

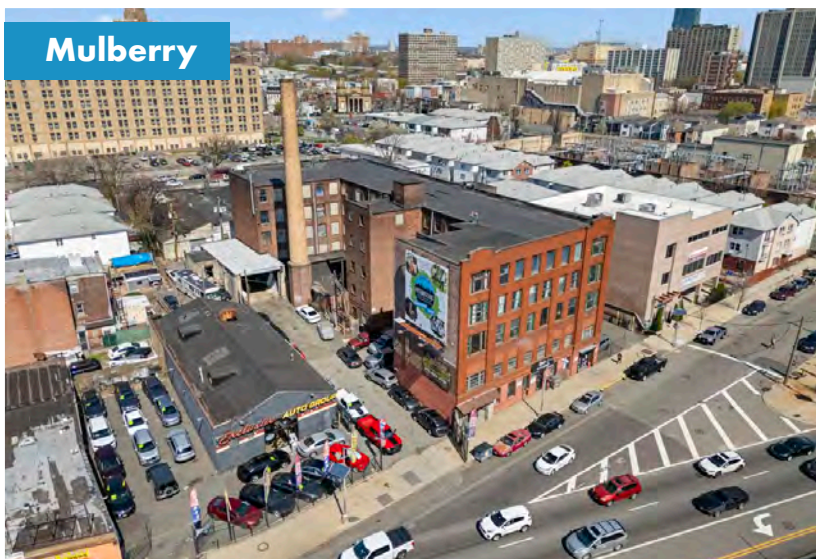
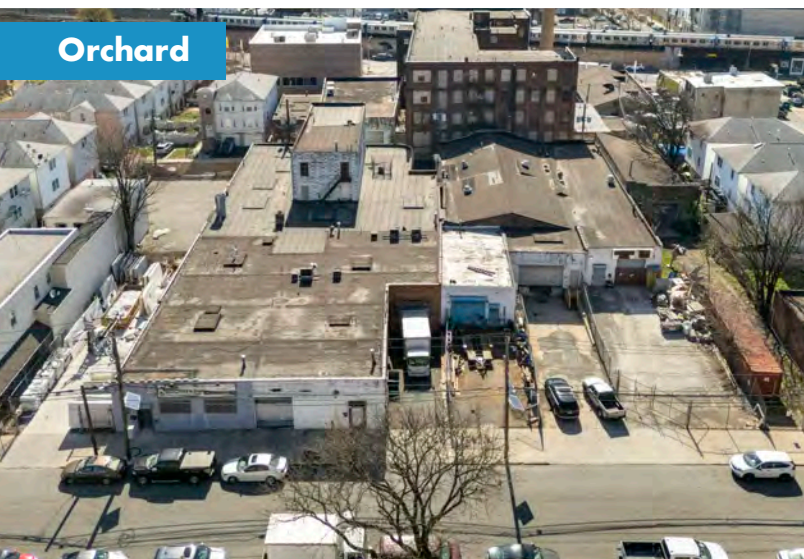
INDUSTRIAL BUILDINGS FOR SALE



