

NEWARK INDUSTRIAL OPPORTUNITY AVAILABLE FOR LEASE



PRE
Real Estate Services



EXECUTIVE SUMMARY



PRE REAL ESTATE SERVICES HAS BEEN TASKED WITH FACILITATING THE LEASE OF THIS EXTRAORDINARY OPPORTUNITY LOCATED ON 104 LISTER AVENUE, NEWARK NEW JERSEY.

THE PROPERTY SPANS OVER A 2.9 ACRE PARCEL OF LAND AND IS COMPRISED OF A 9,000 SF TWO STORY 6 DOCK INDUSTRIAL BUILDING, WITH AN APPOINTED SECOND FLOOR OFFICE SPACE. THE SITE IS FULLY FENCED AND GATED, MAKING IT IDEAL FOR SECURE INDUSTRIAL OUTDOOR STORAGE AND LOGISTICS OPERATIONS.

STRATEGICALLY POSITIONED IN NEWARK'S I-2 (MEDIUM INDUSTRIAL) ZONE, THE PROPERTY SUPPORTS A WIDE RANGE OF INDUSTRIAL AND COMMERCIAL USES INCLUDING TRUCKING, VEHICLE STORAGE, LIGHT MANUFACTURING, AND DISTRIBUTION-RELATED OPERATIONS. PLACING THE SITE IN ONE OF THE MOST ACTIVE LOGISTICS CORRIDORS IN THE NORTHEAST.

ADDITIONAL HIGHLIGHTS INCLUDE OWNERSHIP FLEXIBILITY ON LEASE TERMS, PLANNED BUILDING RENOVATIONS, AND THE ABILITY TO DELIVER PROPERTY IMPROVEMENTS, PROVIDING A RARE OPPORTUNITY FOR TENANTS SEEKING FUNCTIONAL INDUSTRIAL SPACE WITH SIGNIFICANT OUTDOOR STORAGE IN A SUPPLY-CONSTRAINED MARKET.

