

**98 -104 MURRAY STREET & 1146 -1156 BROAD STREET,
NEWARK, NJ**

TWO PROPERTIES. THREE OPPORTUNITIES.

ADAPTIVE-REUSE BUILDING | DEVELOPMENT SITE | COMBINED ASSEMBLAGE

±60,000 SF Existing Building | ±120,000 SF Development Potential | ±180,000 SF Combined Opportunity ± 596' of Three-Street Frontage

AVAILABLE INDIVIDUALLY OR AS A COMBINED ±0.91-ACRE ASSEMBLAGE

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| OFFERING OVERVIEW



| Two Distinct Properties | Available Individually or Together as a Combined Assemblage

98–104 Murray Street and 1146–1156 Broad Street present two distinct Newark redevelopment opportunities that may be acquired individually or combined to create a larger ± 0.91 -acre assemblage with approximately $\pm 180,000$ SF of combined existing and development potential.

98–104 Murray Street consists of a character-rich $\pm 60,000$ SF five-story industrial building situated on approximately $\pm 20,207$ SF of land, offering significant adaptive-reuse potential for residential, boutique hospitality, furnished residential, commercial or mixed-use repositioning.

1146–1156 Broad Street consists of five contiguous development lots totaling $\pm 19,567$ SF, offering approximately $\pm 120,000$ SF of ground-up development potential for residential, mixed-use, structured parking and complementary uses. Acquired together, the properties create a $\pm 39,774$ SF / ± 0.91 -acre assemblage with substantial three-street frontage:

$\pm 218'$ Murray Street | $\pm 218'$ Austin Street | $\pm 160'$ Broad Street

The combined assemblage provides flexibility to preserve and reposition the existing building, develop the adjacent site independently, or pursue an integrated redevelopment strategy across the entire site.

**TWO DISTINCT ASSETS.
ONE STRATEGIC REDEVELOPMENT OPPORTUNITY.**



ADAPTIVE REUSE

Reposition the existing **±60,000 SF five-story industrial building** for **loft-style residential, boutique/lifestyle hospitality, furnished residential, commercial or mixed-use uses**, while preserving its distinctive industrial character.

GROUND-UP DEVELOPMENT

Develop **1146–1156 Broad Street**, a **±19,567 SF development site** offering approximately **±120,000 SF of development potential** for residential, mixed-use, structured parking and complementary uses.

PRESERVE + DEVELOP

Retain and reposition the existing building while developing approximately **±120,000 SF of additional space** on the adjacent development site—creating the opportunity for a differentiated **adaptive-reuse + new-construction project**.

INTEGRATED MIXED-USE

Combine both properties to create a larger **±180,000 SF redevelopment opportunity** incorporating potential **residential, boutique hospitality, structured parking, retail, amenities and other complementary uses**.

POTENTIAL AFFORDABLE HOUSING UPSIDE

Evaluate potential **additional density and development capacity associated with an affordable housing component**, subject to zoning, applicable programs and governmental approvals.

| DEVELOPMENT HIGHLIGHTS

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- **±60,000 SF existing five-story industrial building**
- **±120,000 SF additional development potential**
- **±180,000 SF combined existing + development opportunity**
- **±39,774 SF / ±0.91-acre combined assemblage**
- **Three-street frontage on Murray Street, Austin Street and Broad Street**
- **Potential for adaptive reuse, ground-up or hybrid development**
- **Potential structured parking**
- **Potential additional density associated with affordable housing**
- **Approximately 5 minutes from Newark Liberty International Airport and Port Newark**
- **Convenient access to Downtown Newark, Newark Penn Station and regional transportation**

