

# 181 40TH STREET

18140THSTREET.COM

181 40th Street  
Irvington, NJ 07111



FOR LEASE

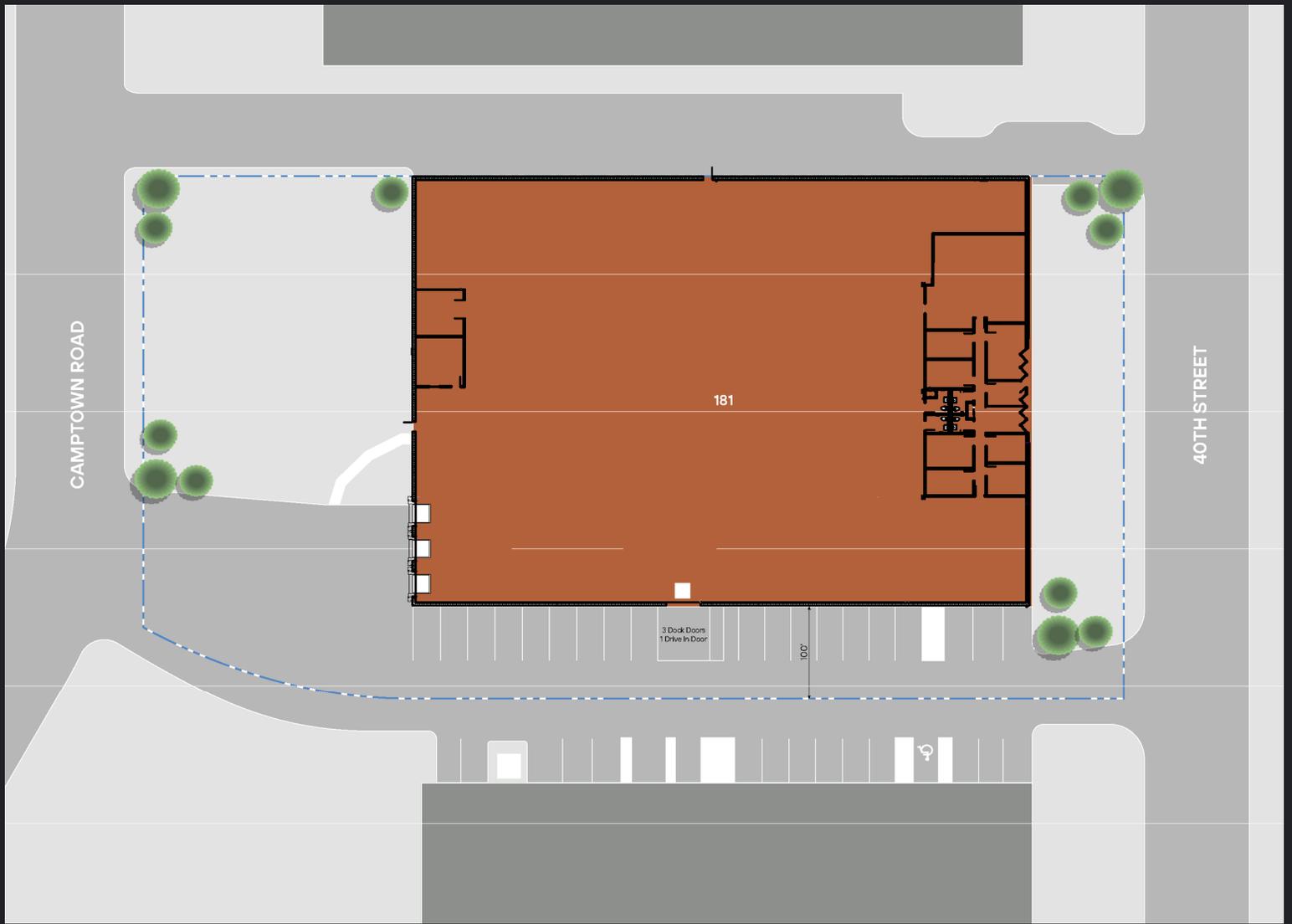
INDUSTRIAL

±28,940 SF

 LINK

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**CBRE**



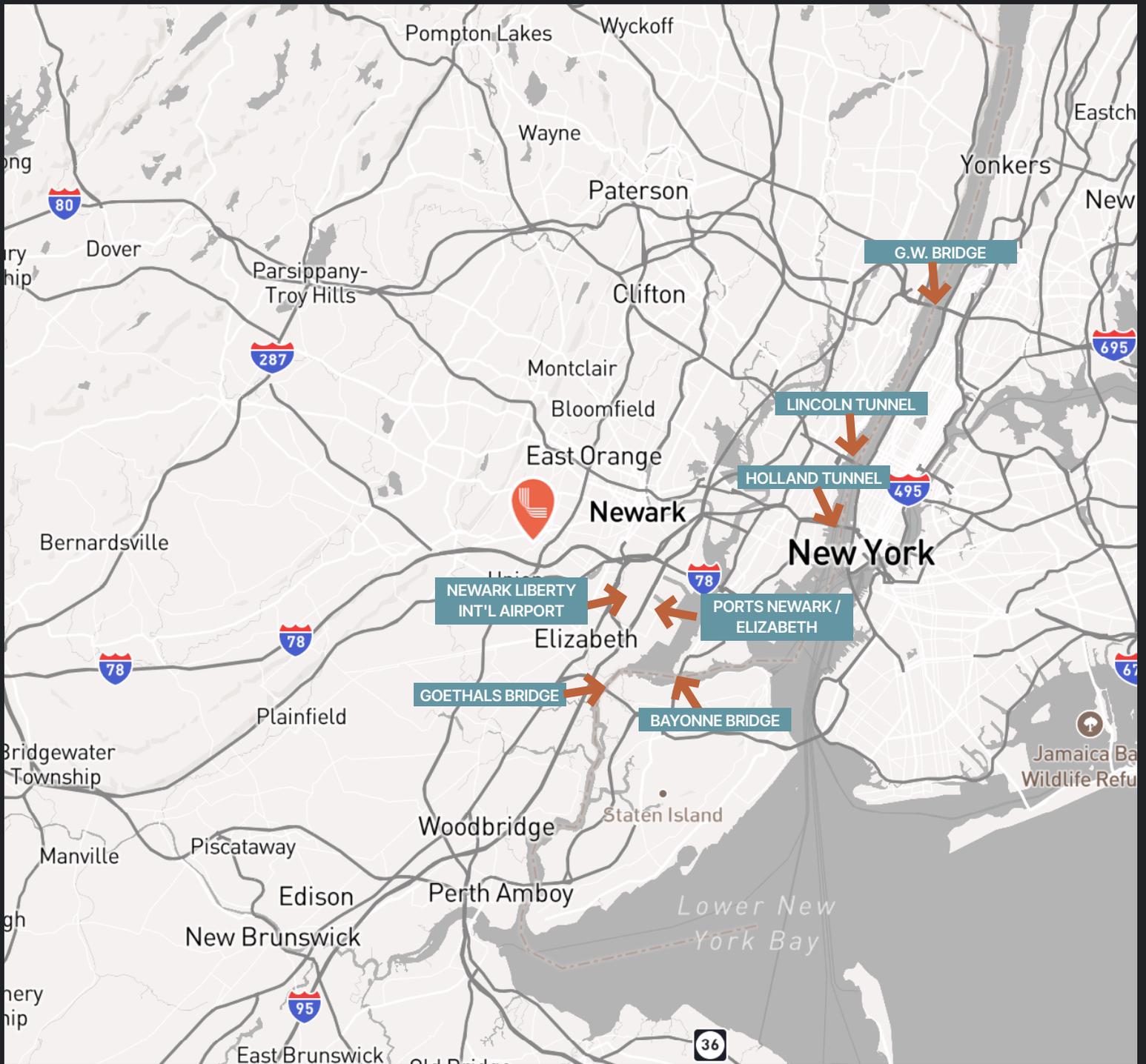
# 181 40TH STREET

A versatile 28,940 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.

## 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

**SPACE AVAILABLE Q2 2026**



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

# CONTACT INFORMATION



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