

## NEWARK INDUSTRIAL OPPORTUNITY AVAILABLE FOR SALE/LEASE



# PROPERTY INFORMATION



## Property Details

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**Lot Size:** 174,240 SF

**Acres:** 4

**Total Building SF:** 12,500 SF

**Property Improvements:** Will Be Delivered Fenced & Lit

**Lighting:** LED

**Availability:** December 1st, 2026

**Taxes/Month:** \$3,600/Acre

## Highlights

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Ownership is willing to offer flexible lease terms

The site is fully paved

The property benefits from its close proximity to Port Newark

FOR LEASE | INDUSTRIAL OUTDOOR STORAGE

**4 ACRES AVAILABLE - SALE/LEASE**



## Features

4 Acres



*Close Proximity to Port Newark and All Major Highways*



*Property is Divisible*



*12,500 SF of Warehouse*



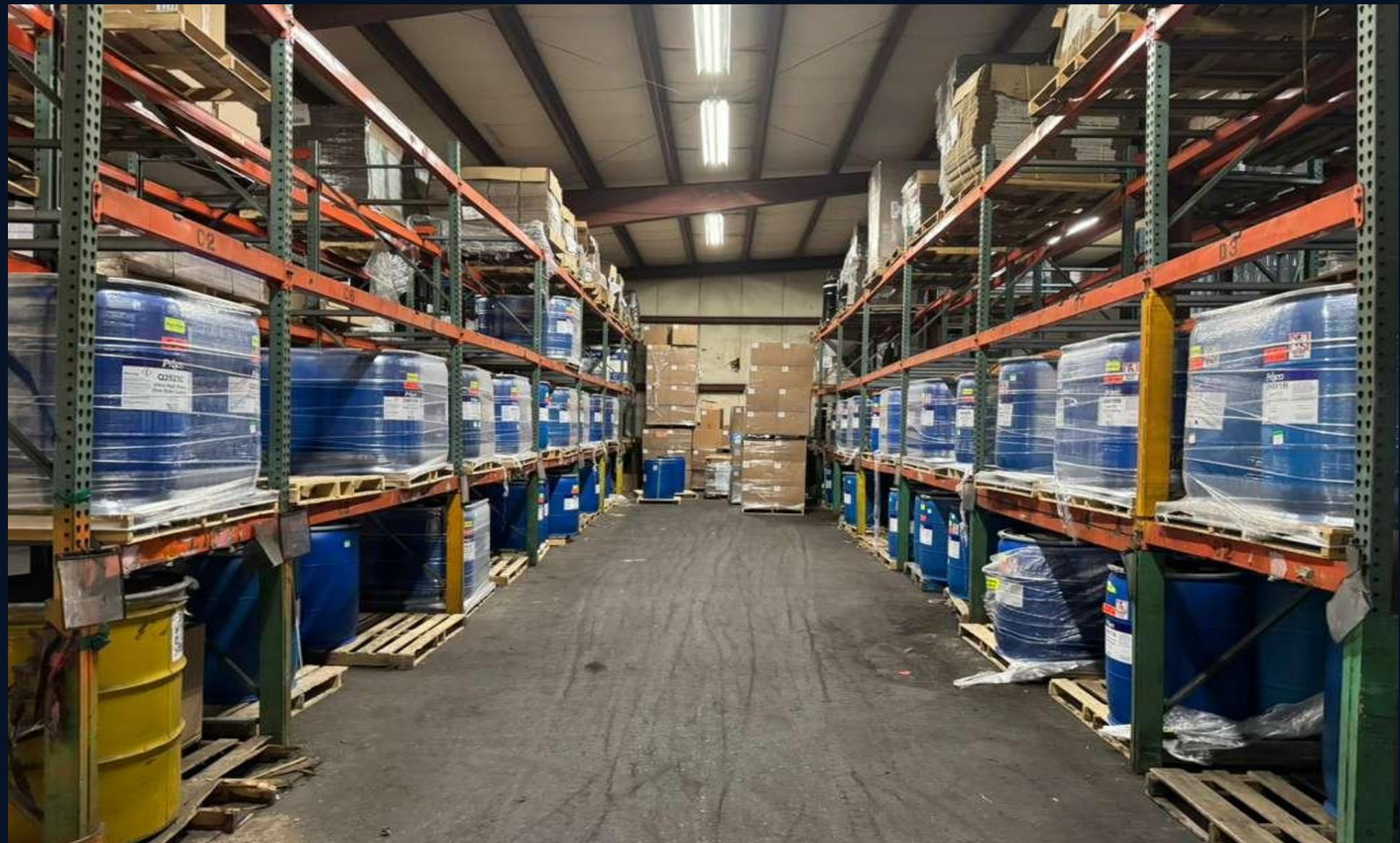
# PROPERTY PHOTOS



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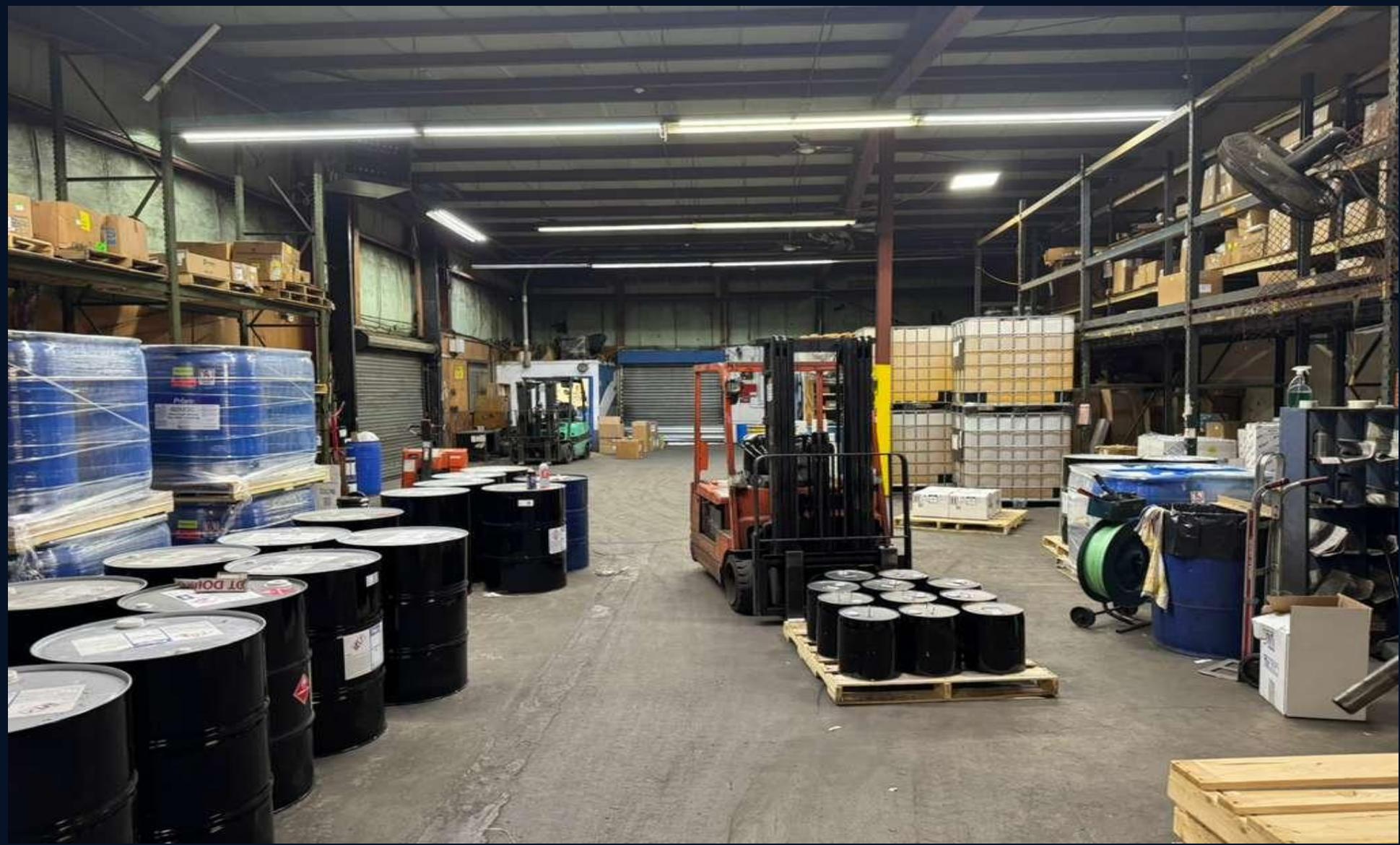
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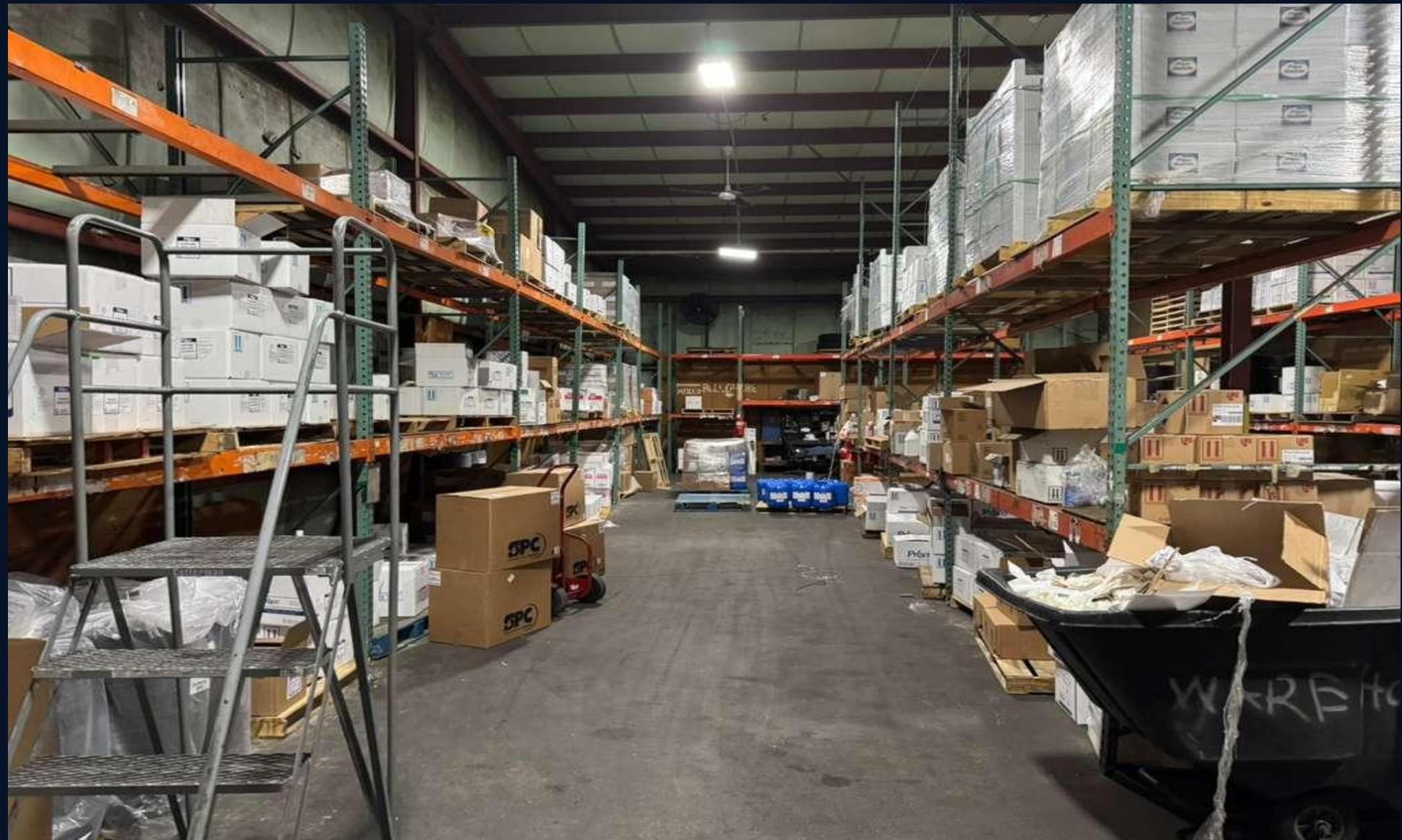
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# ZONING OVERVIEW