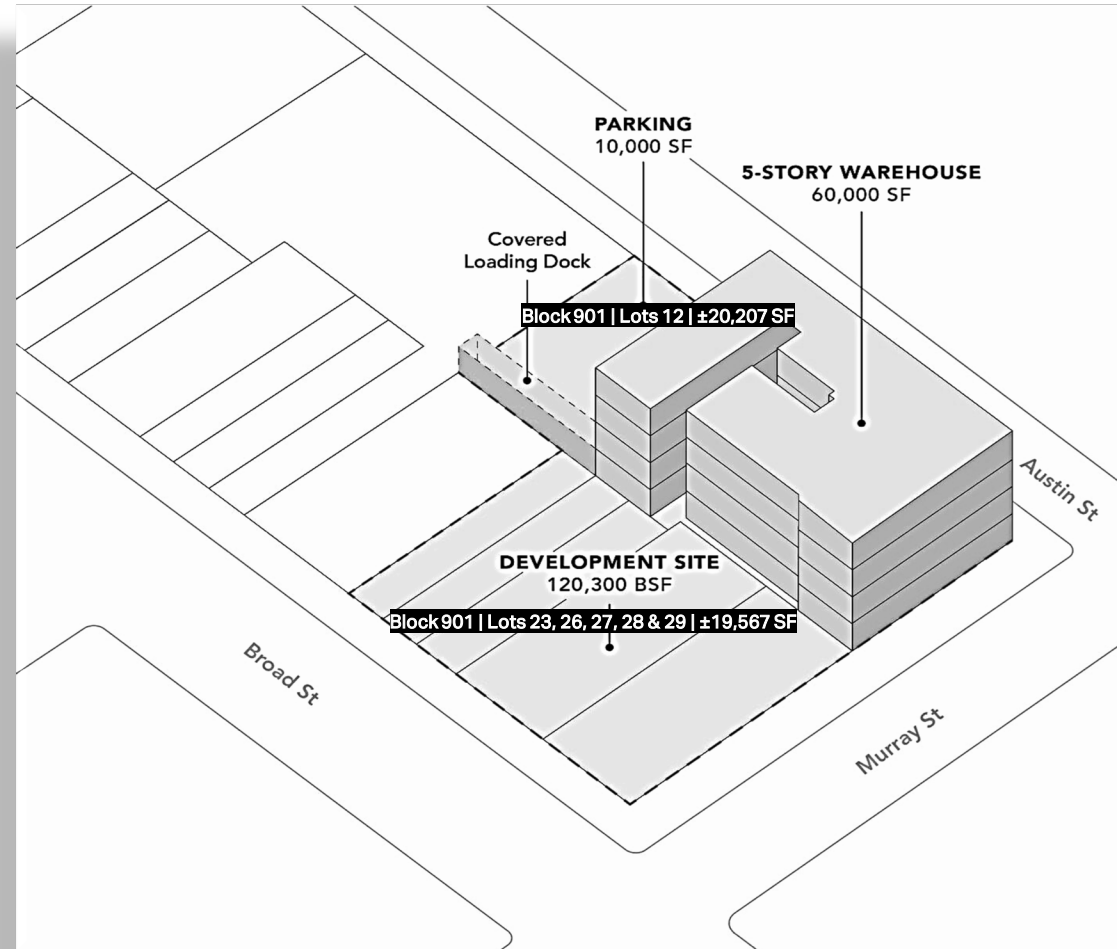
PRESERVE. CONVERT. EXPAND. REDEVELOP.

