

IRVINGTON INDUSTRIAL OPPORTUNITY AVAILABLE FOR LEASE



PRE
Real Estate Services



OFFERING SUMMARY



PROPERTY INFORMATION



Property Details

Lot Size: 182,952 SF

Acres: 4.2 acres

Total Building SF: 3,000 SF

Ceiling Heights: 18' Clear

Drive - In Doors: 3 Doors

Taxes: \$1,300 PER MONTH/ACRE

Building Details

Class: C

Construction: Block and Brick

Year built: 1960

Power: 3 phase - 220 Amps

Lighting: Incandescent and LED

Utilities: Public water, sewer and electric

Site Improvements: Milled, Fenced, & Lit

Availability: Immediately

FOR LEASE

4.2 ACRES AVAILABLE



**4.2 Acres of Industrial
Land**



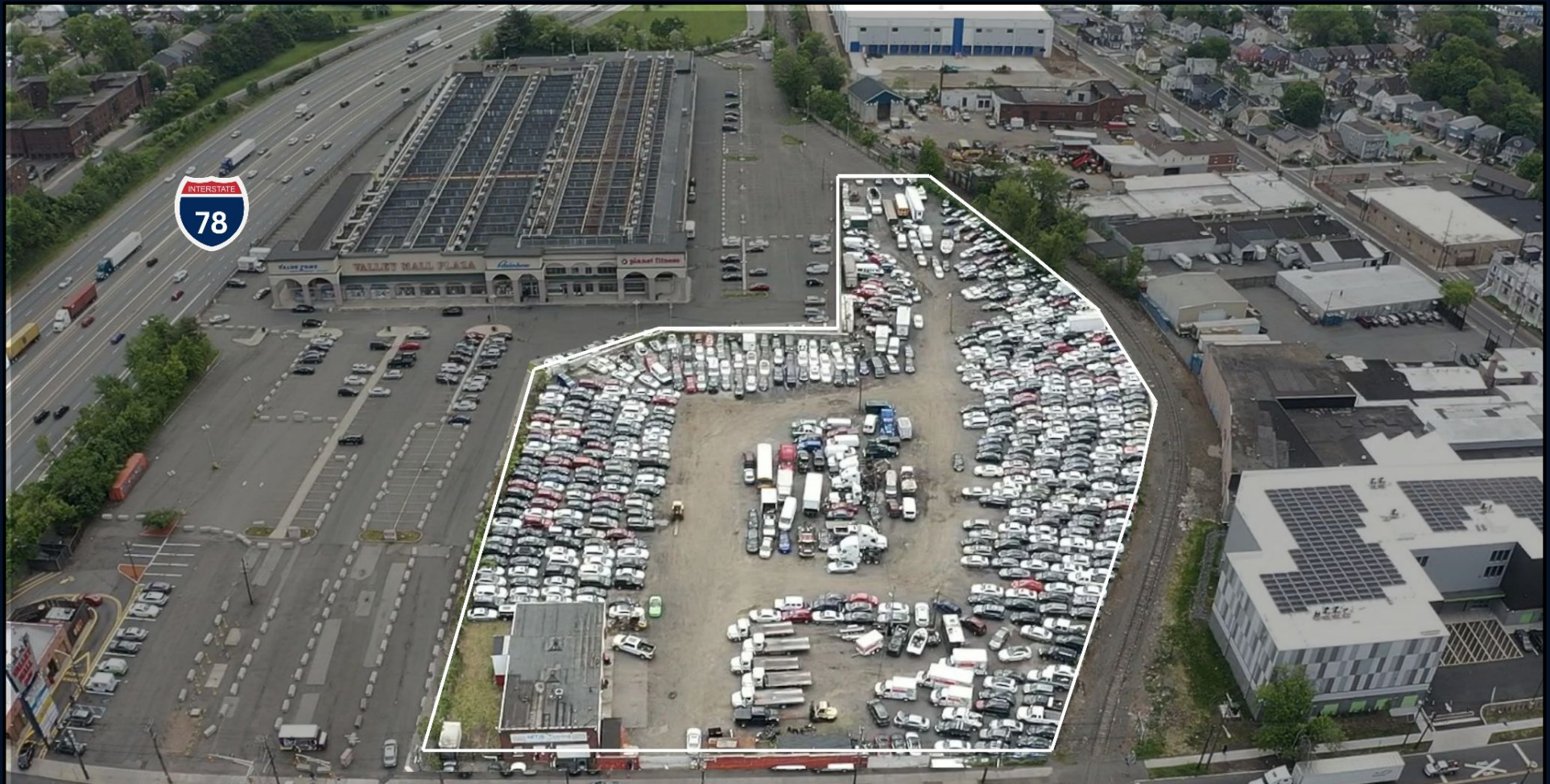
**3,500 SF Garage with 3 Drive
in bays**