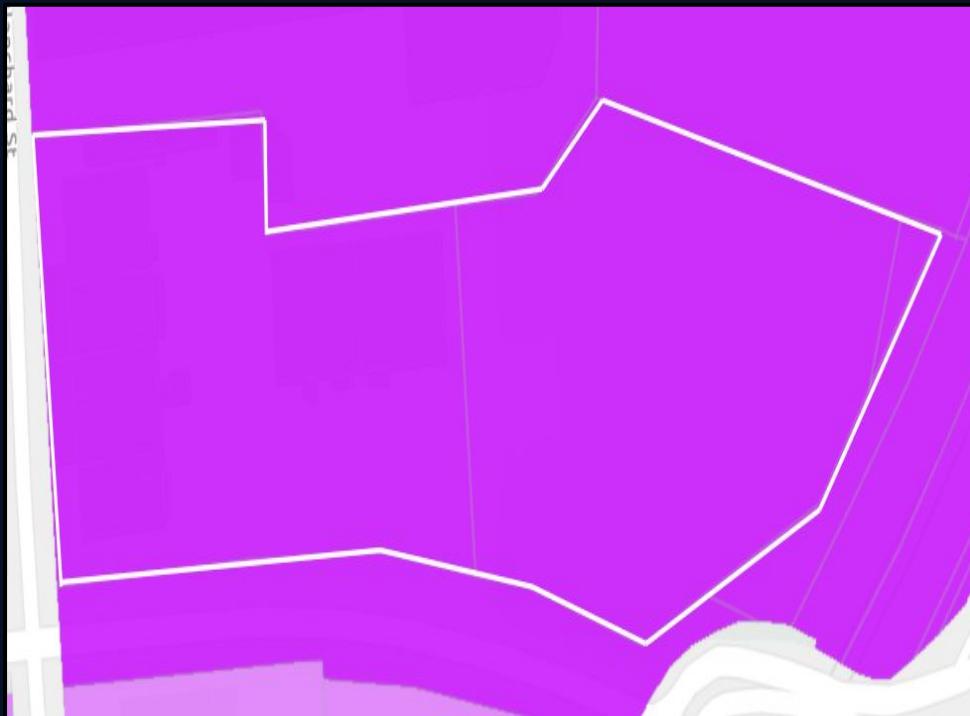
## Permitted Uses in the I-3 (Heavy Industrial Zone):

1. Automobile Paint and Body Repair
2. Automobile Repair and Tire Repair
3. Shipping Container Storage
4. Truck Terminal
5. Truck, Tractor, Trailer, and Heavy Vehicle Parking or Storage
6. Vehicle Towing Facility
7. Warehousing
8. Outdoor Storage
9. Freight Forwarding
10. Commercial, Industrial Truck and Bus Services
11. Heavy Manufacturing



Heavy Industrial (I-3) zoning allows for industrial development of buildings up to 8 stories or 96 feet high. Because it allows for uses that can be incompatible with or even harmful to residents, I-3 zoning is limited to industrial areas — notably comprising much of the Newark Industrial District — and maintains very low proximity to any residential neighborhood.