| 98-104 Murray Street

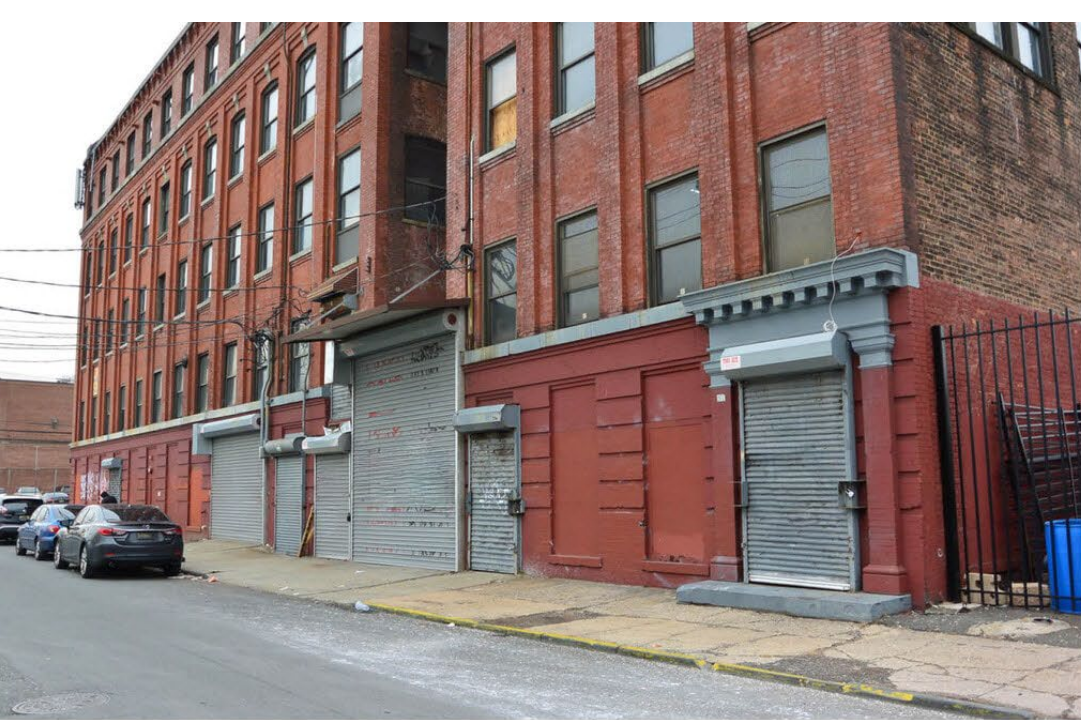
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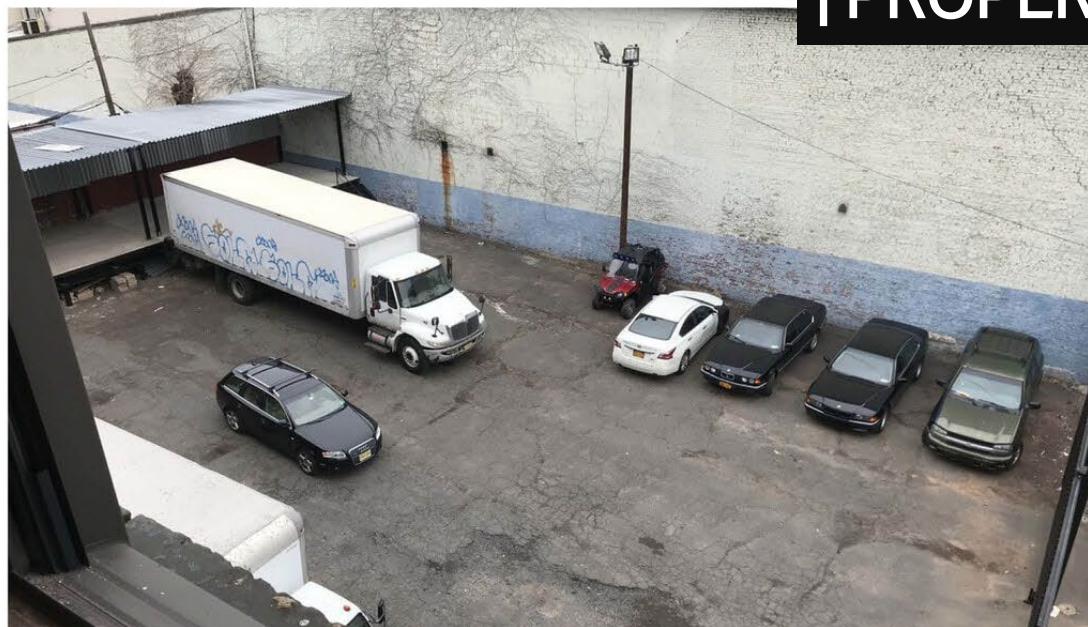






