

EAST ORANGE INDUSTRIAL OPPORTUNITY AVAILABLE FOR SALE & LEASE



PRE
Real Estate Services



PROPERTY INFORMATION



Property Details

Lot Size: 54,288 SF

Acres: 1.24 Acres

Ingress: Dodd Street **Egress:** Meadow Street

Taxes: \$3,019 PER MONTH

Availability: Immediately

Building Details

Total Building SF: 5,780 **Building 1:** 1,250 SF **Building 2:** 4,530 SF

Year Built: 1980

Roof: Adequate & Maintained

Ceiling Heights: Building 1: 9' & Building 2: 14'

Structure: Cinder Blocks and Concrete

PROPERTY INFORMATION



Highlights:

Potential Income From The 2 Family Residential Home On Site

Great Location By The New Jersey Parkway

Owner Is Willing To Provide Owner Financing

Property Is Gated & Fenced

Utilities:

1 Phase 30 amps of Power Serviced By Public Service

Natural gas Public Service & Gas

Sewer Service: (PVSC) Passaic Valley Sewer Commission

Water: (EOWG) East Orange Water Commission

FOR SALE / LEASE | INDUSTRIAL PARCEL

1.24 ACRES AVAILABLE



Features

1.24 Acres



Close Proximity to the Parkway



Property is Divisible



Fenced and Gated



LOCATION OVERVIEW



LOCATION

NEIGHBORHOOD OVERVIEW



PORT NEWARK

Within 16.5 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. 13.9 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 13.2 mile drive onto 1-78 then up the Parkway 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

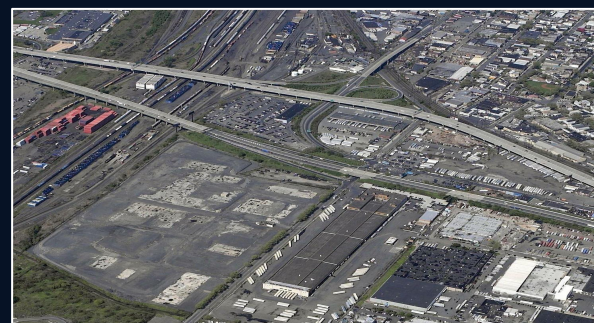
Located within 11.5 miles of the site, Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Elizabeth to key destinations such as New York City, Newark, and other parts of New Jersey, making it a vital corridor for businesses, and freight transportation.

