

47-94 N Dell Avenue, Kenil, NJ

For Sale



**Metz
Industrial**



45.3 AC Site
with 58,090 SF of Service & Storage Space

Get in Touch

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Executive Summary

47-94 N. Dell Avenue, Kenil, NJ represents an attractive industrial investment opportunity encompassing a 45.3-acre site improved with approximately 58,000 square feet across five buildings, located within a well-established Northern New Jersey industrial submarket.

The property benefits from excellent regional connectivity, with immediate access to I-80 and Routes 202, 46, and 10, providing efficient distribution routes to the New Jersey Turnpike, the greater New York City metropolitan area, the Port of Newark/Elizabeth, and Newark Liberty International Airport—key drivers of sustained industrial demand.

Area A

± 17 Acre Multi-Tenant IOS site
Totals ± 35,000 SF in
3 Industrial Buildings with
12.5 Acres of IOS

*partially paved,
level graded gravel*

Area B

± 21 Acre Site can be
redeveloped into big box,
small bay, or low
covered IOS

level graded gravel

Area C

± 6.5 Acre Site with
23,418 SF and 2.0
Acres of IOS

fully paved

Area A
7.5 AC | 34,672 SF | 3 Buildings

Space Highlights



Building A



17,500 SF *(vacant)*



7 Drive-in Doors



20'+ Clear



Ample Power

Building B

12,620 SF

6 Drive-in Doors

20'+ Clear

Ample Power

Building C

4,552 SF

4 Drive-in Doors

20'+ Clear

Ample Power

12.5 Acres IOS | Flexible Parking Sizes

AREA A



Area A | Building Photos

Building A



Building B



Building C



Area B

21 AC



AREA B & C



Redevelopment of 21 acres
zoned for distribution space



Outdoor Storage
or IOS Use

Area C

6.5 AC | 23,418 SF



Size
23,418 SF



Loading
8 Drive-In Doors



Clear Height
20'+

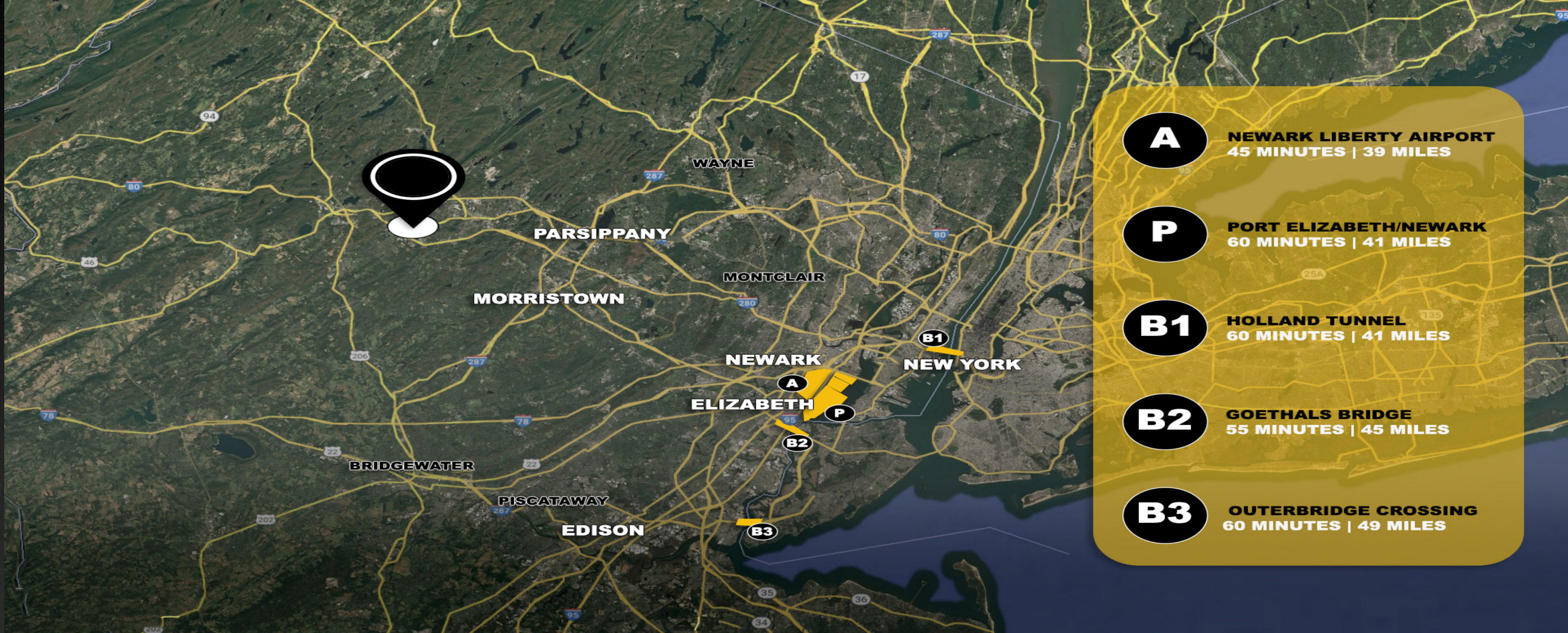


IOS / Parking
2 Acres

47-94 N Dell Avenue is in close proximity to I-80, Route 10, and Route 46.

Prime access to the Ports of Newark & Elizabeth within one hour of travel.





A

NEWARK LIBERTY AIRPORT
45 MINUTES | 39 MILES

P

PORT ELIZABETH/NEWARK
60 MINUTES | 41 MILES

B1

HOLLAND TUNNEL
60 MINUTES | 41 MILES

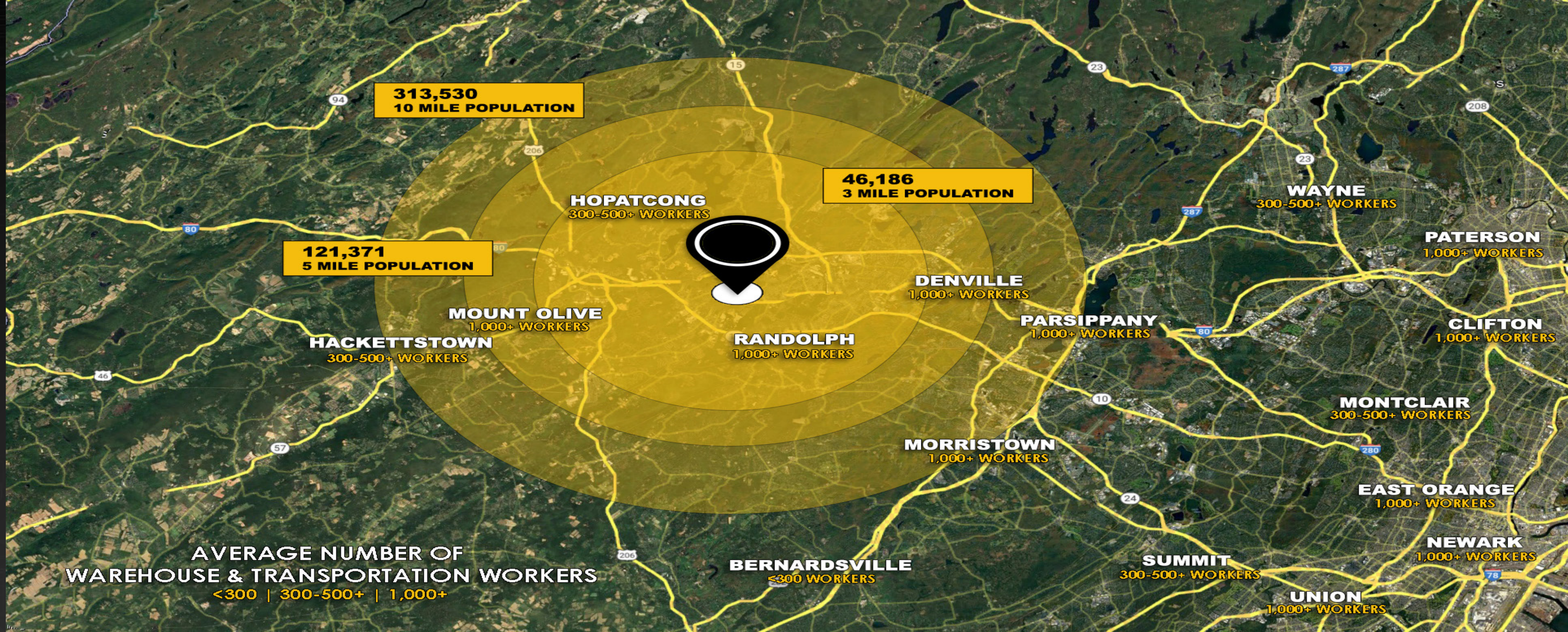
B2

GOETHALS BRIDGE
55 MINUTES | 45 MILES

B3

OUTERBRIDGE CROSSING
60 MINUTES | 49 MILES







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