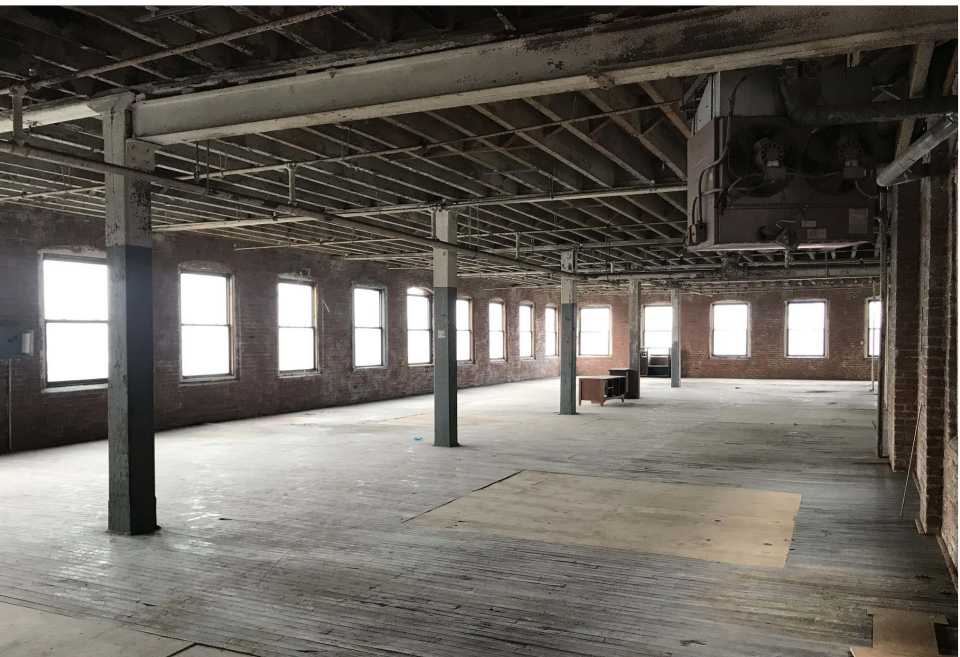
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| PROPERTY IMAGES





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Commercial



C-1

Neighborhood



C-2

Community



C-3

Regional



98-104
Murray Street



