



**IOS truck parking
Build-to-suit opportunity on 8.6 acres**

I-3 Heavy Industrial Zone

For more information: njindustrial@avisonyoung.com

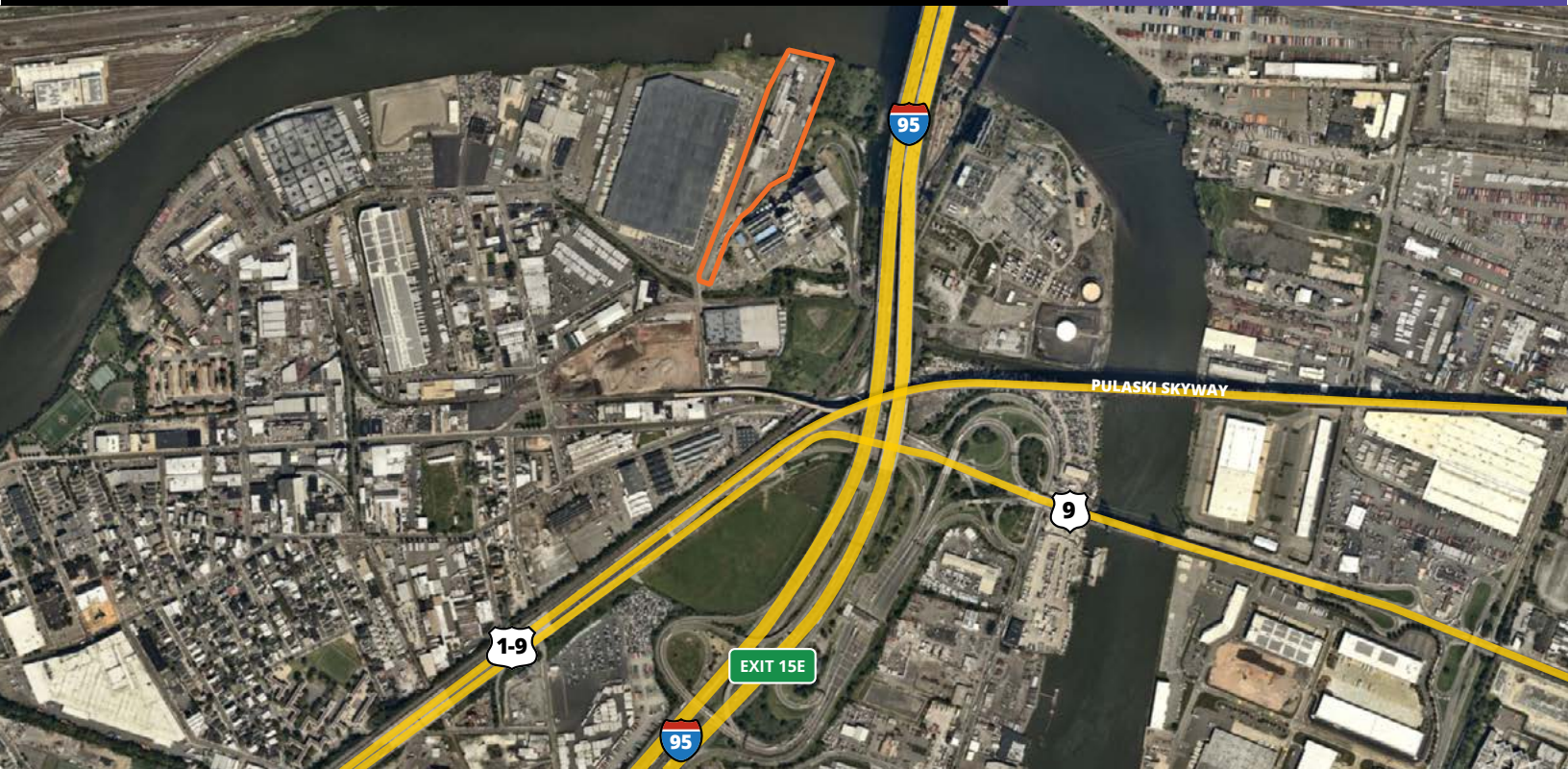
VIEW WEBSITE

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Property overview

Acreage ±8.6 acres

Lot square feet ±329,487

County Essex

Zoning I-3 Heavy Industrial

Property tax (2024) \$123,438

Max building height 96'