FOR LEASE | INDUSTRIAL WAREHOUSE & OUTDOOR STORAGE

2.9 ACRES AVAILABLE



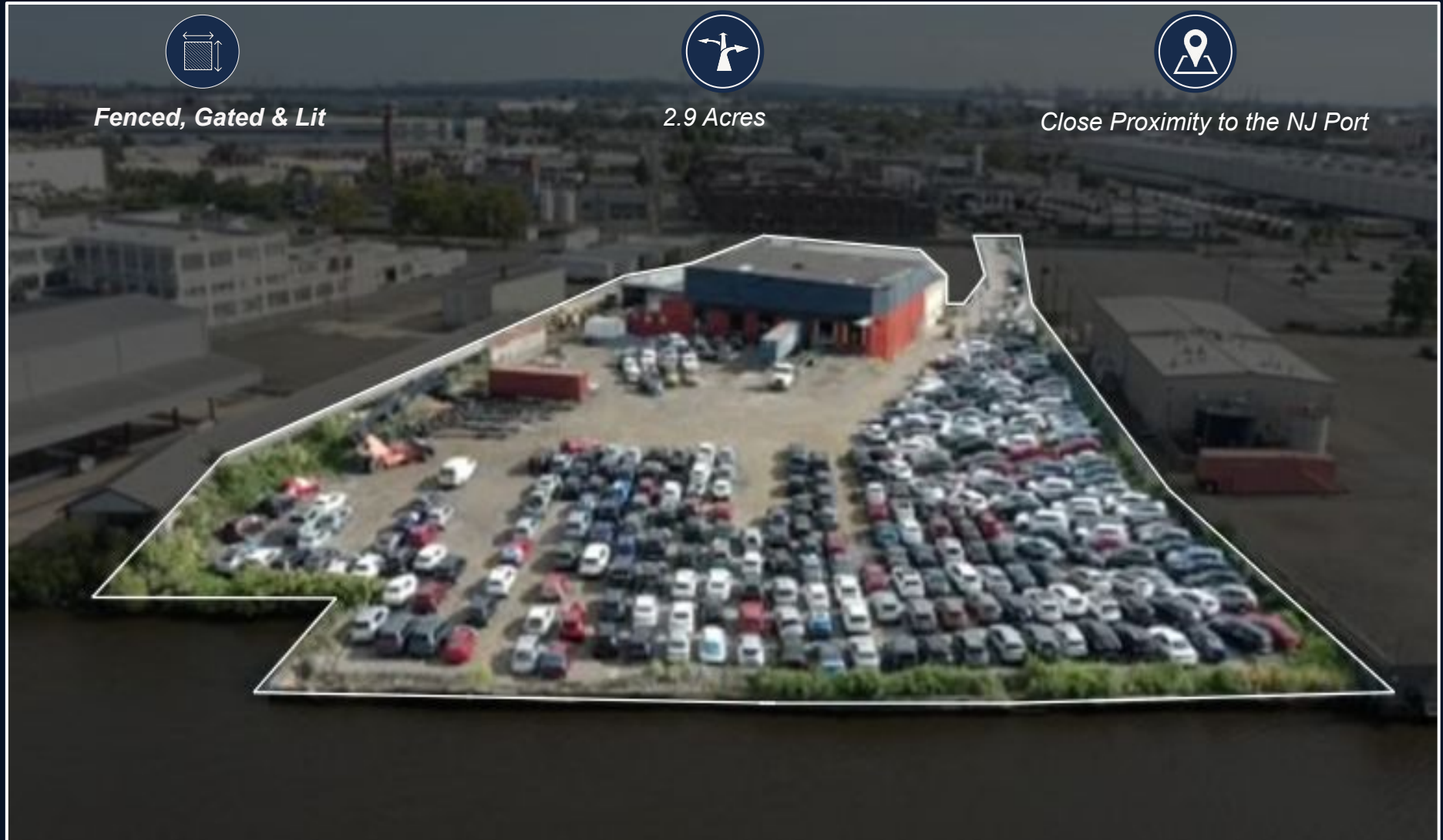
Fenced, Gated & Lit



2.9 Acres



Close Proximity to the NJ Port



PROPERTY INFORMATION



Property Details

Lot Size: 2.9 Acres

Total Building SF: 9,000 SF

Loading Docks: 6 Docks

Drive Ins: 3 Doors

Ceiling Heights: 13' 10"

Mechanic Bay: 3,700 SF

Zoning: Medium Industrial (I - 2)

Taxes 2025: \$3,217/Month/Acre

PROPERTY INFORMATION



Highlights:

Ownership Will Deliver Property Improvements

Ownership Flexible With Terms

Close Proximity To Major Highways & Port Newark

Container Stacker Available For Finance

Property Offers 24 Hour Camera Security Systems

Utilities:

Electric: Public Service Electric & Gas Co. (PS&G)