ROUTE 1 & 9

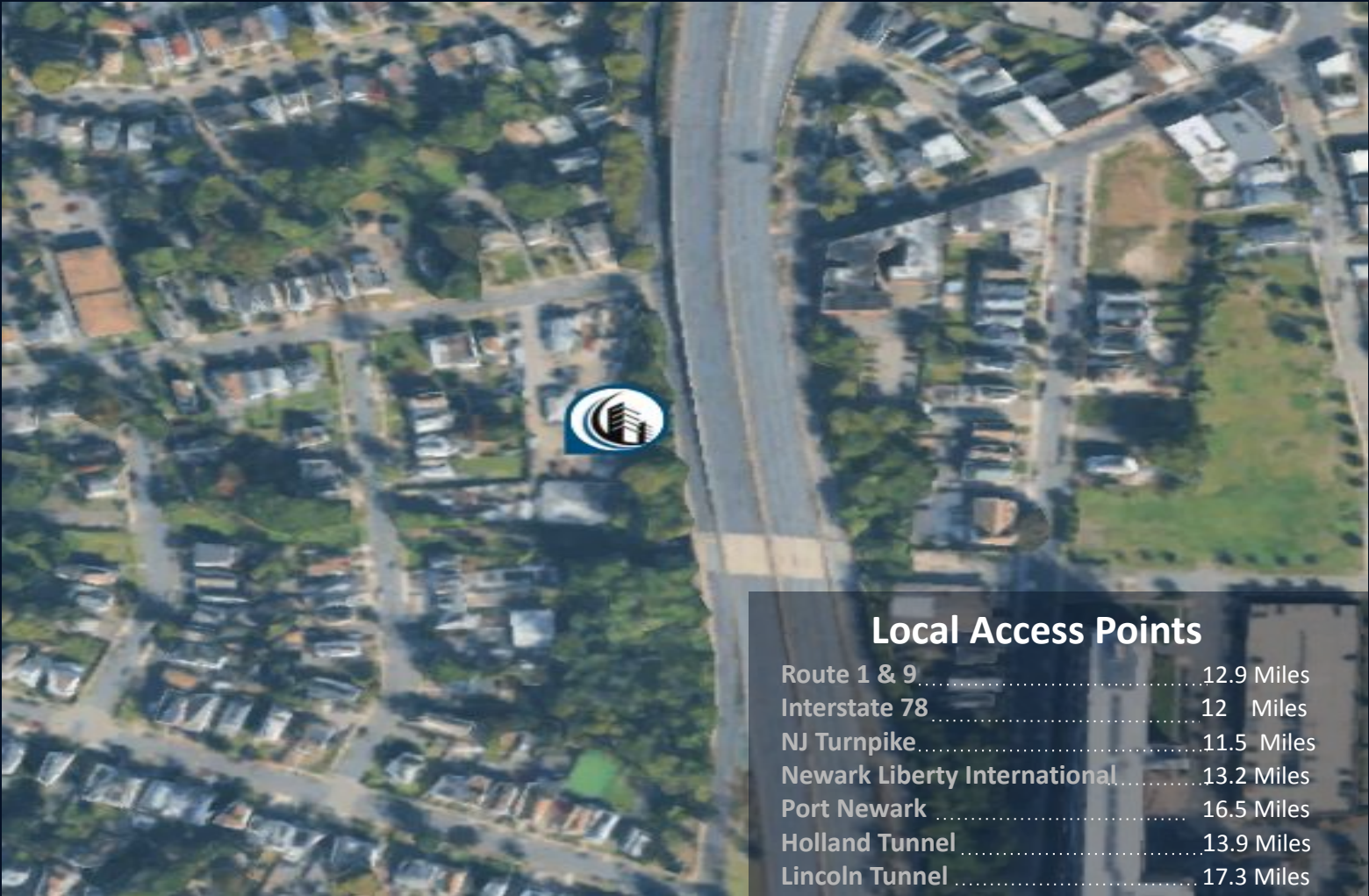
U.S. Route 1 & 9 is a major highway that primarily serves the East Coast and stretches over 2,000 miles. Beginning in Key West, Florida and ending in Fort Kent, Maine at the Canadian border. This site is 12.9 miles away from this major truck route ensuring the convenient transportation of goods and materials for local businesses.

