

# 2145 McCarter Highway Newark, NJ

For Sale  
80,000± SF  
Industrial



**LOCATED IN THE OPPORTUNITY ZONE  
& URBAN ENTERPRISE ZONE**

Property Features

- Building Size: 80,000± SF
- Lot Size: 2.5 Acres
- Tailgates: Six (6)
- Drive-Ins: One (1)
- Heavy power
- Available Immediately
- Taxes: \$60,848 (2024)
- Fast Access to Routes 1, 9, 280 & the NJ TPKE
- Close to Ports, Tunnels, & Newark Liberty International Airport

 **For more information**

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**SALE PRICE \$5,800,000**

**NAI James E. Hanson**

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# Aerial View & Highway Map

2145 McCarter Hwy.  
Newark, NJ

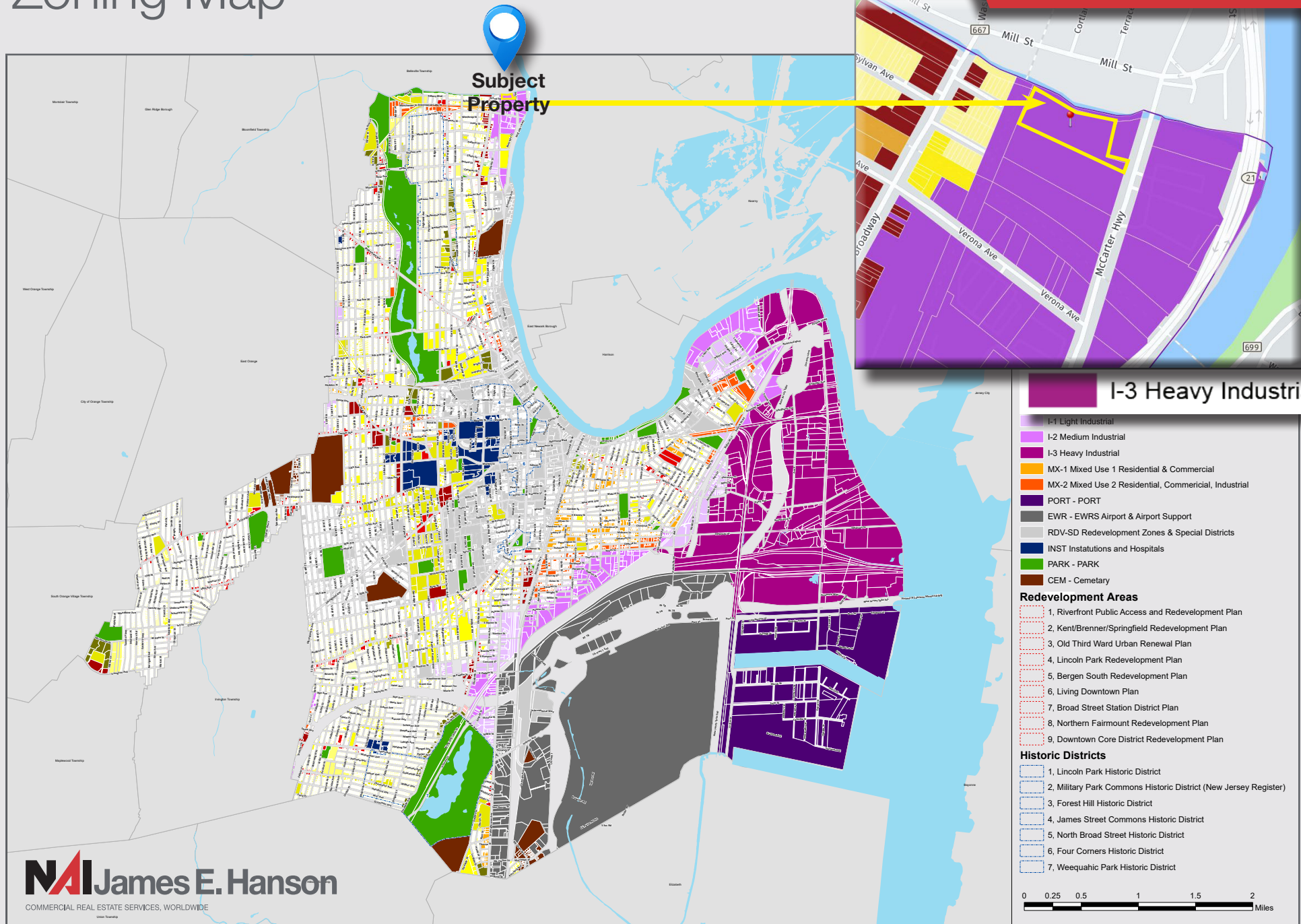




# Newark

## Zoning Map

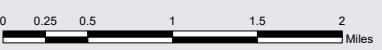
2145 McCarter Hwy.  
Newark, NJ



Subject Property

I-3 Heavy Industrial

- I-1 Light Industrial
  - I-2 Medium Industrial
  - I-3 Heavy Industrial
  - MX-1 Mixed Use 1 Residential & Commercial
  - MX-2 Mixed Use 2 Residential, Commercial, Industrial
  - PORT - PORT
  - EWRS - EWRS Airport & Airport Support
  - RDV-SD Redevelopment Zones & Special Districts
  - INST Institutions and Hospitals
  - PARK - PARK
  - CEM - Cemetary
- Redevelopment Areas**
- 1, Riverfront Public Access and Redevelopment Plan
  - 2, Kent/Brenner/Springfield Redevelopment Plan
  - 3, Old Third Ward Urban Renewal Plan
  - 4, Lincoln Park Redevelopment Plan
  - 5, Bergen South Redevelopment Plan
  - 6, Living Downtown Plan
  - 7, Broad Street Station District Plan
  - 8, Northern Fairmount Redevelopment Plan
  - 9, Downtown Core District Redevelopment Plan
- Historic Districts**
- 1, Lincoln Park Historic District
  - 2, Military Park Commons Historic District (New Jersey Register)
  - 3, Forest Hill Historic District
  - 4, James Street Commons Historic District
  - 5, North Broad Street Historic District
  - 6, Four Corners Historic District
  - 7, Weequahic Park Historic District



# Newark Zoning

## I-3 Heavy Industrial

2145 McCarter Hwy.  
