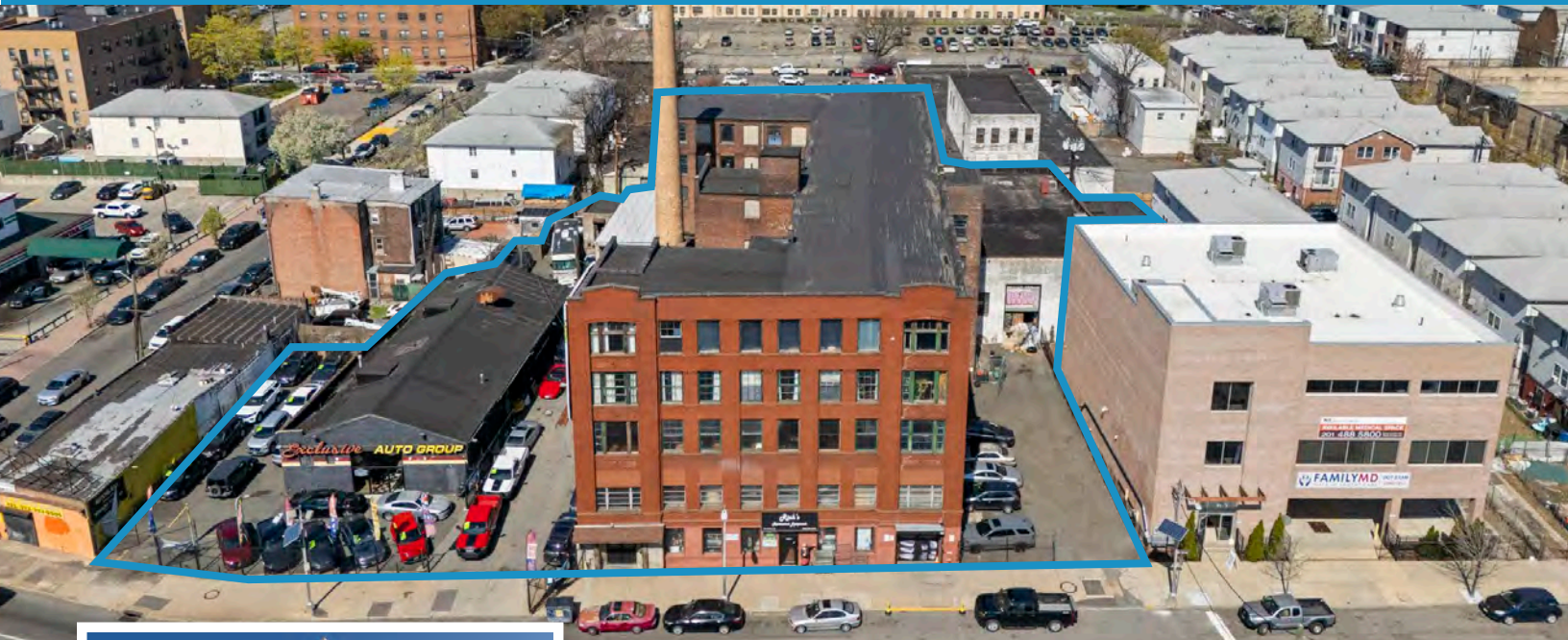


INDUSTRIAL BUILDINGS FOR SALE



MULBERRY ST & MCCARTER HWY- NEWARK, NJ 07102

Income-Producing Properties with Redevelopment Potential



**For conceptual purposes only; not actual rendering of the property*

ASKING PRICE
\$12,000,000

CONTACT

Ryan Cerqueira
973.210.4250
r@tqcre.com

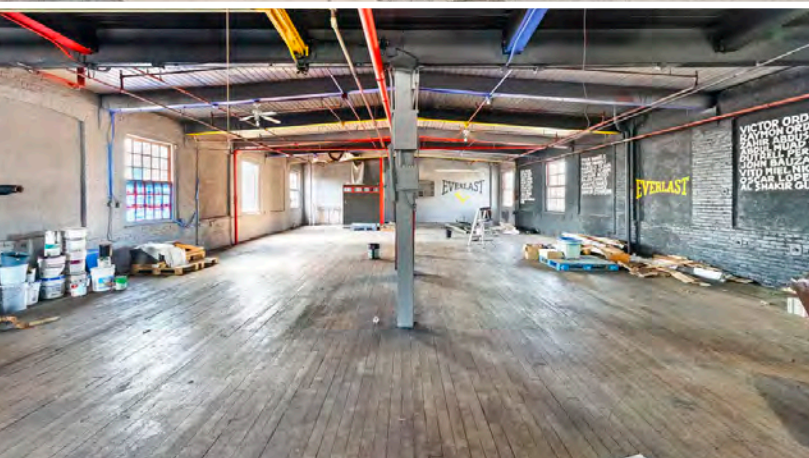
THE OPPORTUNITY

The Quinas Companies Inc. ("QCRE") is pleased to exclusively offer the property at 399-411 Mulberry Street & 505 McCarter Highway in Newark, NJ for sale. The property consists of a five-story, 72,000 SF warehouse, a one-story 4,000 SF warehouse, and a one-story 5,000 SF warehouse. The 43,000 SF parcel is located in the Lincoln Park Redevelopment Area and primed for development. The redevelopment plan permits a redevelopment without any set parameters on height or density, the potential is truly endless. The improvements are centrally located, just outside of Downtown Newark and within walking distance to Newark's Penn Station. Additionally, the site is just off Route 21 with direct access to major highway arteries I-78, I-280, and I-95.

PROPERTY OVERVIEW

Block / Lots	890 / 20, 21, 25, 27, 29, 90, 92
Building SF	81,000
Land SF +/-	43,000
Zoning	Lincoln Park RDV Plan
Taxes (2024)	\$78,075
Building Height	No Height Restriction
Maximum Density	None

