

## NEWARK INDUSTRIAL OPPORTUNITY AVAILABLE FOR SALE/LEASE



**PRE**  
Real Estate Services



# 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

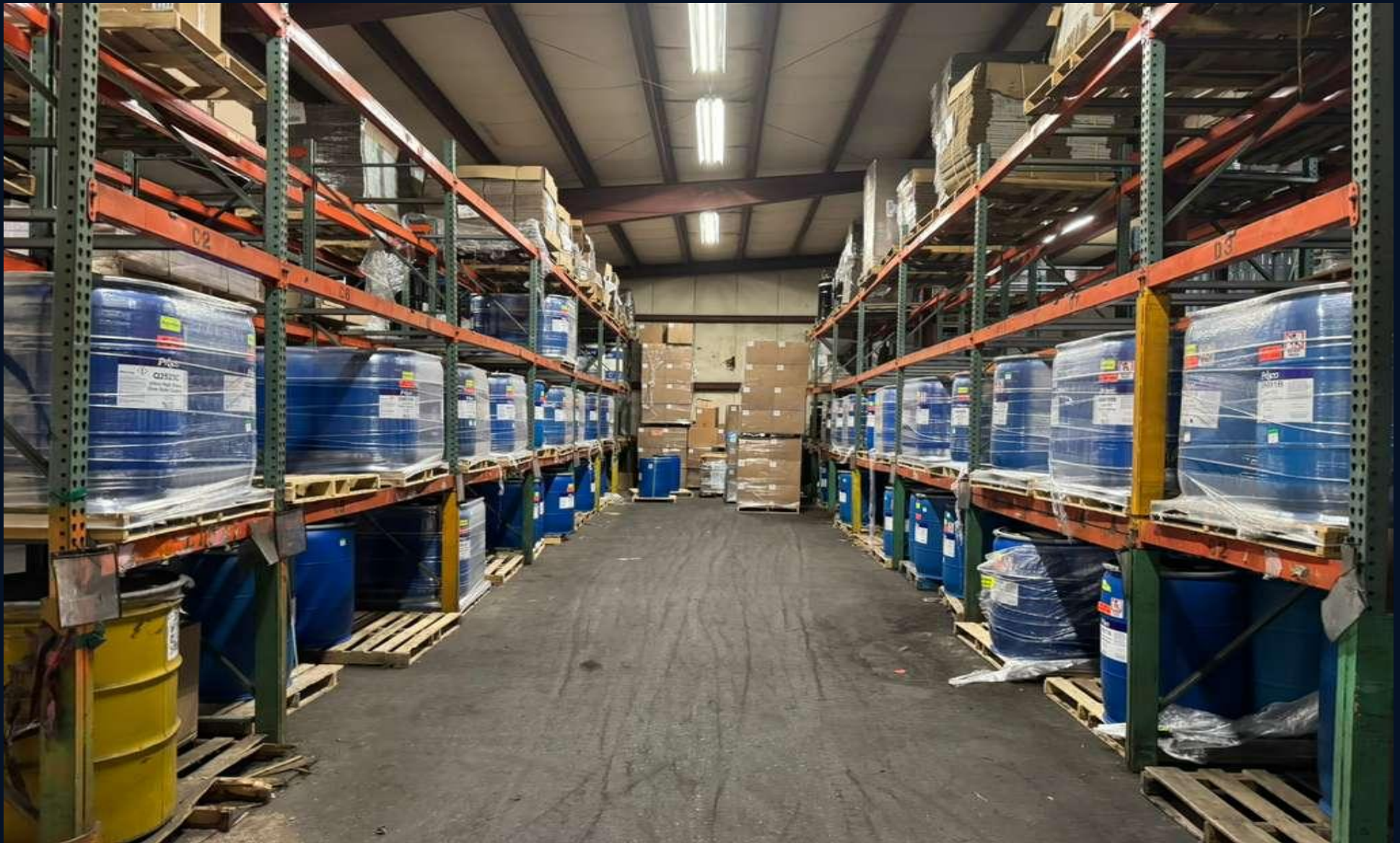




# PROPERTY PHOTOS



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# PROPERTY PHOTOS





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# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS



# ZONING OVERVIEW

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

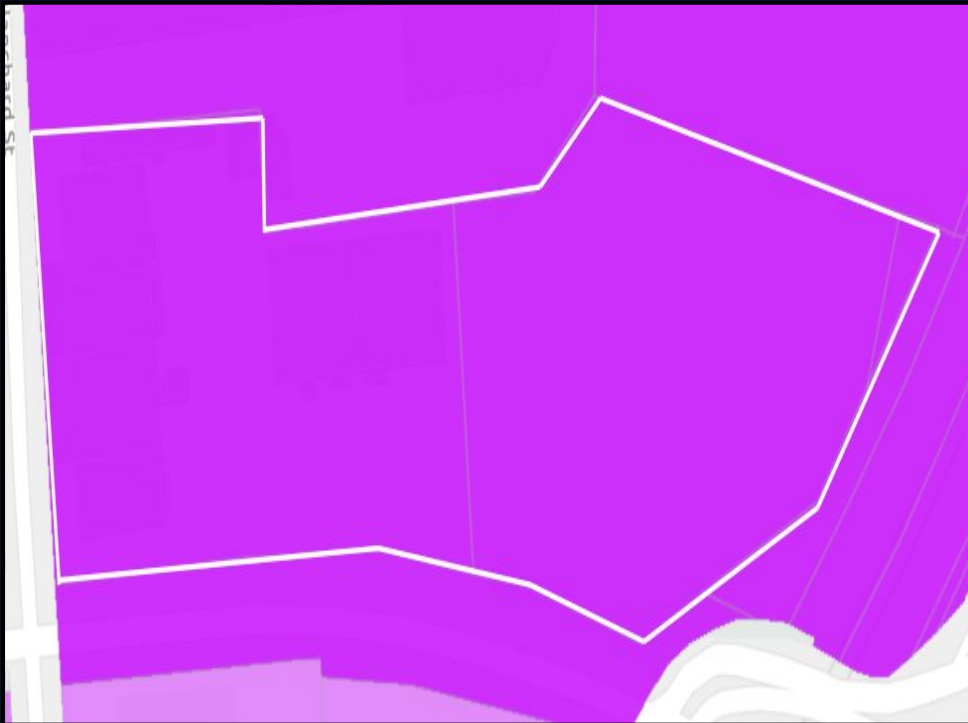
1. Automobile Paint and Body Repair
2. Automobile Repair and Tire Repair
3. Shipping Container Storage
4. Truck Terminal
5. Truck, Tractor, Trailer, and Heavy Vehicle Parking or Storage
6. Vehicle Towing Facility
7. Warehousing
8. Outdoor Storage
9. Freight Forwarding
10. Commercial, Industrial Truck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