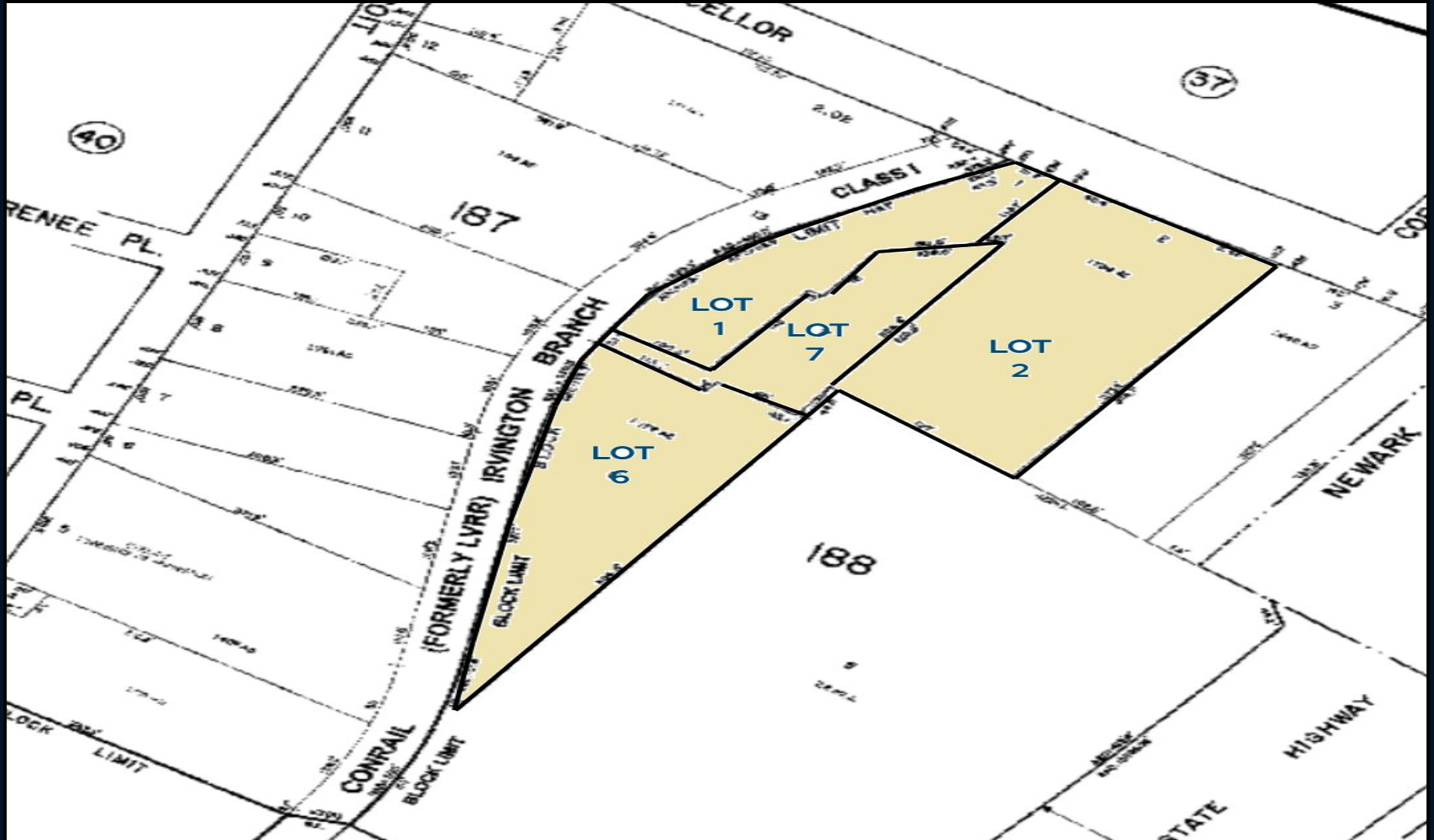
**1,000 SF Of Office
Space**



**Immediate Access To
Route I - 78**



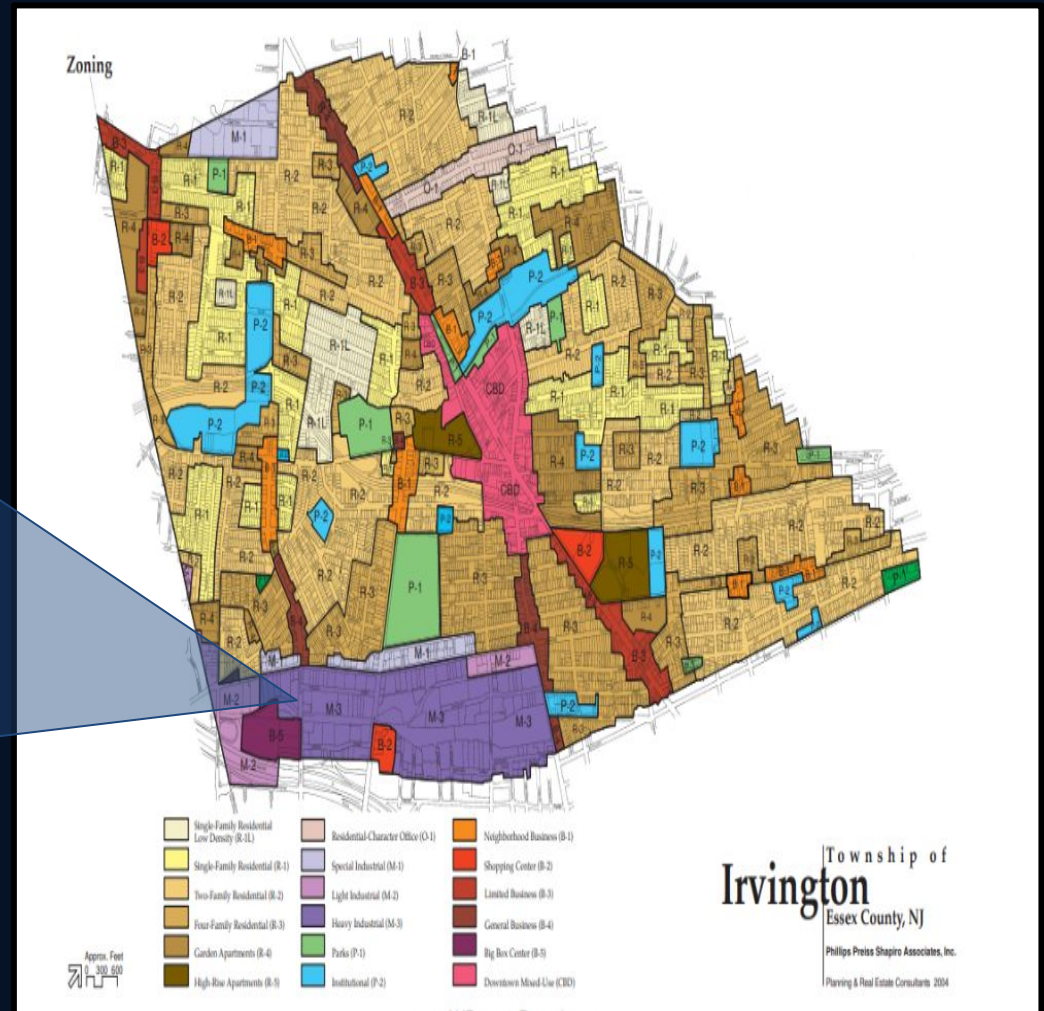
TAX MAP



ZONING MAP



M-3 Heavy Industrial



ZONING OVERVIEW



The property covers the heavy industrial manufacturing zone (M-3) which permits a range of industrial uses that are less compatible with residential areas within the City of Irvington. This zone allows for the manufacturing of raw materials, warehousing, auto dealerships and auto/truck repair body shop.

M-3 zoning is applied in areas of Irvington neighborhoods such as Chancellor Avenue, Coit Street, Woolsey Street, Cordier Street, and Lyons Avenue. If you have any questions regarding your specific use, please feel free to reach out to the Leasing Team.