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Heavy Industrial (I-3) zoning allows for industrial development of buildings up to ten stories high and permits specific uses that are generally incompatible with residential neighborhoods and thus typically not allowing residential uses.

Because it allows for uses that are incompatible with and even harmful; to residents, I-3 zoning is confined to - and comprises much of - the Newark Industrial District and has very low proximity to any residential neighborhood

### PERMITTED USES

- Convenience Retail
- Data Center
- Electrical or Gas Switching Facility, Power Distribution or Substation
- Emergency Food Distribution Center, Food Pantry & Soup Kitchen
- Governmental (Non-Municipal) Uses
- Laundry Facility-Commercial/Wholesale
- Manufacturing, Light
- Manufacturing, Medium
- Municipal Uses
- Operation Facilities for Bus/Taxicab/Ambulance/Limousine
- Parking Garage, Commercial Vehicle
- Research and Development
- Solar Energy System
- Telephone Switching Facility
- Truck Terminal
- Vehicle Towing Facility
- Warehousing, Wholesaling and Distribution
- Wholesale Bakeries
- Wind Energy Systems, Large
- Automotive Lifts (see Section 40:4-6. Additional Standards)
- Composting (see Section 40:4-6. Additional Standards)
- Parking Area, Private
- Donation Bin (See Section 40:4-6. Additional Standards)
- Offices
- Parking, Structured

### CONDITIONAL USES

- Automobile Paint and Body Repair
- Automobile Repair and Tire Repair
- Billboards
- Commercial, Industrial Truck and Bus Services
- Commercial Antennas & Microwave Dishes
- Crematorium, Animal
- Dry Cleaning & Laundry Establishment
- Exterminator / Pesticide Application Business
- Gasoline Station
- Live Animal Market
- Materials Salvage or Junk Facility
- Recycling Center
- Sexually Oriented Businesses
- Commercial, Industrial Truck and Bus Wash
- Outdoor Display Area
- Outdoor Storage
- Outdoor Storage, Chemical
- Outdoor Storage, Portable Storage Units
- Solar Energy Systems
- Wind Energy Systems, Small