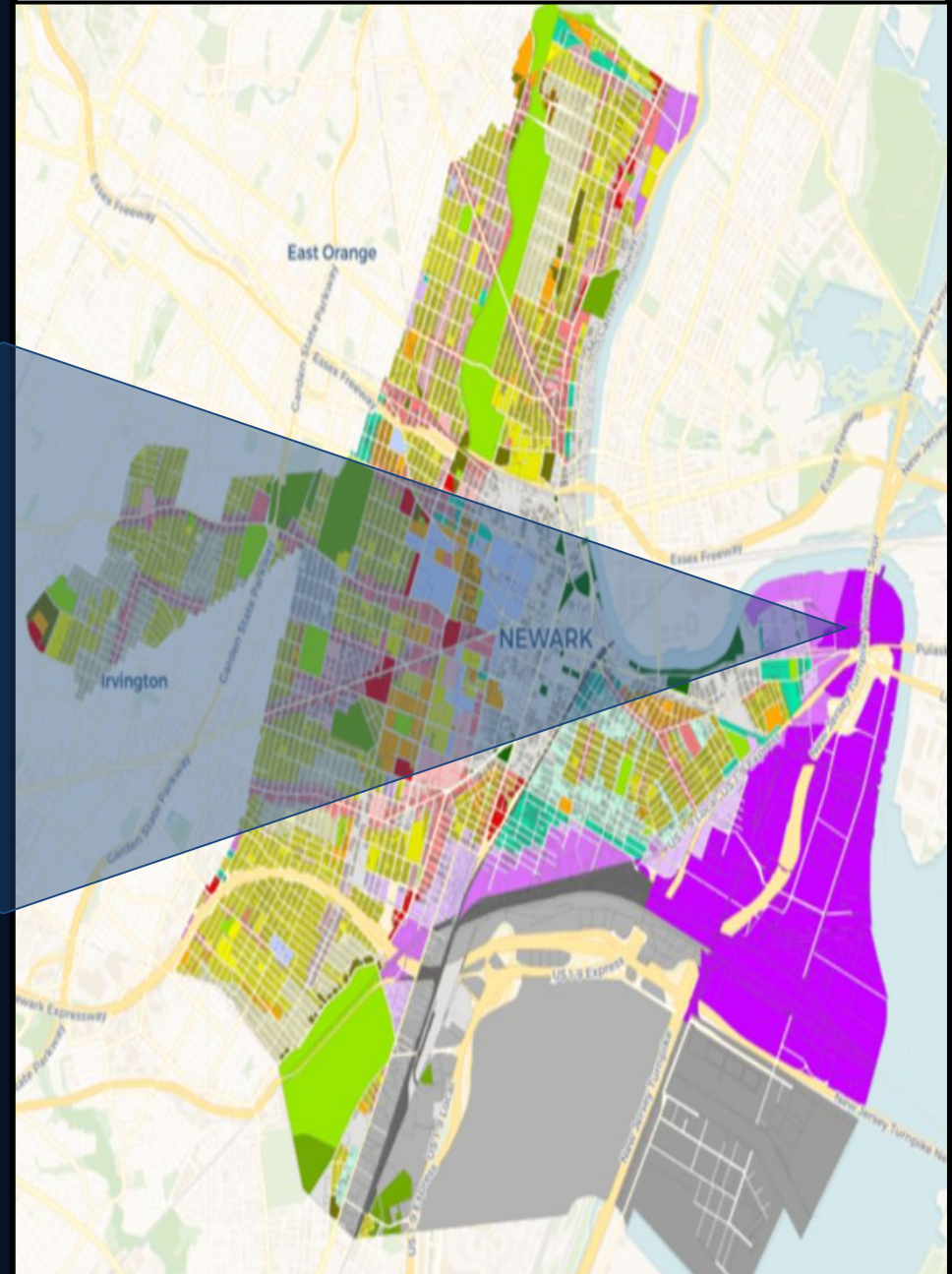
# ZONING MAP



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

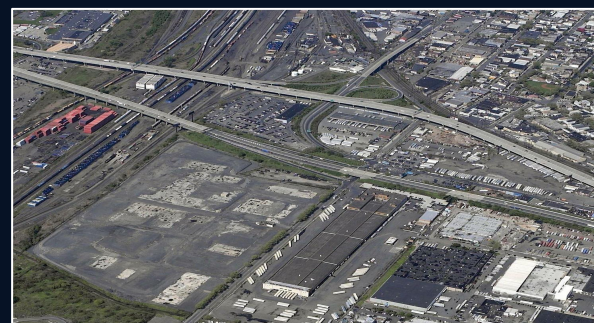
Located within 1.5 miles of the site Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Elizabeth to key destinations such as New York City, Newark, and other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