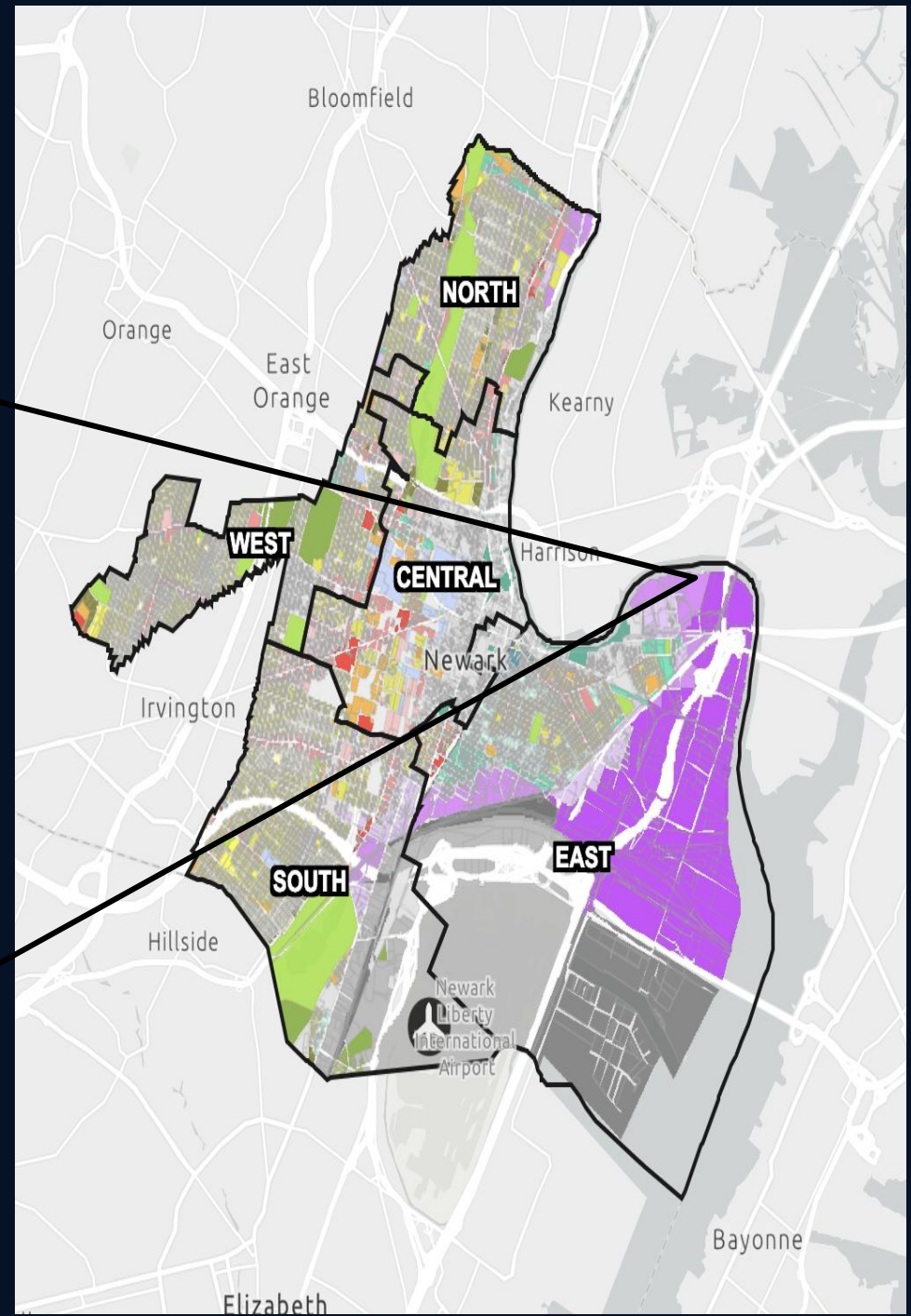
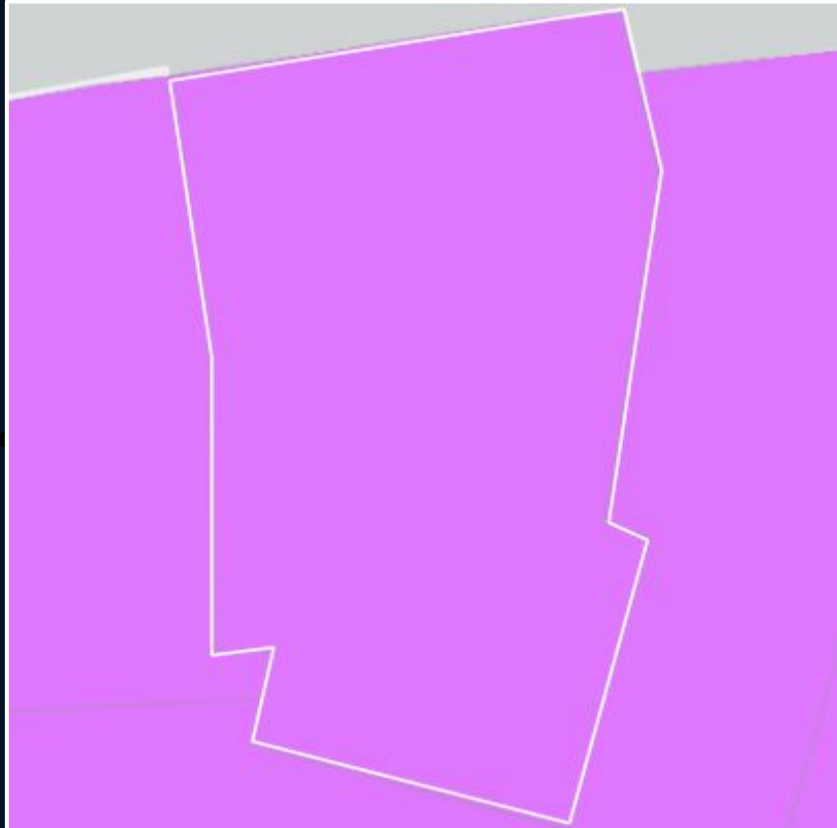
Natural Gas: Public Service Electric and Gas Co. (PS&G)