INTERSTATE 78

Located within 12 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



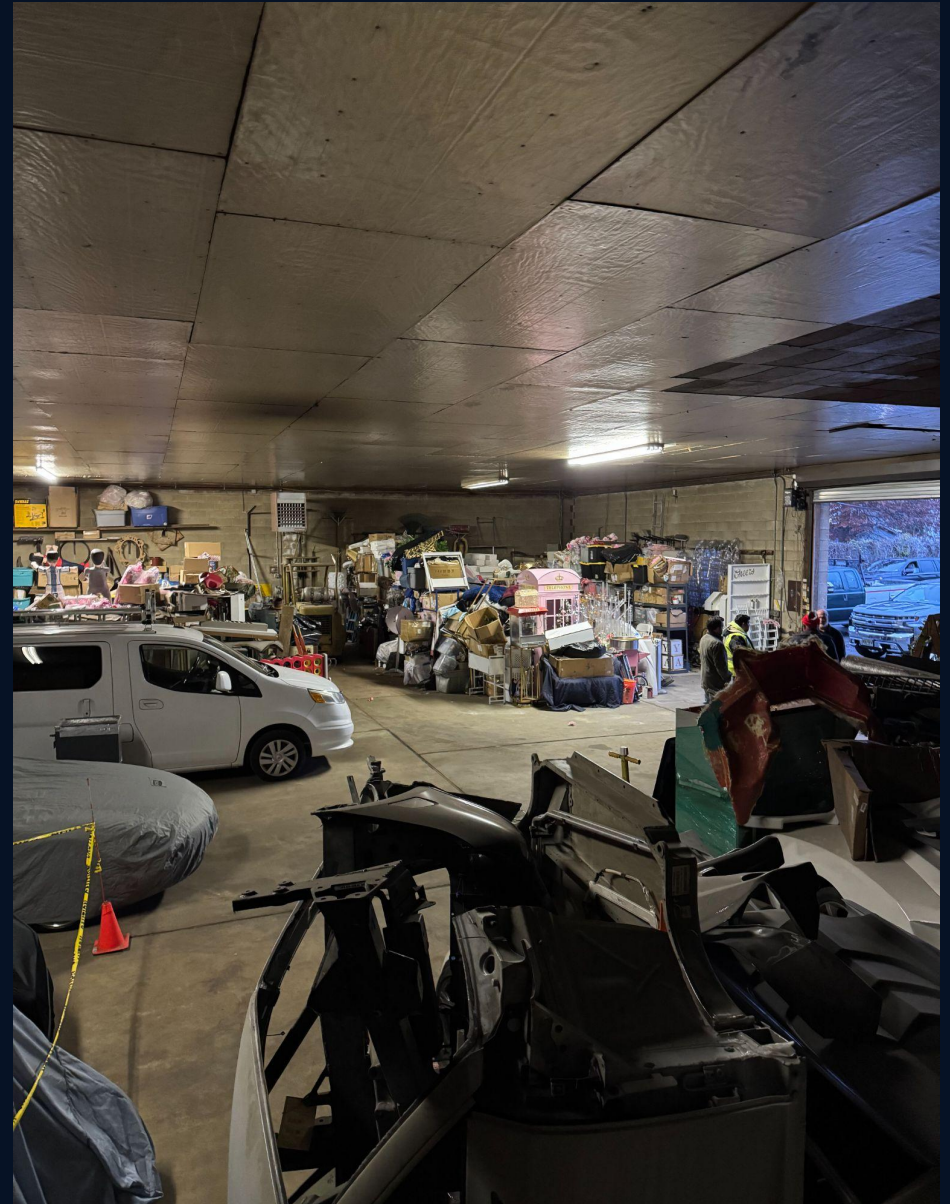
LOCATION OVERVIEW



Local Access Points

Route 1 & 9	12.9 Miles
Interstate 78	12 Miles
NJ Turnpike	11.5 Miles
Newark Liberty International	13.2 Miles
Port Newark	16.5 Miles
Holland Tunnel	13.9 Miles
Lincoln Tunnel	17.3 Miles