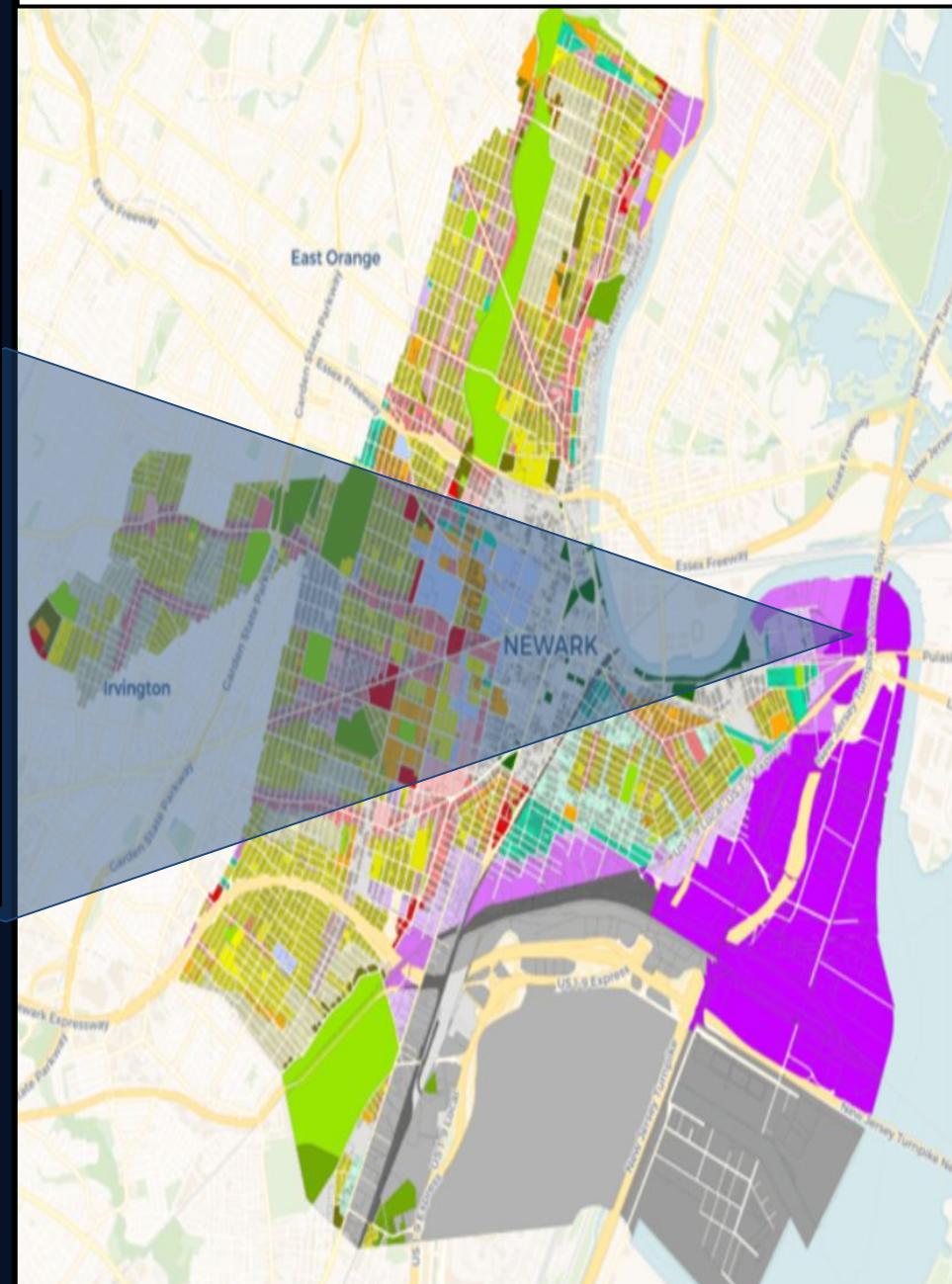
# ZONING MAP



I-3: Heavy Industrial



## City of Newark



# LOCATION OVERVIEW

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# LOCATION NEIGHBORHOOD OVERVIEW

## PORT NEWARK

Within 3 miles, this site is positioned to benefit significantly due to its proximity to port Newark, one of the most heavily trafficked ports of the East coast. Serving as a major traffic hub for international trade, Port Newark also provides direct access to major highways across New Jersey.