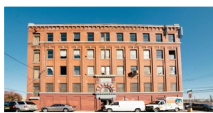
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Development Site

98-104
Murray
Street



TRANSPORTATION MAP



98-104
Murray Street

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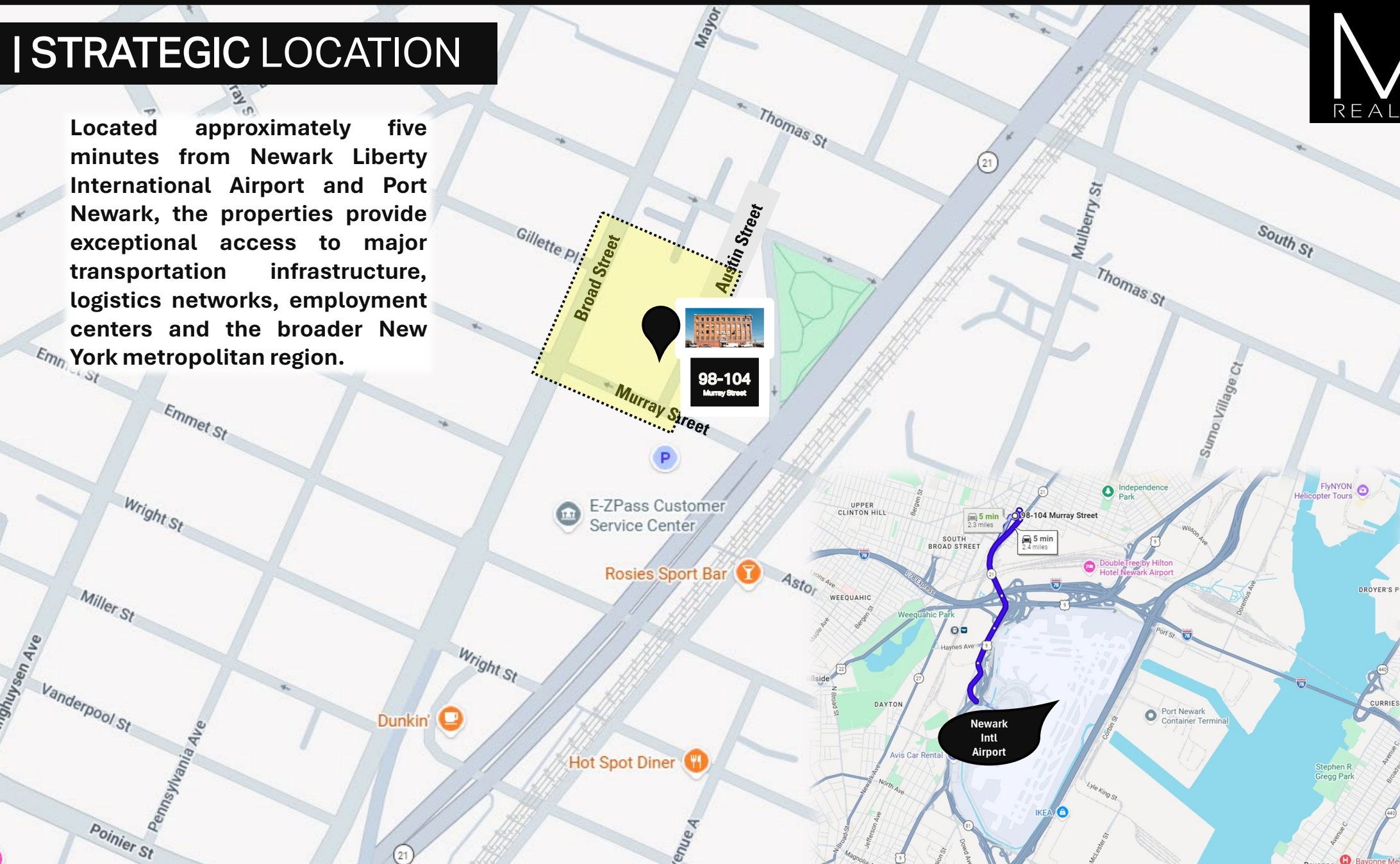
DISTANCES