LOCATION PICTURES

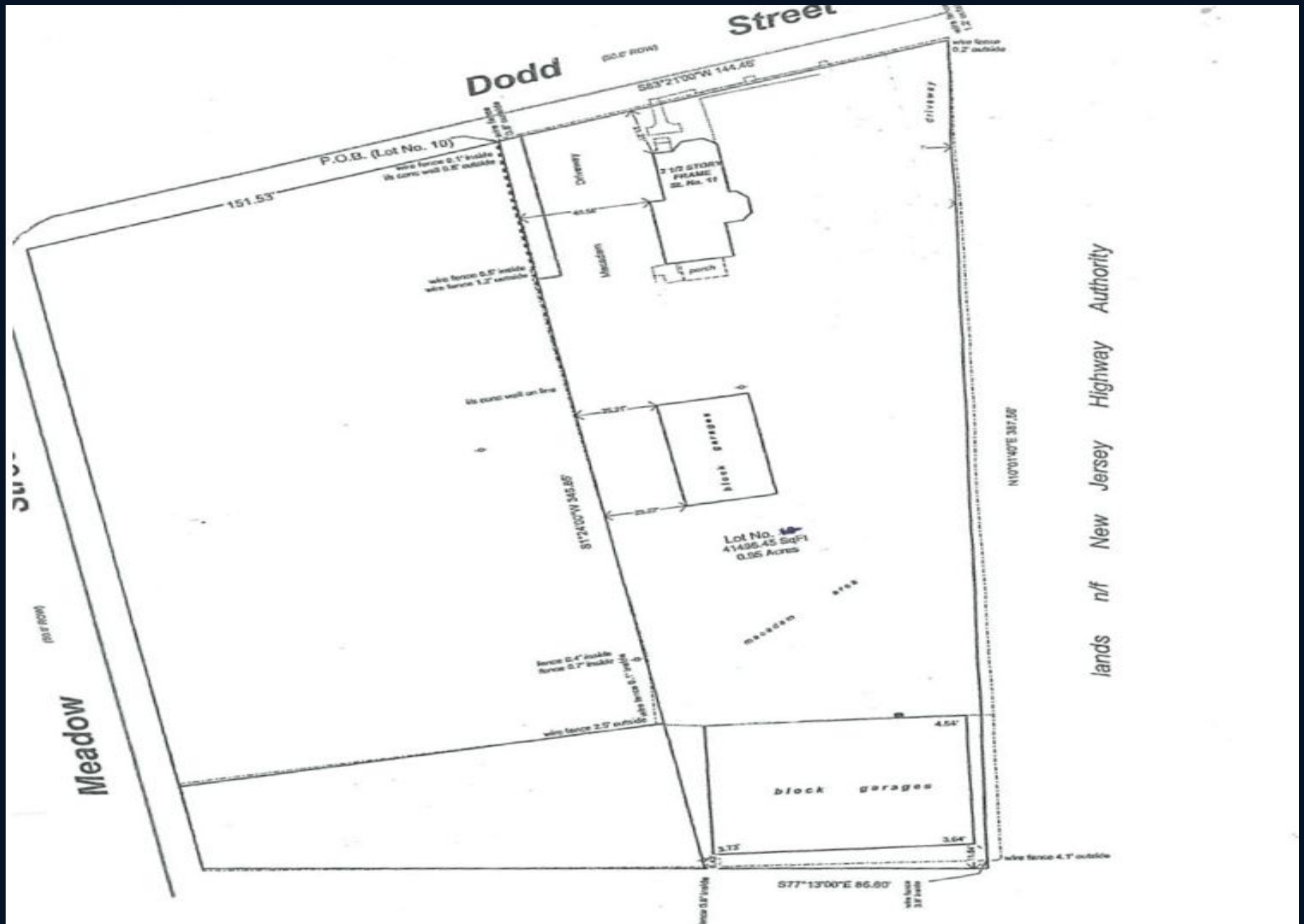


LOCATION PICTURES



LOCATION PICTURES





PRE TEAM



Jason Marzano

Industrial Leasing Division

(201) 341-7107

jmarzano@PRE-Services.com



John Notte

Industrial Investment Sales

(973) 650-9901

nottecre@outlook.com



Vinny Silveira

Industrial Leasing Division

(201) 341-1966

Vinny@PRE-Services.com



Michael Marzano

Industrial Leasing Division

(973) 229-1320

Michael@PRE-Services.com

CONFIDENTIALITY & CONDITIONS

This offering was prepared by PRE Commercial Real Estate and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Financial projections shall not be relied upon, are provided for general reference purposes only, and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. Actual results will differ from those projected. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

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.

Owner and PRE Commercial Real Estate expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any tenant review this Offering or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. PRE Commercial Real Estate is not authorized to make any representations or agreements on behalf of Owner.

This Offering is the property of PRE Commercial Real Estate and may be used only by parties approved by PRE Commercial Real Estate. The Property is privately offered and, by accepting this Offering, the party in possession hereof agrees (i) to return it to PRE Commercial Real Estate immediately upon request of PRE Commercial Real Estate or Owner and (ii) that this Offering and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of PRE Commercial Real Estate and Owner.

Your obligations to keep the Evaluation Material confidential shall not include information that: (i) is or becomes publicly available other than as a result of acts by you or your Representatives in breach of this agreement; or (ii) on your counsel's advice must be disclosed pursuant to law or a subpoena or other court order, but only to the extent specified in such subpoena or court order; provided prior to complying with any such order you shall give written notice to us that such demand has been made upon you and to the extent not legally prohibited you shall provide us with an opportunity to contest any such direction or order.

The terms and conditions set forth above apply to this Offering in its entirety.