

INDUSTRIAL BUILDING FOR SALE



116-130 ORCHARD STREET – NEWARK, NJ 07102

Income-Producing Property with Redevelopment Potential



PROPERTY OVERVIEW

Block / Lot	890 / 50
Building SF	28,000
Land SF +/-	47,000
Zoning	Lincoln Park RDV Plan
Taxes (2024)	\$38,000
Building Height	Up to 6 Stories
Maximum Density	Up to 250 Units

ASKING PRICE
\$5,000,000

CONTACT

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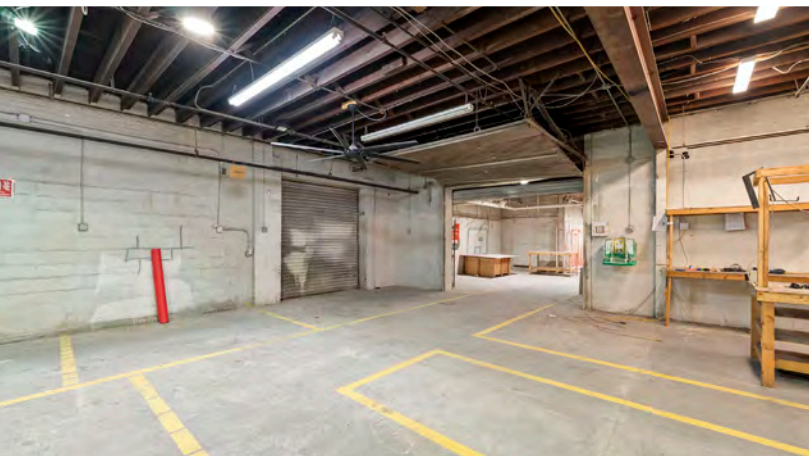
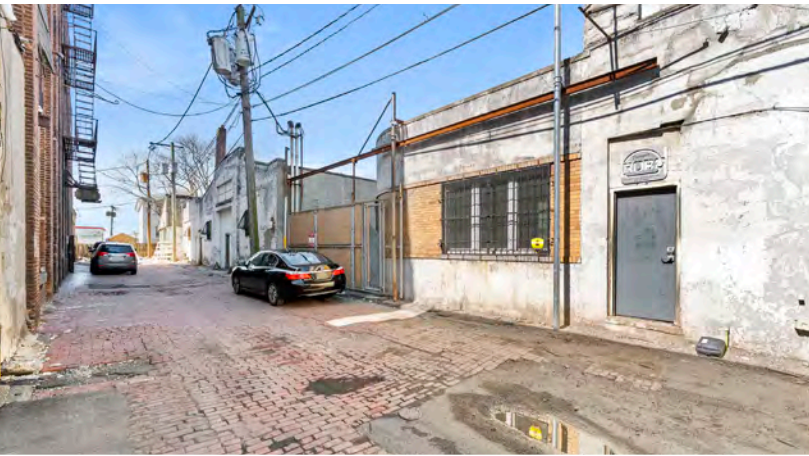
THE OPPORTUNITY

The Quinas Companies Inc. ("QCRE") is pleased to exclusively offer the property at 116-130 Orchard Street in Newark, NJ for sale. The property consists of a one-story, 28,000 SF warehouse with nine drive in doors and two loading docks. The 47,000 SF parcel lies in the Lincoln Park Redevelopment plan which offers the as-of-right development of a six story multi-family building with up to 250 units. The improvements are centrally located, just outside of Downtown Newark and within walking distance to Newark's Penn Station. Additionally, the site is just off Route 21 with direct access to major highway arteries I-78, I-280, and I-95.