- Location Features**
- Proximity to NJ Turnpike (Exit 15E), Route 1&9, I-280, I-78, Ports and Newark Airport
 - I-3 Heavy industrial zoning
 - Toll free access to busiest Port on the East coast
 - Located in one of the densest population centers in the country
 - Proximity to public transportation

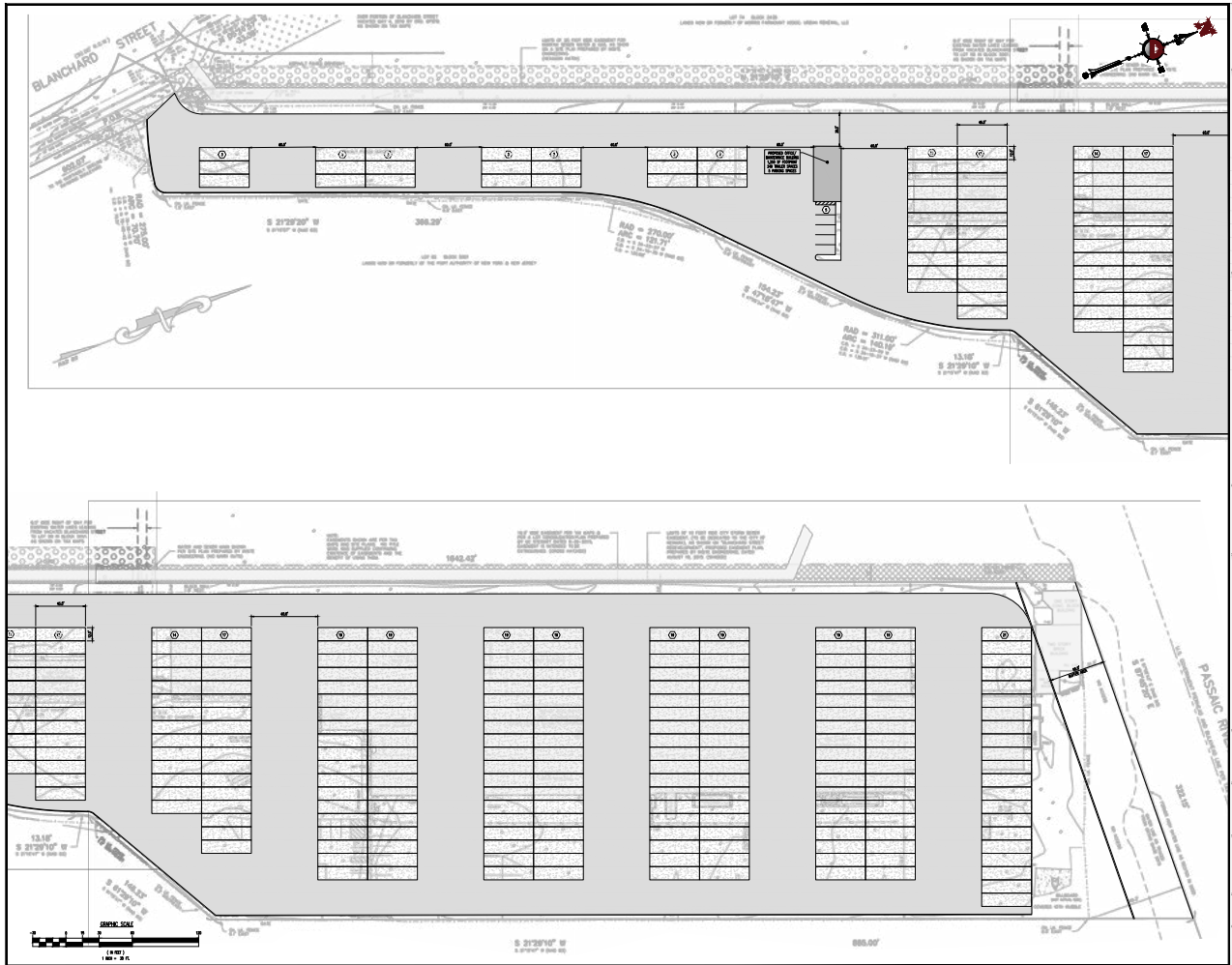
Permitted uses include:

- **Outdoor storage/ Trailer parking**
- **Truck terminal**
- Manufacturing
- Cold storage
- Warehouse-distribution
- Data centers
- Commercial vehicle parking
- Shipping container storage
- Cannabis manufacturing
- Commercial truck and bus service facility
- Electrical or gas switching facility
- Recycling center

[VIEW ZONING INFORMATION](#)



Concept 1



***Sample concept, property will be designed to suit**

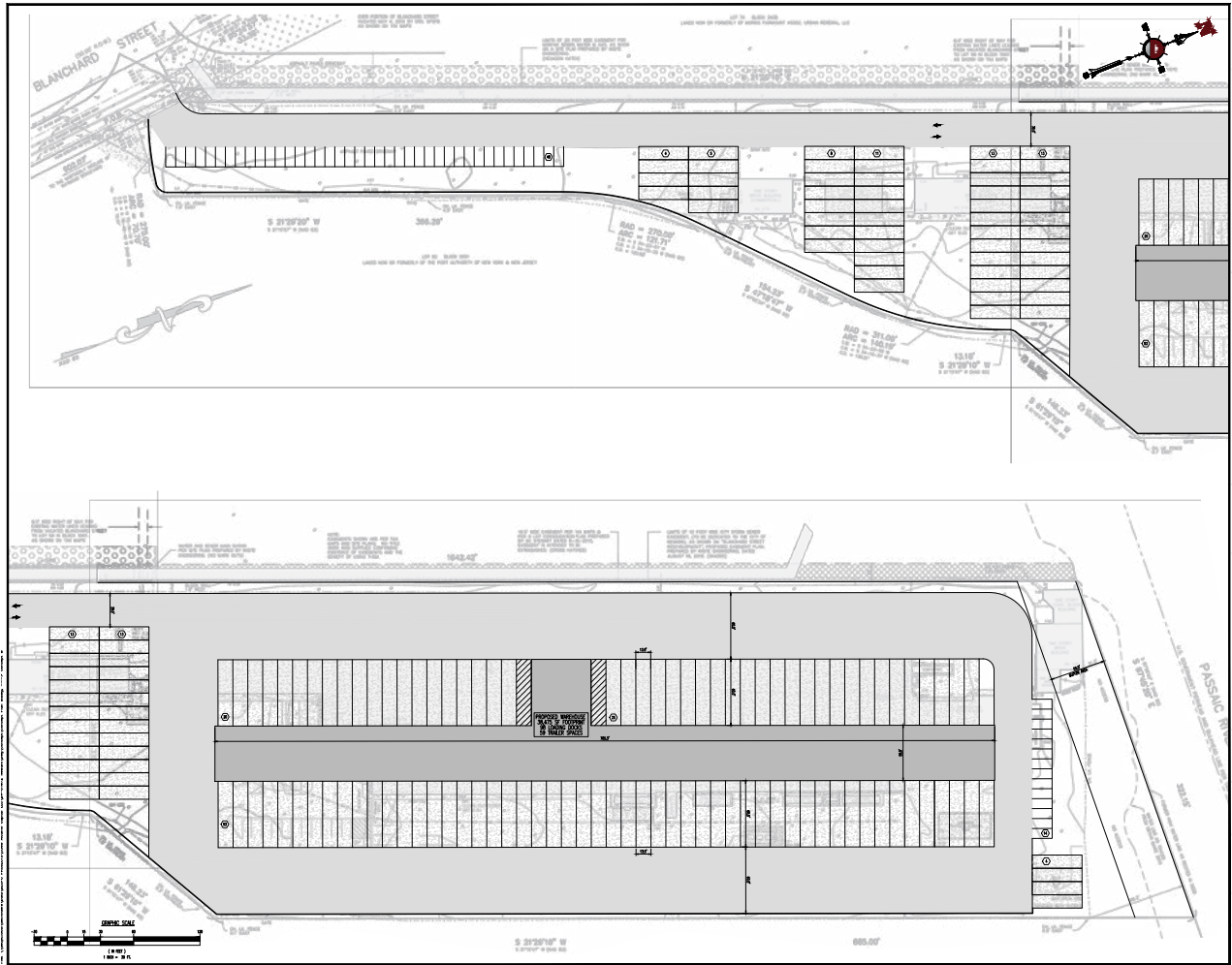
IOS:

± 250 trailer stalls

Maintenance facility or small warehouse to suit on 8.6 acres

Container storage, truck parking, lay down yards and other IOS uses are permitted in the I-3 Heavy industrial zone

Concept 2



*Sample concept, property will be designed to suit

TRUCK TERMINAL:

38,475 SF footprint (to suit)

98 loading docks

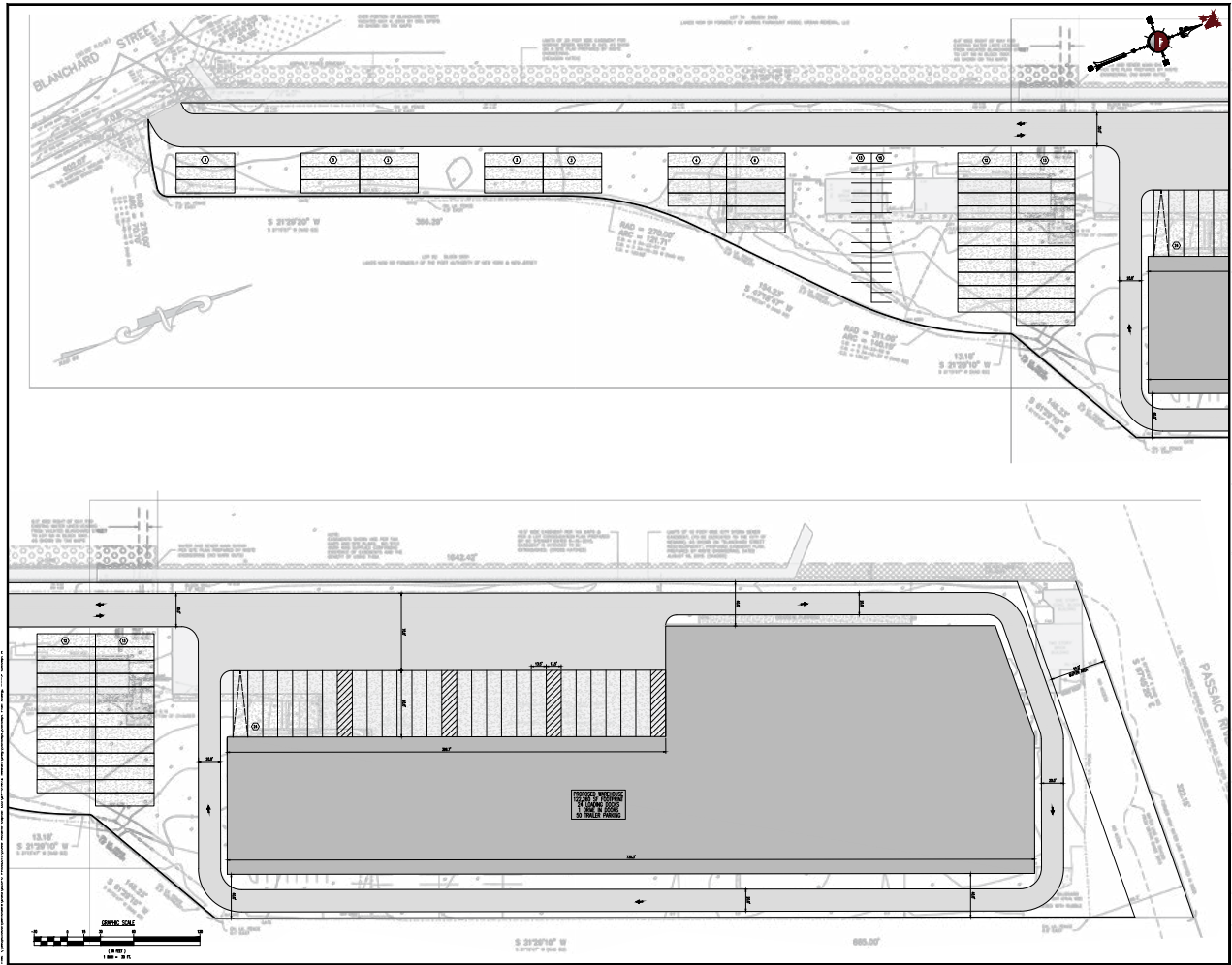
59 trailer parking stalls



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Concept 3



*Sample concept, property will be designed to suit

WAREHOUSE AND COLD STORAGE:

122,260 SF footprint (to suit)

24 loading docks

1 drive in door

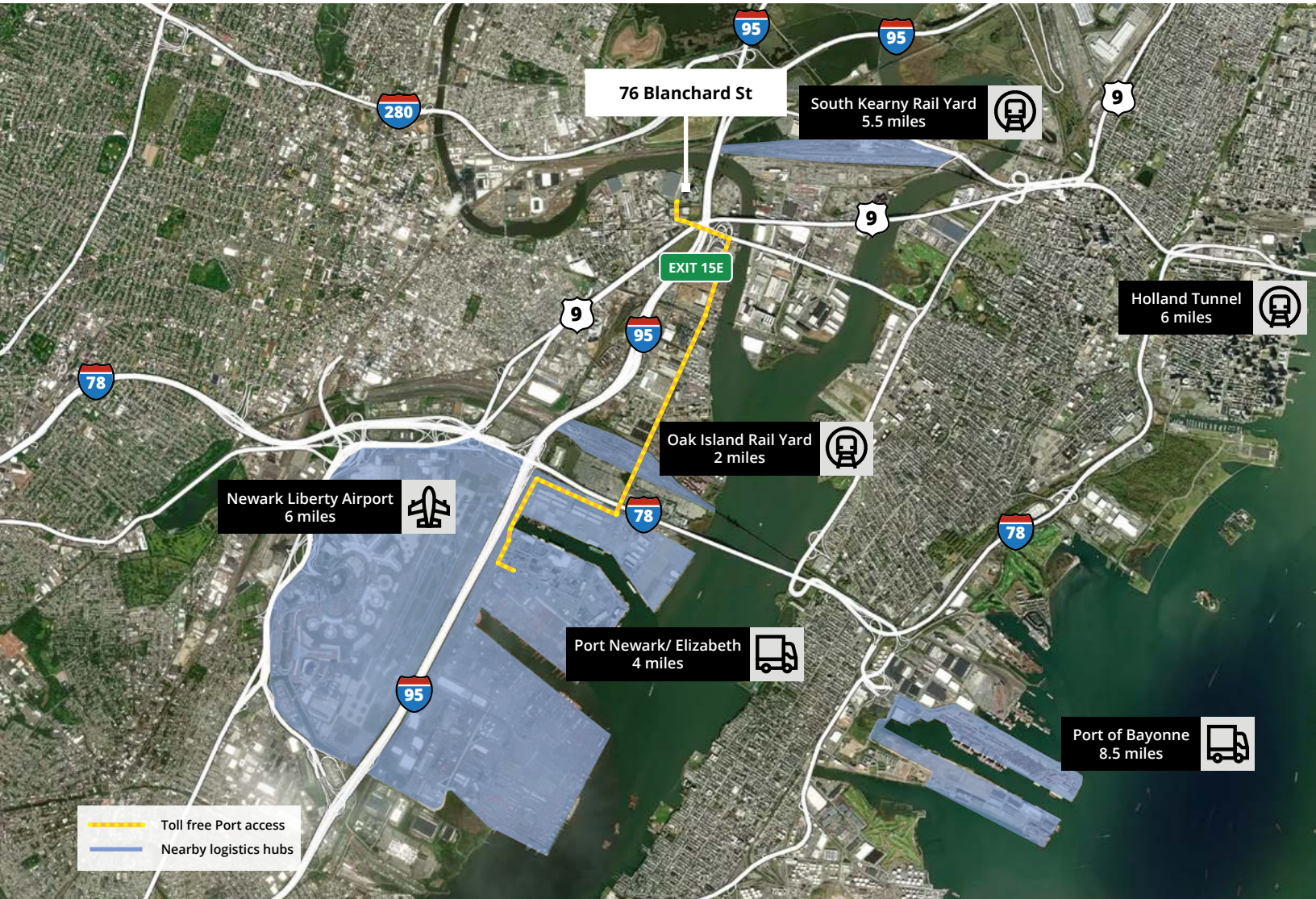
50 trailer parking stalls

Max building height: 96'

Cold storage, high cube, heavy manufacturing and multi-story warehouses are permitted uses within I-3

Heavy industrial zoning

Location



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