Route 21	300 ft
Interstate 78	1 mile
Newark Liberty Int'l Airport	2 miles
NJ Turnpike (Interstate 95)	3 miles
Port Newark/Port Elizabeth	3 miles
Interstate 278	7 miles
Holland Tunnel	11 miles
Lincoln Tunnel	15 miles

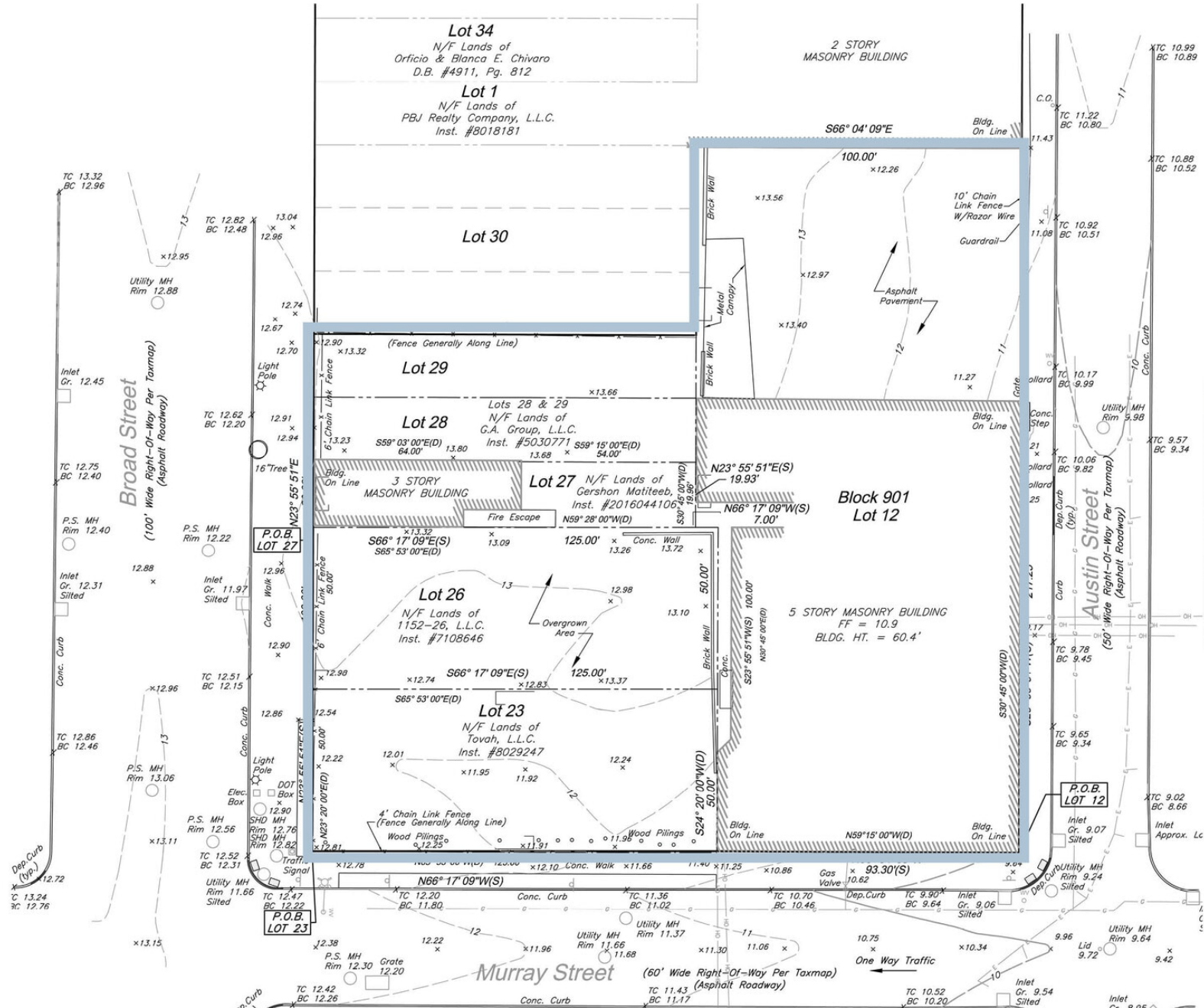
STRATEGIC LOCATION

Located approximately five minutes from Newark Liberty International Airport and Port Newark, the properties provide exceptional access to major transportation infrastructure, logistics networks, employment centers and the broader New York metropolitan region.

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SURVEY



BLOCK 901 LOT DIMENSIONS

Entire Assemblage

Lot 12: (Lot does not Incl Building SF) 20,207 Lot SF
Lots 23 + 26 + 27 + 28 + 29: 19,567 Lot SF

Combined: ±39,774 SF / ±0.913 acres

Total Frontage for the entire assemblage (Lots 12, 23, 26, 27, 28 & 29)

Street	Total Frontage
Murray Street	±218'
Austin Street	±217.50'
Broad Street	±159.55'

Vacant Land

<u>Lot</u>	<u>Approx. Survey Dimensions</u>	<u>Recorded Lot Area</u>
23	125' × 50'	6,251 SF
26	125' × 50'	6,251 SF
27	Irregular - approx. 118'-125' long × ~20' deep	2,452 SF
28	Approx. 118' × 19.6'	2,313 SF
29	Approx. 118'-120' × 19.5'	2,300 SF