Sewer Service: Passaic Valley Sewer Commission (PVSC)

Water: Newark WD

ZONING MAP

I-2 - Industrial Medium



ZONING OVERVIEW



Permitted Uses in the I-2 (Medium Industrial Zone):

1. Manufacturing, fabrication, and assembly of goods (non-hazardous / moderate intensity)
2. Processing and packaging of materials and products
3. Warehousing and storage facilities
4. Distribution centers and logistics operations
5. Wholesale trade and bulk storage of goods
6. Contractor yards, equipment storage, and service facilities
7. Trucking terminals and freight handling facilities
8. Industrial service uses (equipment repair, machine shops, etc.)
9. Construction, building materials, and supply yards
10. Public utility uses and infrastructure facilities
11. Research, testing, and industrial laboratories
12. Recycling facilities (non-hazardous materials)
13. Accessory office space related to industrial operations



The property covers the medium industrial zone (I-2) which allows for the industrial development of buildings up to six stories high, and permits a range of uses that are less compatible with residential areas within the City of Newark.

I-2 zoning is applied in areas of Newark neighborhoods such as McCarter Highway, the Passaic river waterfront on North Broadway, around S 15th Street in Fairmount; North of Raymond Boulevard. If you have any questions regarding your specific use, please feel free to reach out to the Leasing Team

LOCATION OVERVIEW



LOCATION

NEIGHBORHOOD OVERVIEW



PORT NEWARK

Within 3.6 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. 6.9 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 6.4 Mile drive onto 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

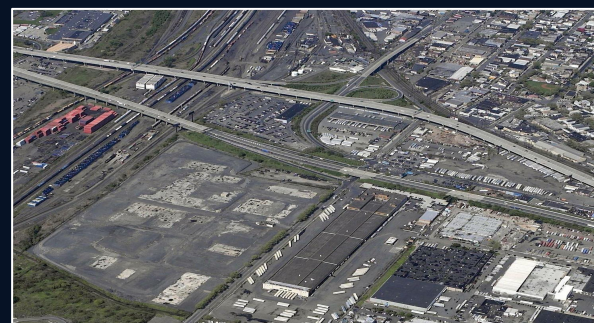
Located within 1.4 Mile of the site, Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Elizabeth to key destinations such as New York City, Newark, and other 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 is 0.8 of a Mile away from this major truck route ensuring the convenient transportation of goods and materials for local businesses.

INTERSTATE 78

Located within 3.3 Miles of the site, Route 78 serves as an East - West highway begins in Harrisburg, Pennsylvania and ends 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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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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The terms and conditions set forth above apply to this Offering in its entirety.