MULBERRY STREET & ORCHARD STREET – NEWARK, NJ 07102

Income-Producing Properties with Redevelopment Potential

ASKING PRICE
\$16,000,000

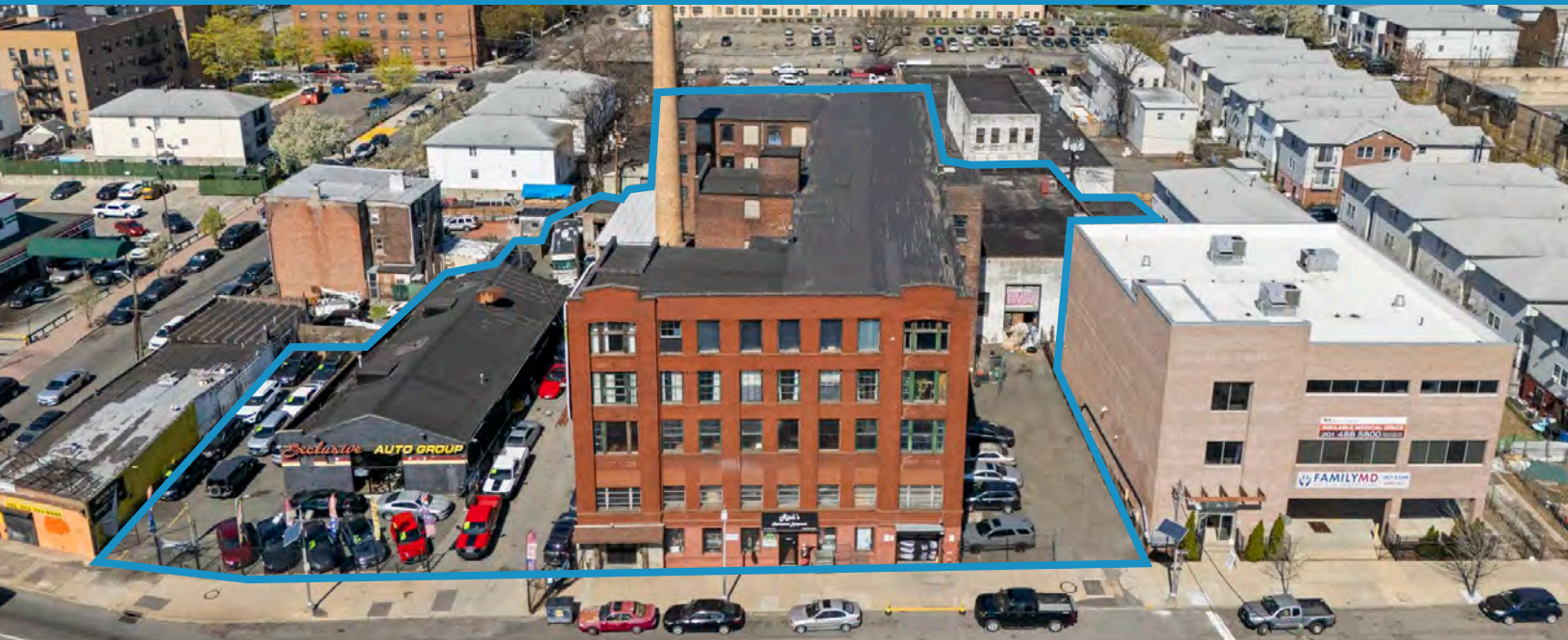


INDUSTRIAL BUILDINGS FOR SALE



MULBERRY ST & MCCARTER HWY- NEWARK, NJ 07102

Income-Producing Properties with Redevelopment Potential



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

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

CONTACT

Ryan Cerqueira
973.210.4250
r@tqcre.com

INDUSTRIAL BUILDING FOR SALE

116-130 ORCHARD STREET – NEWARK, NJ 07102



Income-Producing Property with Redevelopment Potential



PROPERTY OVERVIEW

Block / Lot	890 / 50
Building SF	28,000
Land SF +/-	47,000
Zoning	Lincoln Park RDV Plan
Taxes (2024)	\$38,000
Building Height	Up to 6 Stories
Maximum Density	Up to 250 Units

THE OPPORTUNITY

The Quinas Companies Inc. ("QCRE") is pleased to exclusively offer the property at 116-130 Orchard Street in Newark, NJ for sale. The property consists of a one-story, 28,000 SF warehouse with nine drive in doors and two loading docks. The 47,000 SF parcel lies in the Lincoln Park Redevelopment plan which offers the as-of-right development of a six story multi-family building with up to 250 units. 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.



