

INVESTMENT OPPORTUNITY

ORANGE, NJ

±27,000 SF Industrial Facility

A rare, fully fenced 1.39-acre industrial asset in the heart of Essex County — positioned within a **Federally Designated Opportunity Zone** and **Enterprise Zone** for qualified tax and economic incentives.



CHAPTER 1

Built for Modern Industrial Operations

This facility delivers the infrastructure today's logistics and manufacturing tenants demand – ready for immediate occupancy.



20' Clear Heights

Optimal vertical storage capacity



800-Amp 3-Phase

Heavy-duty electrical for manufacturing



ESFR Sprinklers

Code-compliant fire suppression



4 Loading Points

2 docks + 2 covered drive-in bays with tailboards



Expansive Rear Yard — A Rare Asset

In Essex County's land-constrained market, outdoor storage and trailer parking are increasingly scarce. This property's generous rear yard delivers a **critical competitive advantage** for distribution, staging, and fleet operations that most competing facilities simply cannot offer.

Move-In Ready with Modern Office



±3,000 SF Newly Renovated Office

The on-site office suite has been fully renovated with private restrooms, enabling **immediate occupancy** with minimal capital expenditure. Ideal for administrative, sales, or management functions co-located with warehouse operations.

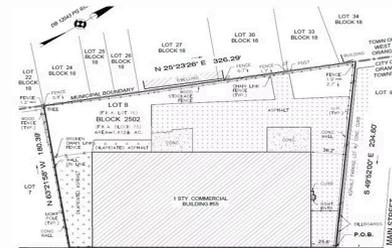
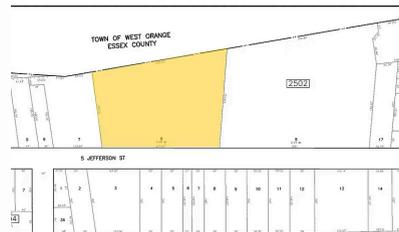
Turnkey Condition

Private Restrooms

CHAPTER 3

Zoning Flexibility & Embedded Upside

Zoned **MX-3**, the property permits a wide range of industrial and commercial uses – with long-term redevelopment and repositioning optionality.



Owner-Users

Distribution, fulfillment, light manufacturing, and wholesale operations

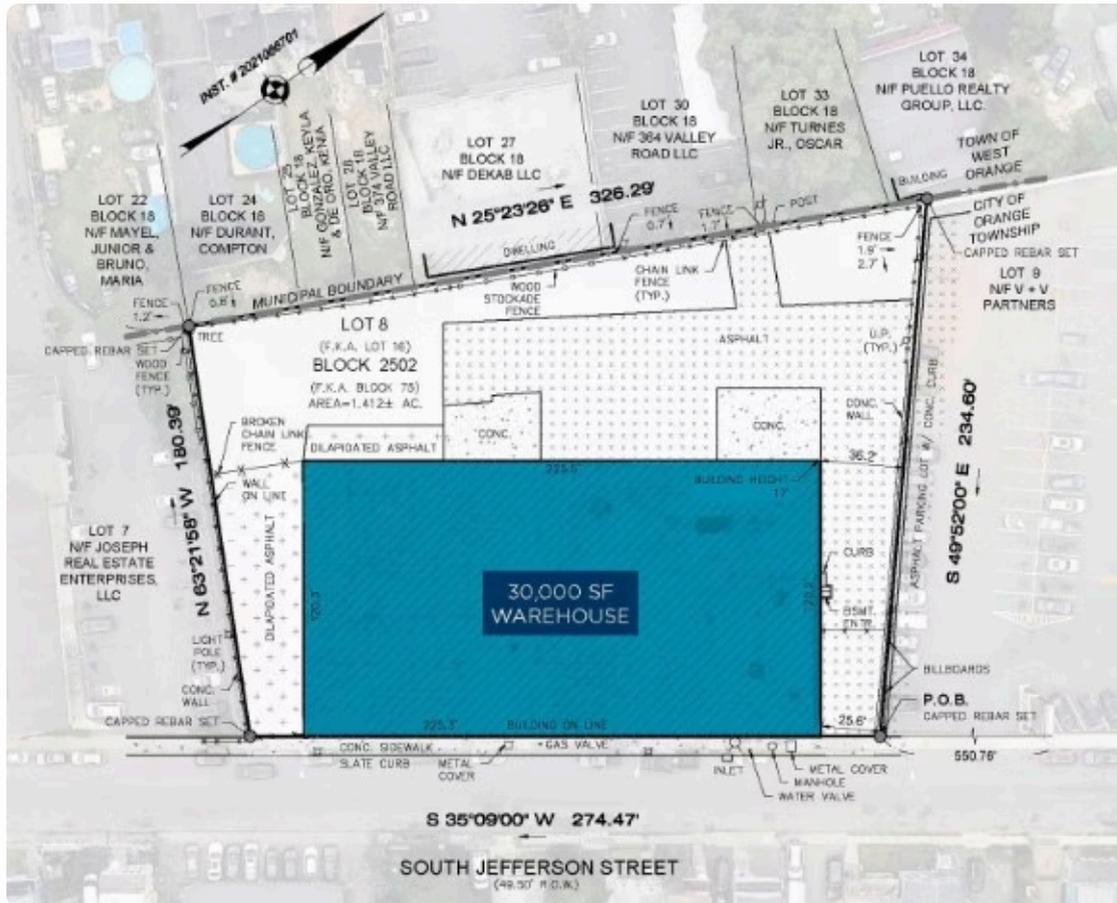
Investors

Opportunity Zone and Enterprise Zone incentives amplify yield potential

Developers

Higher-density alternatives subject to approvals offer future repositioning

Strategic Location & Connectivity



Gateway to the Northeast Corridor

Positioned for efficient last-mile and regional distribution with direct access to critical infrastructure:

- Port Newark
East Coast's largest container port
- NJ Transit Rail
Workforce access across the region
- Newark Liberty Airport
Air cargo and passenger connectivity
- Major Highways
I-280, I-78, NJ Turnpike, GSP

The Opportunity at a Glance

27K

Square Feet

1.39

Acres Fenced

20'

Clear Heights

800A

3-Phase Power

A versatile, tax-advantaged industrial asset with immediate functionality, rare outdoor storage, and compelling long-term repositioning upside in one of Northern New Jersey's most connected submarkets.