Heavy Industrial Manufacturing Zone (M - 3)

1. Manufacturing of light machinery, such as but not limited to carburetors, small machine parts, sewing machines, cash registers, typewriters, calculators and other office machines.
2. Fabrication of metal, paper, and wood products.
3. Manufacture, assembly and/or packaging of electronics and electric components, instruments, precision tools, timepieces.
4. Outdoor Storage.
5. Wholesales and Distribution.
6. Heavy manufacturing operations.
7. Auto Dealerships
8. Truck/Auto Body Shops
9. Distribution terminals, parcel, delivery service industry.
10. Extraction or excavation operations subject to subsection 38-6.1g
11. Glass and textile manufacture.
11. Truck terminals & Bulk Distribution
12. Lumber and building materials.
13. Contractors' equipment, sales and service.
14. Wholesale business storage and warehousing.



LOCATION OVERVIEW



LOCATION

NEIGHBORHOOD OVERVIEW



PORT NEWARK

Within 6.5 miles Irvington 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. 12 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 4.6 miles drive along 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

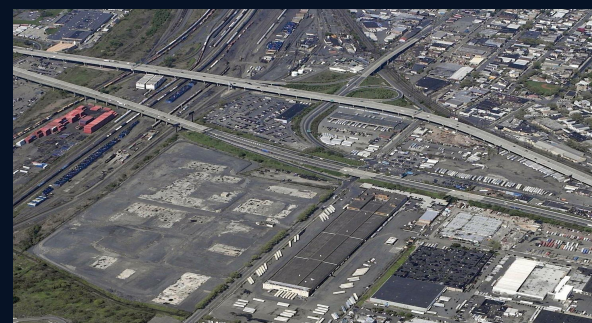
Located within 4.4 miles of the site Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Elizabeth to key destinations such as New York City, Newark, and other parts of New Jersey, making it a vital corridor for businesses, and freight transportation.