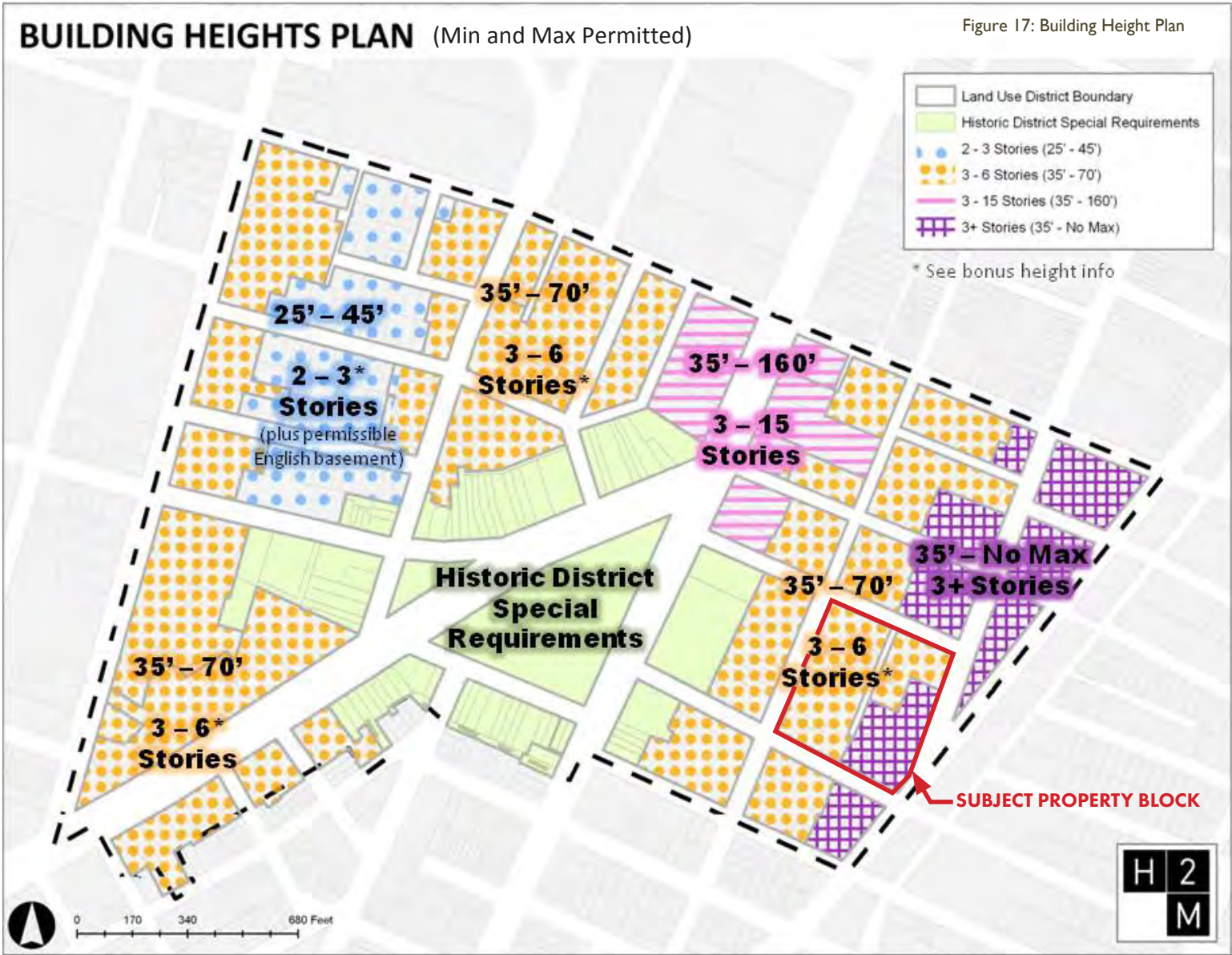
**For conceptual purposes only; not actual rendering of the property*