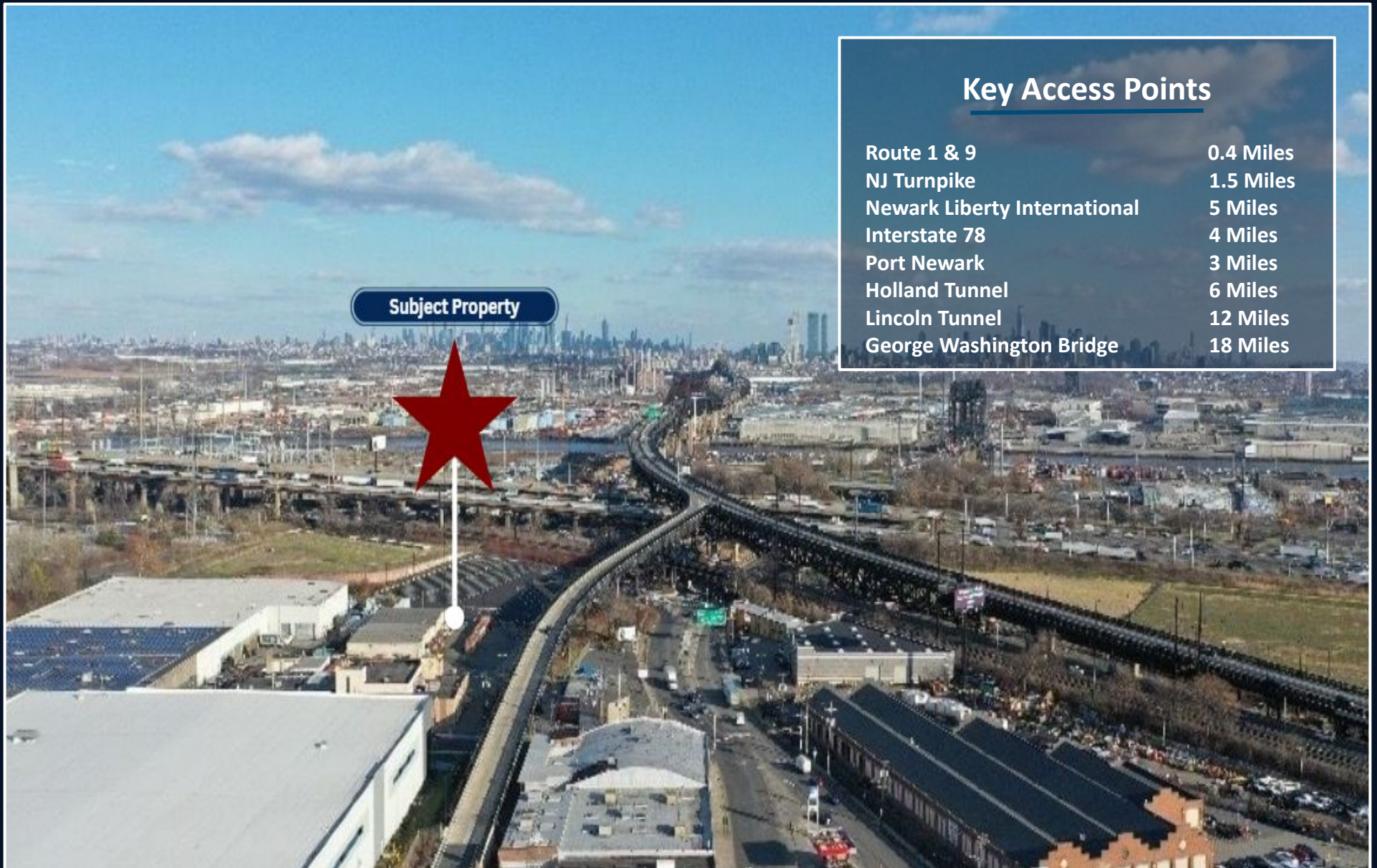
## INTERSTATE 78

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



## Key Access Points

Route 1 & 9	0.4 Miles
NJ Turnpike	1.5 Miles
Newark Liberty International	5 Miles
Interstate 78	4 Miles
Port Newark	3 Miles
Holland Tunnel	6 Miles
Lincoln Tunnel	12 Miles
George Washington Bridge	18 Miles

# PRE TEAM



**Jason Marzano**

Industrial Leasing Division

(201) 341-7107

[Jmarzano@PRE-Services.com](mailto:Jmarzano@PRE-Services.com)



**Vinny Silveira**

Industrial Leasing Division

(201) 341-1966

[Vinny@PRE-Services.com](mailto:Vinny@PRE-Services.com)



**Michael Marzano**

Industrial Leasing Division

(973) 229-1320

[Michael@PRE-Services.com](mailto:Michael@PRE-Services.com)

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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.

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