ROUTE 1 & 9

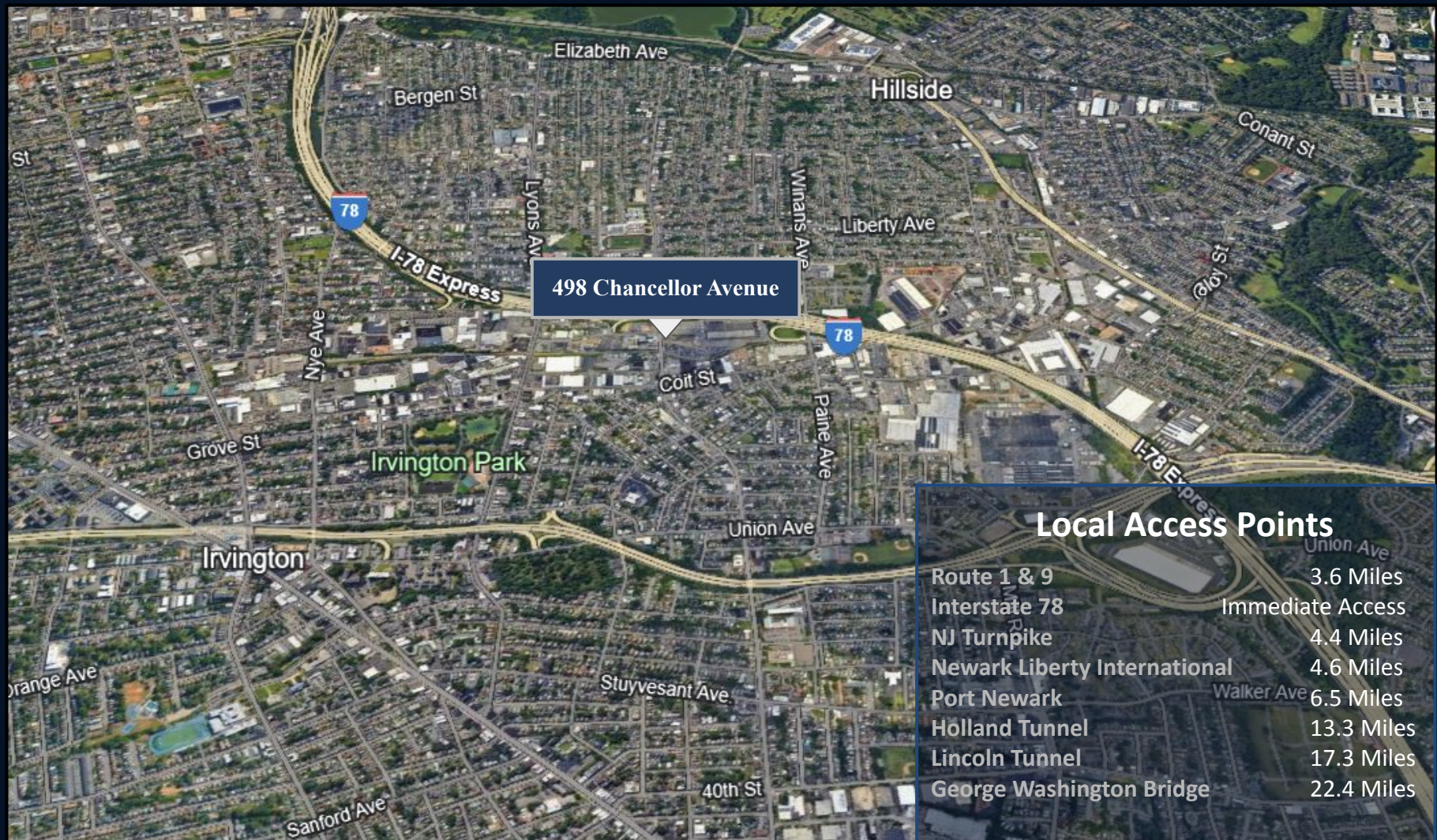
U.S. Route 1 & 9 is a major highway that primarily serves the East Coast and stretches over 2,000 miles. Beginning in Key West, Florida and ending in Fort Kent, Maine at the Canadian border. This site is within 5 miles to this major truck route ensuring the convenient transportation of goods and materials for local businesses.

INTERSTATE 78

This site provides immediate access to Route I - 78, which serves as an East - West highway. Beginning in Harrisburg, Pennsylvania and ending 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	3.6 Miles
Interstate 78	Immediate Access
NJ Turnpike	4.4 Miles
Newark Liberty International	4.6 Miles
Port Newark	6.5 Miles
Holland Tunnel	13.3 Miles
Lincoln Tunnel	17.3 Miles
George Washington Bridge	22.4 Miles

PRE TEAM



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