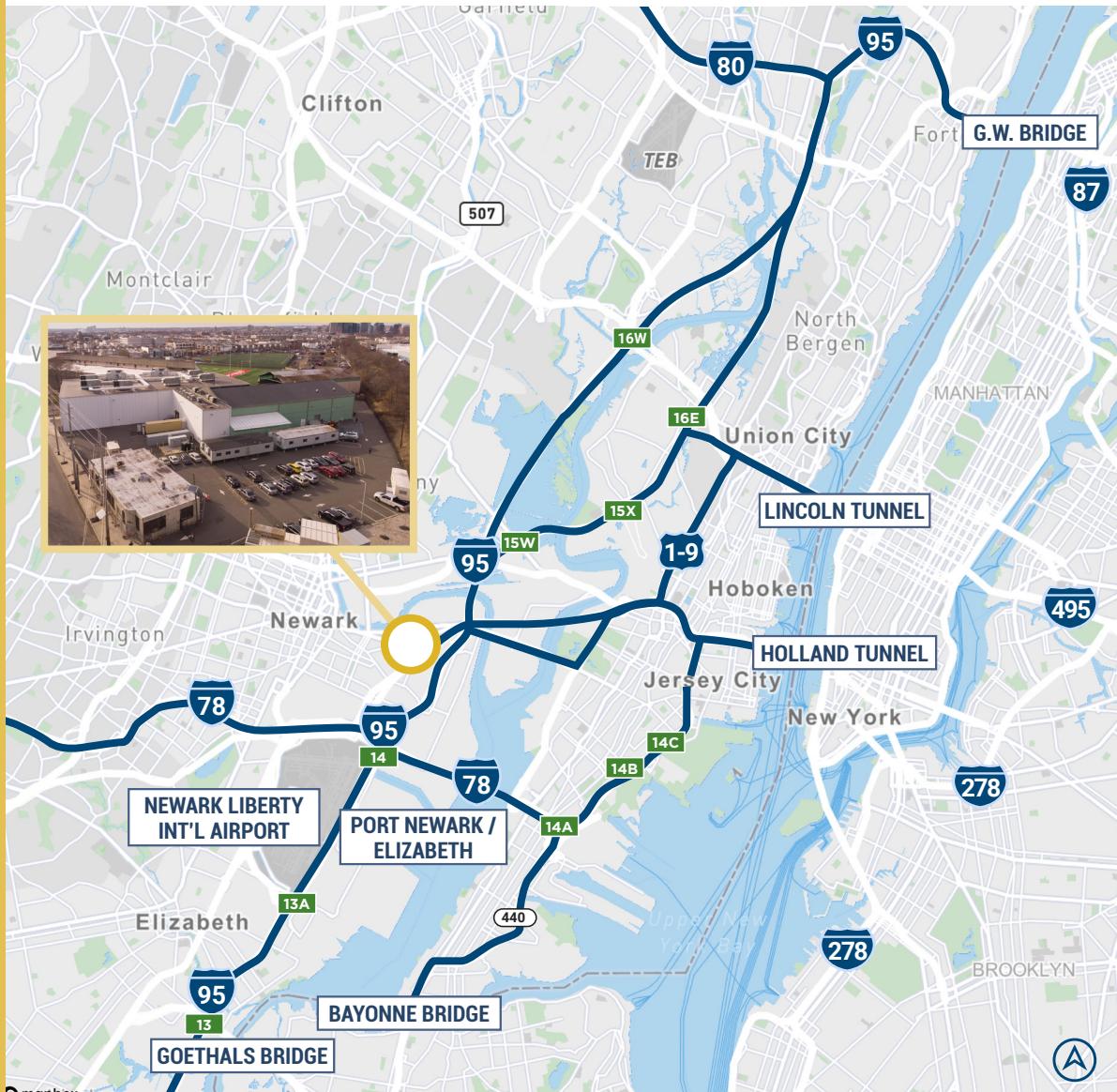
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## LOCATION HIGHLIGHTS

- 4 miles to Newark International Airport
- 5 miles to Port Newark / Elizabeth
- 7 miles to Holland Tunnel
- 10 miles to Goethals Bridge
- 10.5 miles to Lincoln Tunnel
- 17 miles to George Washington Bridge



1 mile  
to the New Jersey Turnpike



4 miles  
to Newark International Airport



7 miles  
to New York City