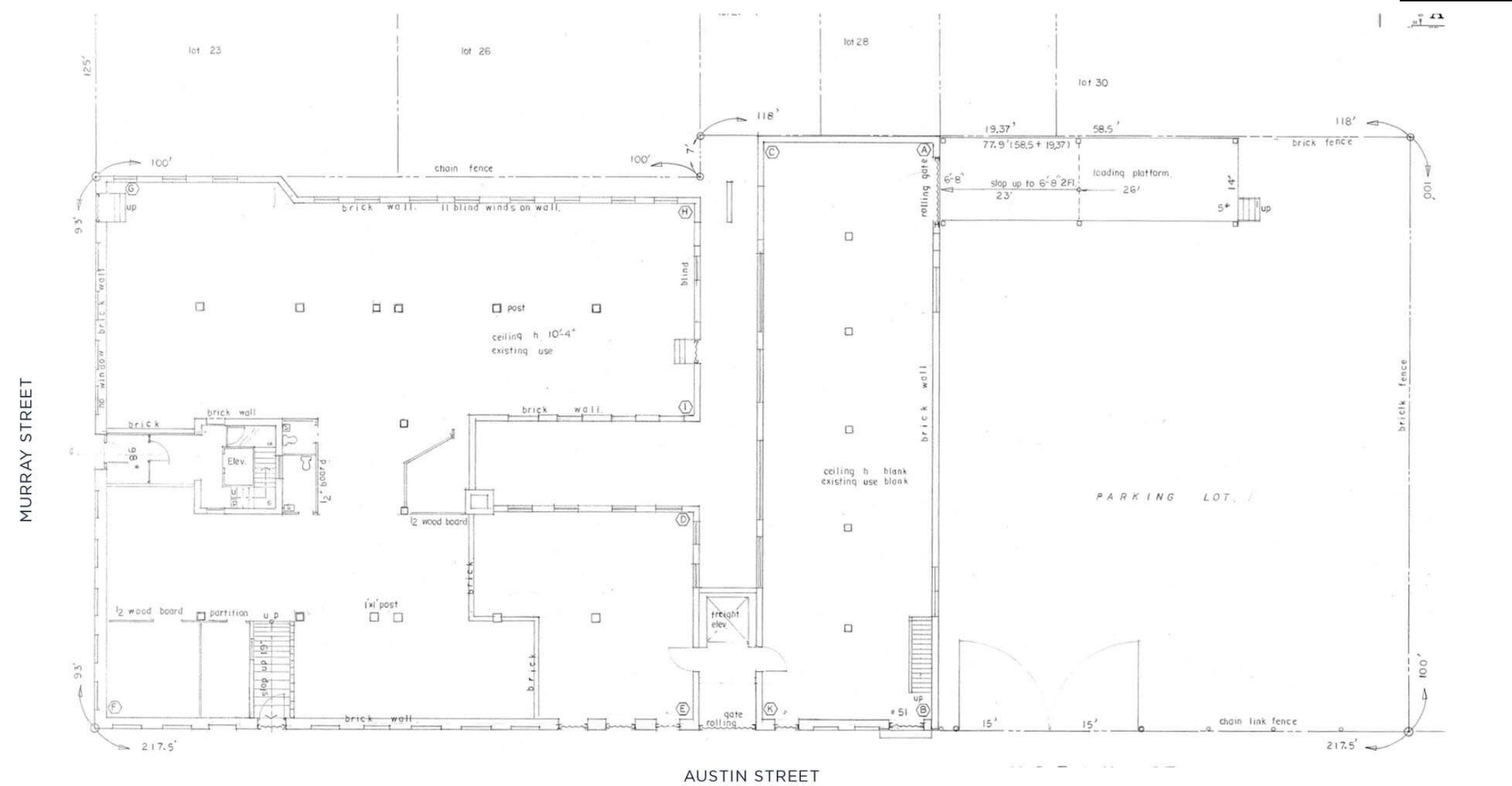
***Dimensions are based on the property offering materials and are consistent with the survey. Lot 12 includes the existing ±60,000 SF building known as 98-104 Murray Street, together with approximately ±10,000 SF of adjacent land. All dimensions and areas are approximate and subject to independent verification.

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Architectural elevation drawing of the front facade of the building at 100 West 10th Street, New York City. The drawing shows a multi-story building with a central entrance featuring a semi-circular archway. The facade is divided into sections by vertical pilasters and horizontal bands. Dimensions are indicated on the right side of the drawing.

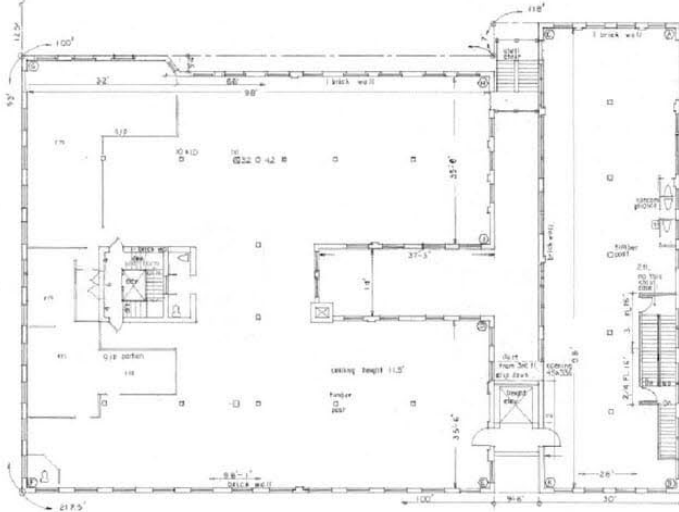
This architectural elevation drawing shows the exterior of a large industrial building. The facade is characterized by a series of vertical structural elements and windows. On the right side, there is a loading platform with a ramp leading up to it. The drawing includes various labels such as 'rolling gate', 'freight elev.', 'loading platform', and 'G.L. level 95'. Dimensions are indicated at the bottom, including '100'' and '30''.