## HOLLAND TUNNEL

The Holland Tunnel provides a transportation route that connects New Jersey to lower Manhattan, one of the world's largest business hubs, 6.4 miles from the site. Newark's strategic location near the Holland Tunnel makes it attractive for warehousing, distribution, and manufacturing operations, boosting the value and demand for industrial properties in the area.



## NEWARK INTERNATIONAL

Operating for over 90 years, Newark Liberty International airport is a convenient 5 mile drive along route 1 & 9 from the site. In 2018, this airport served 46,065,175 passengers, and visited top travel destinations such as Orlando, London, San Francisco, Los Angeles, and Fort Lauderdale.



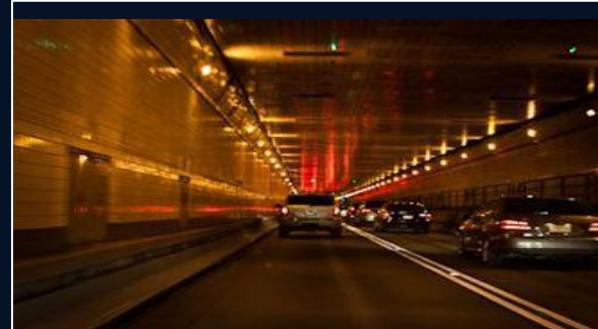


## LOCATION

# NEIGHBORHOOD OVERVIEW

## NJ TURNPIKE

Located within 1.5 miles of the site Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Elizabeth to key destinations such as New York City, Newark, and other parts of New Jersey, making it a vital corridor for businesses, and freight transportation.



## ROUTE 1 & 9

U.S. Route 1 & 9 is a major highway that primarily serves the East Coast and stretches over 2,000 miles. Beginning in Key West, Florida and ending in Fort Kent, Maine at the Canadian border. This site provides direct access to this major truck route ensuring the convenient transportation of goods and materials for local businesses within a mile.



