

181 40TH STREET

18140THSTREET.COM

181 40th Street
Irvington, NJ 07111



FOR LEASE

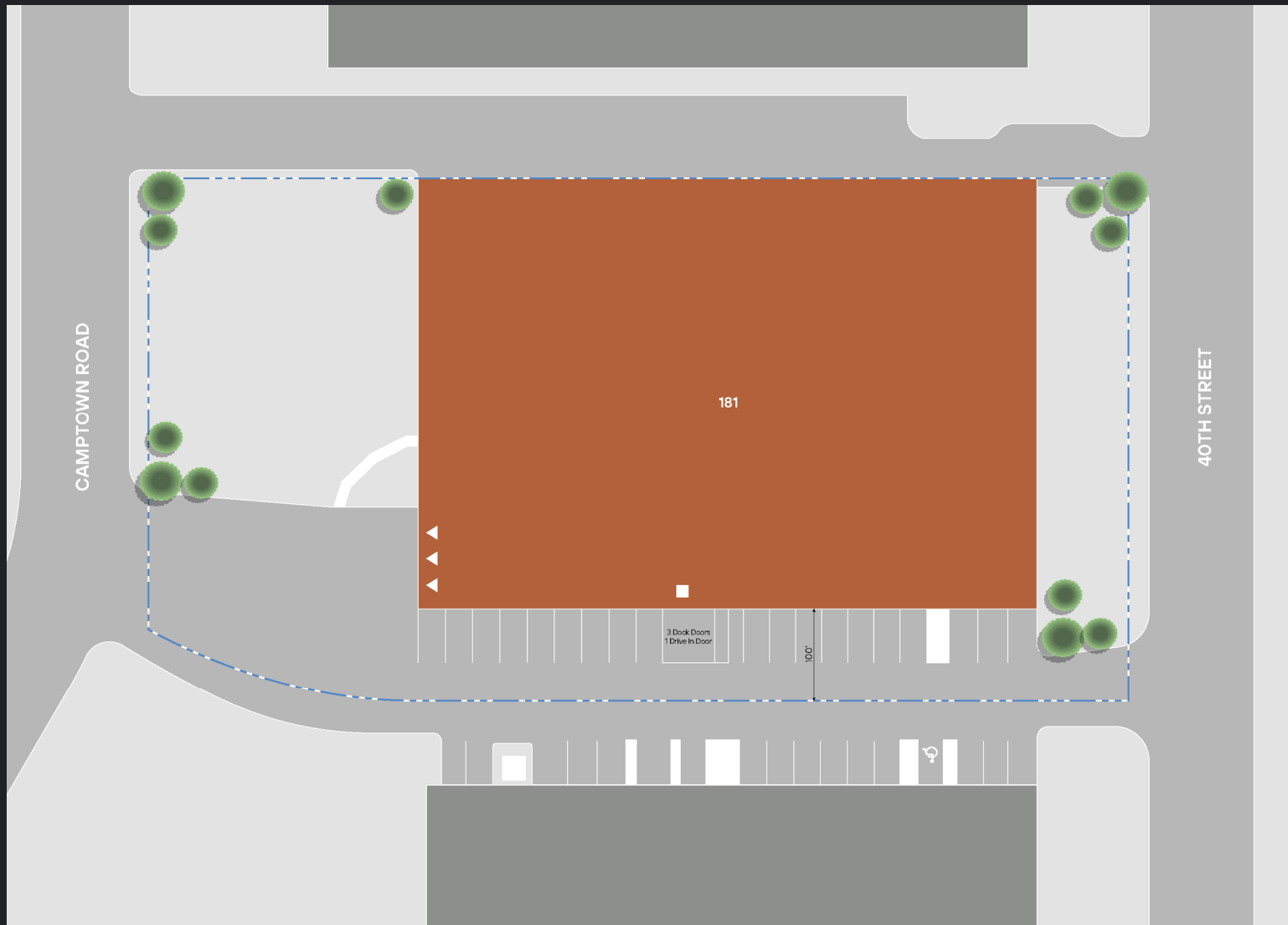
INDUSTRIAL

±28,940 SF



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CBRE



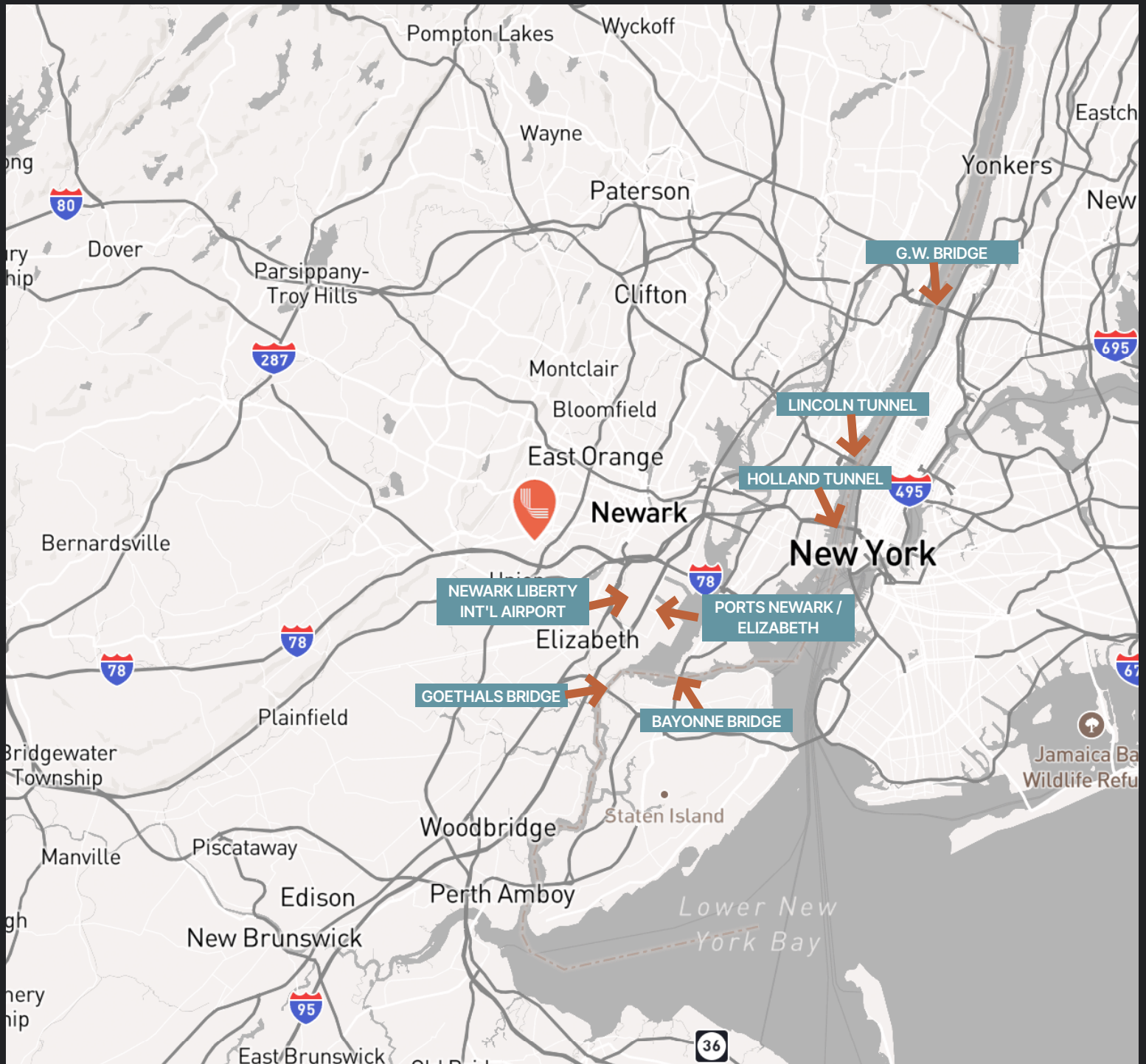
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A versatile 26,600 SF industrial facility situated on 1.34 acres in the heart of Essex County. Zoned M-1, this property is ideal for manufacturing, warehousing, or logistics operations. It offers excellent proximity to major highways, Newark Liberty International Airport (just 10 minutes away), and NJ Transit commuter rail stations.

SPACE AVAILABLE Q2 2026

SPECIFICATIONS

Total Building Size	28,940 SF (210' x 140')
Office Size	3,096 SF
Ceiling Height	22' Clear
Column Spacing	34' x 34'
Loading	3 Dock Doors / 1 Drive-in Door
Car Parking	20 spaces
Power	800 amps, 120/208 volts, 3p



- | | | |
|--|---|--|
| <p>→ New Jersey Turnpike Interchange 14
• 5.5 miles – approx. 12 minutes</p> | <p>→ Holland Tunnel
• 13 miles – approx. 25–30 minutes</p> | <p>→ Bayonne Bridge
• 10 miles – approx. 15 minutes</p> |
| <p>→ Newark Liberty International Airport
• 6.8 miles – approx. 16 minutes</p> | <p>→ Lincoln Tunnel
• 16.8 miles – approx. 29 minutes</p> | <p>→ Goethals Bridge
• 13.9 miles – approx. 23 minutes</p> |
| <p>→ Ports Newark & Elizabeth
• 7.1 miles – approx. 19 minutes</p> | <p>→ George Washington Bridge
• 22.6 miles – approx. 27 minutes</p> | <p>→ Midtown Manhattan
• 19.3 miles – approx. 46 minutes</p> |

CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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