FLOOR PLANS
GROUND FLOOR

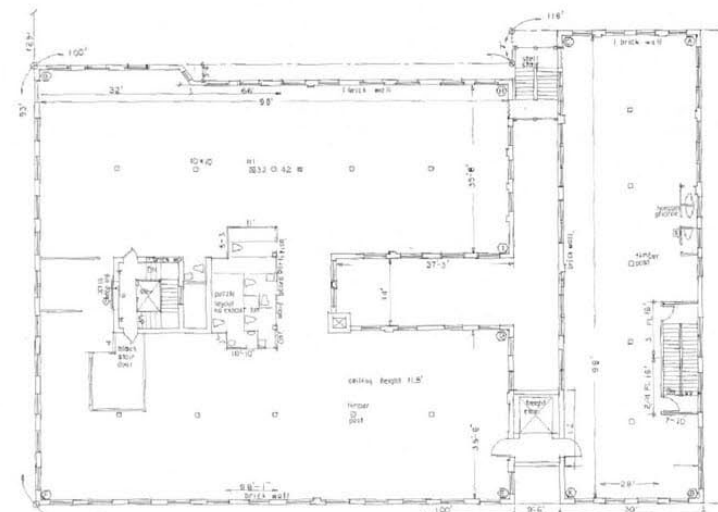


FLOOR PLANS

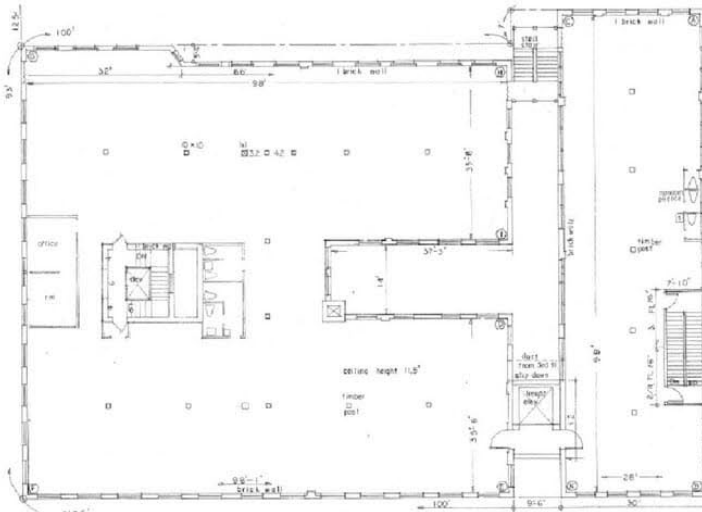
2ND FLOOR



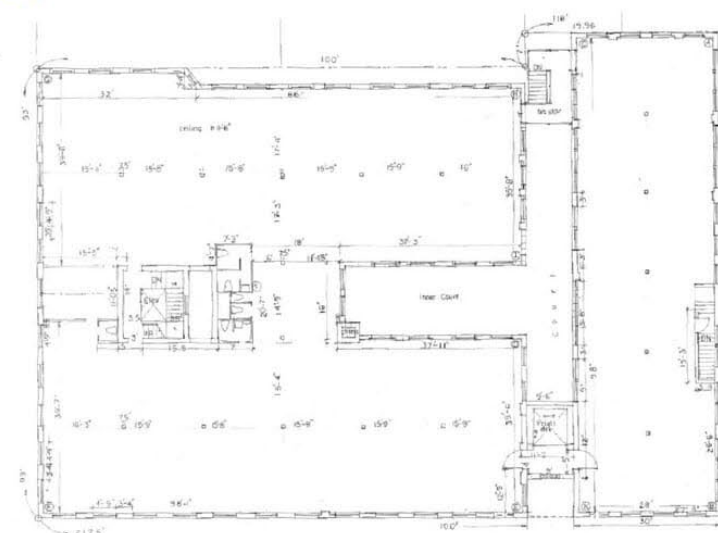
4TH FLOOR



3RD FLOOR



5TH FLOOR





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