399-411 MULBERRY STREET
NEWARK, NJ 07114



MULBERRY & ORCHARD STREET NEWARK, NJ 07114



Nearby Area Developments

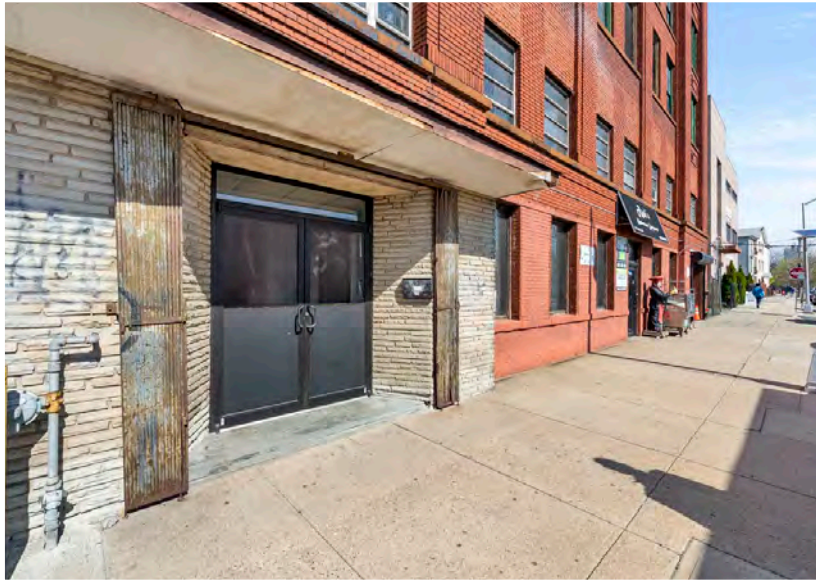
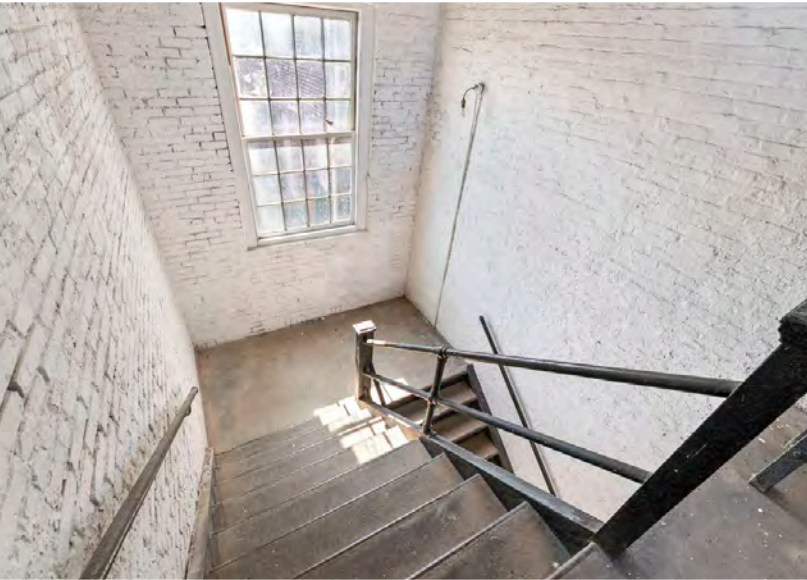
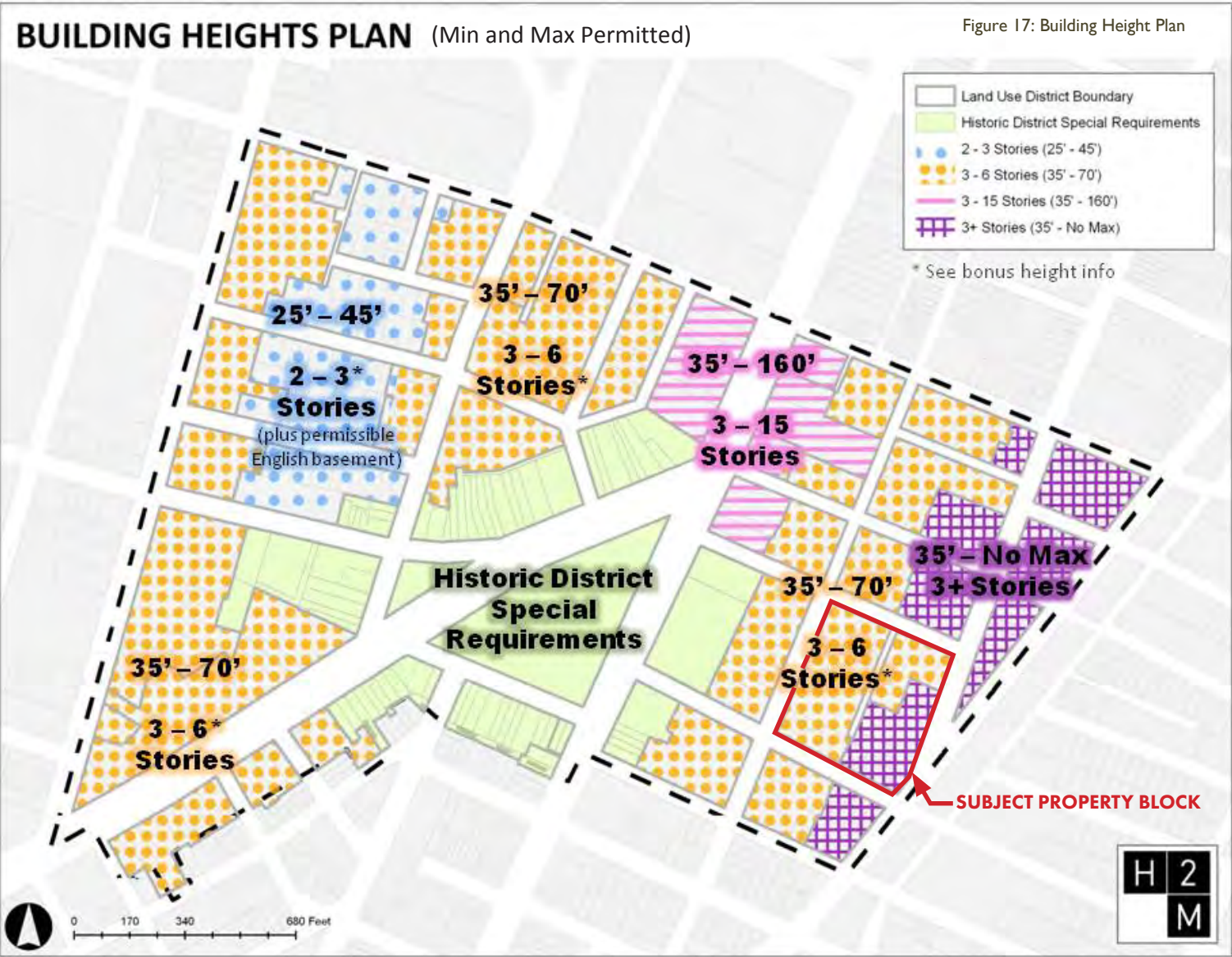