CONTACT

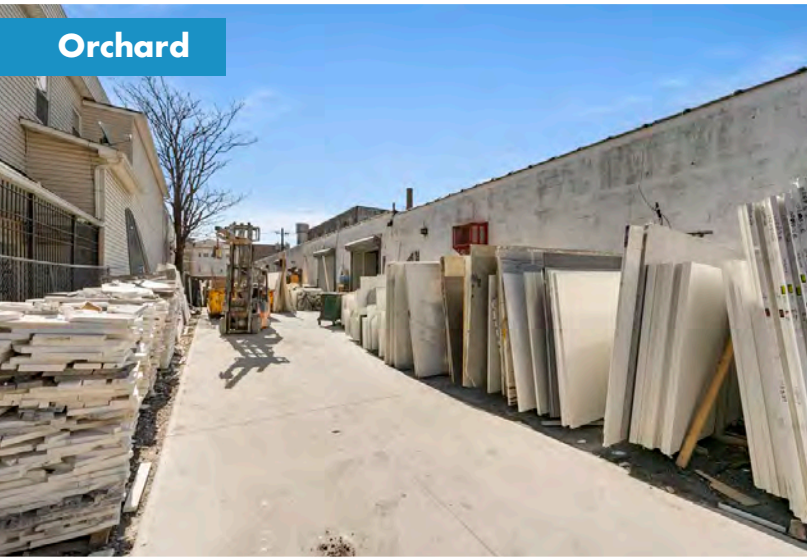
Ryan Cerqueira
973.210.4250
r@tqcre.com

BUILDING HEIGHTS PLAN (Min and Max Permitted)

Figure 17: Building Height Plan



Orchard



Mulberry



MULBERRY & ORCHARD STREET NEWARK, NJ 07114



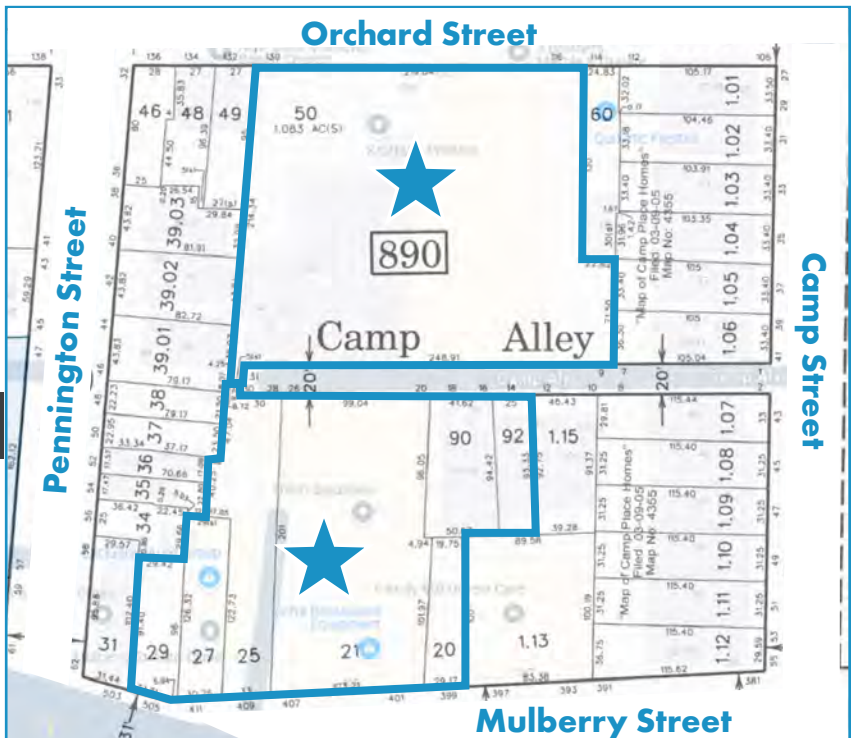
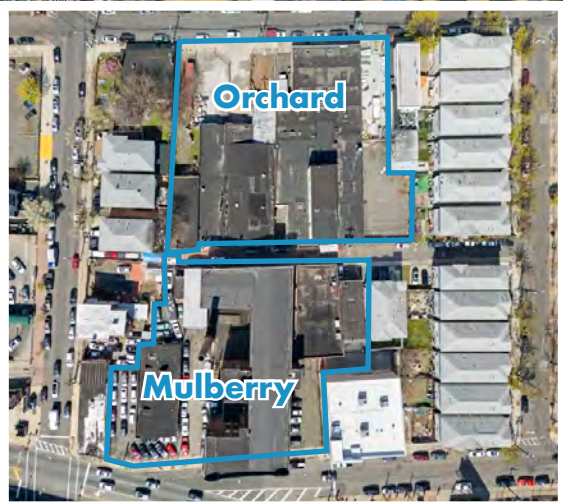
Nearby Area Developments



	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

MULBERRY & ORCHARD STREET NEWARK, NJ 07114



CONTACT

Ryan Cerqueira
Broker of Record
C. 908.731.1594
r@tqcre.com

PARCEL MAP



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