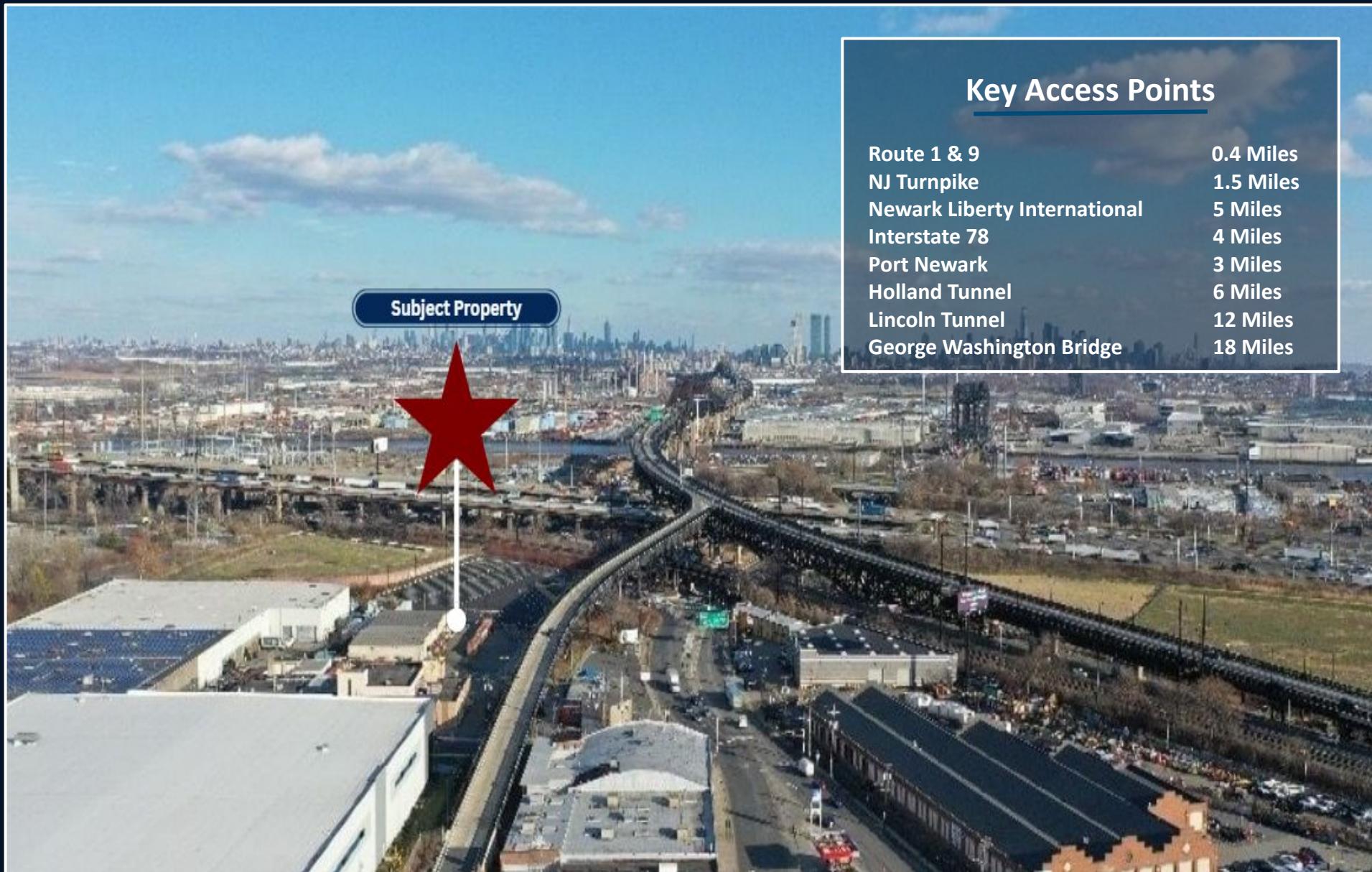
## INTERSTATE 78

Located within 4 miles of the site, Route 78 serves as an East - West highway beginning in Harrisburg, Pennsylvania and ending at the Holland Tunnel linking Jersey City, New Jersey with Manhattan, New York. The freeway provides a trucking corridor to North Jersey from Central Pennsylvania in lieu of the tolled Pennsylvania and New Jersey Turnpikes





# LOCATION OVERVIEW



# PRE TEAM



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## CONFIDENTIALITY & CONDITIONS

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In this Offering, certain documents, including the leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by PRE Commercial Real Estate or Owner. Each prospective purchaser is to rely solely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

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This Offering is the property of PRE Commercial Real Estate and may be used only by parties approved by PRE Commercial Real Estate. The Property is privately offered and, by accepting this Offering, the party in possession hereof agrees (i) to return it to PRE Commercial Real Estate immediately upon request of PRE Commercial Real Estate or Owner and (ii) that this Offering and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of PRE Commercial Real Estate and Owner.

Your obligations to keep the Evaluation Material confidential shall not include information that: (i) is or becomes publicly available other than as a result of acts by you or your Representatives in breach of this agreement; or (ii) on your counsel's advice must be disclosed pursuant to law or a subpoena or other court order, but only to the extent specified in such subpoena or court order; provided prior to complying with any such order you shall give written notice to us that such demand has been made upon you and to the extent not legally prohibited you shall provide us with an opportunity to contest any such direction or order.

The terms and conditions set forth above apply to this Offering in its entirety.