	ADDRESS	# UNITS	STAGE
1	1072-1078 Broad St	68	Approved
2	1033 Broad St	62	Approved
3	1010 Broad St	111	Approved
4	313-315 Mulberry St/Beach St	1008	Approved
5	317 Mulberry St	24	Approved
6	46-50 W Kinney St	14	Approved
7	892-900 Broad St	446	Approved
8	16-34 William St	712	Approved
9	200 Market St	514	Approved

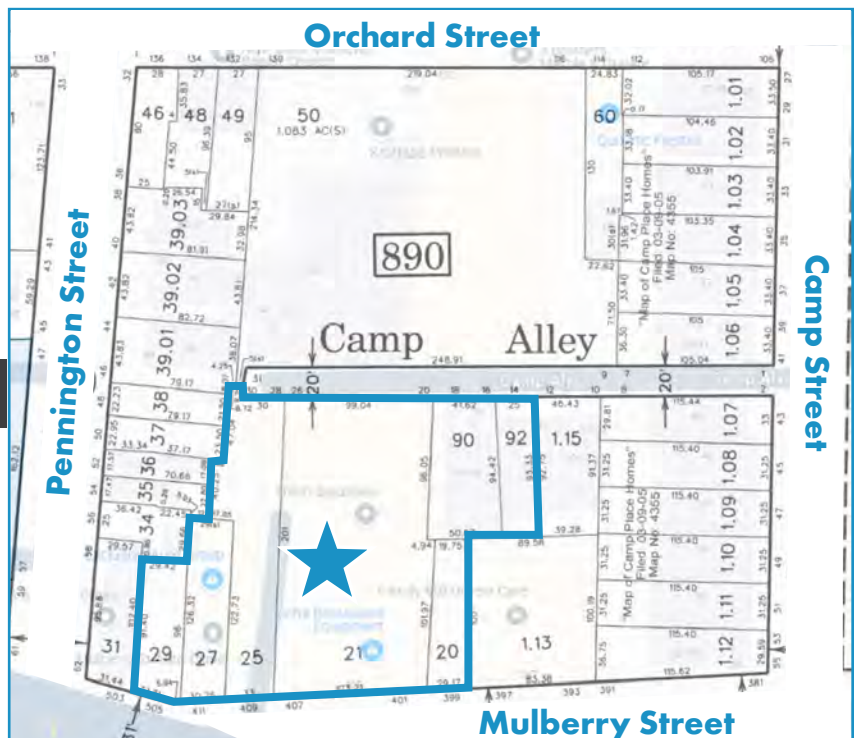
	ADDRESS	# UNITS	STAGE
10	514 Mulberry St	367	Approved
11	1007-1009 Broad St	56	In Construction
12	442-448 Washington St	63	In Construction
13	777 McCarter Hwy	370	Stablized
14	65 McWhorter Street	135	Stablized
15	55 Union Street	403	Stablized
16	225 McWhorter Street	46	Stablized
17	42-50 Vesey Street	72	Stablized

BUILDING HEIGHTS PLAN (Min and Max Permitted)

Figure 17: Building Height Plan



**399-411 MULBERRY STREET
NEWARK, NJ 07114**



CONTACT

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r@tqcre.com

PARCEL MAP



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