**For conceptual purposes only; not actual rendering of the property*

**116-130 ORCHARD STREET
NEWARK, NJ 07114**



Nearby Area Developments

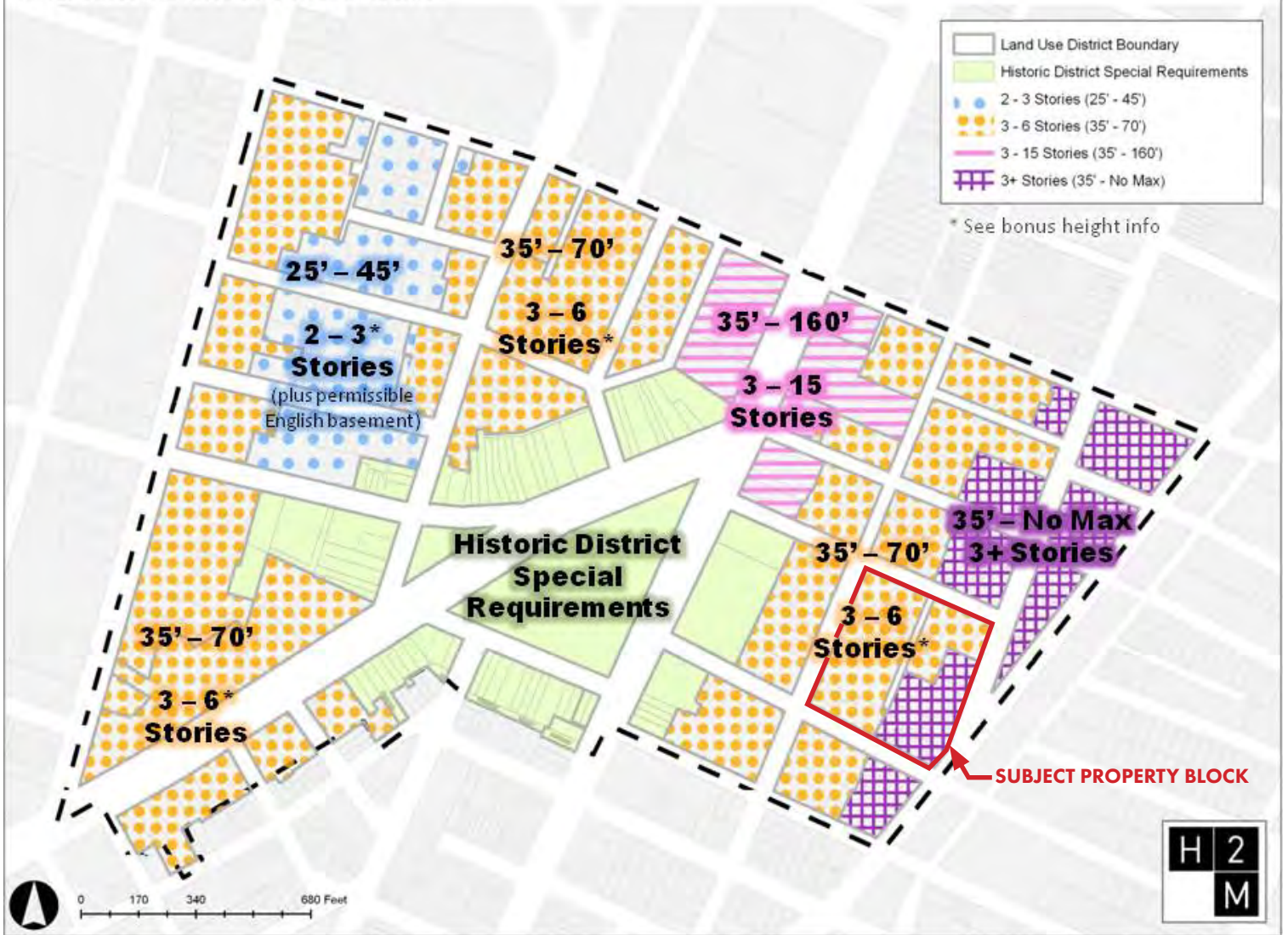


ADDRESS	# UNITS	STAGE
1 1072-1078 Broad St	68	Approved
2 1033 Broad St	62	Approved
3 1010 Broad St	111	Approved
4 313-315 Mulberry St/Beach St	1008	Approved
5 317 Mulberry St	24	Approved
6 46-50 W Kinney St	14	Approved
7 892-900 Broad St	446	Approved
8 16-34 William St	712	Approved
9 200 Market St	514	Approved

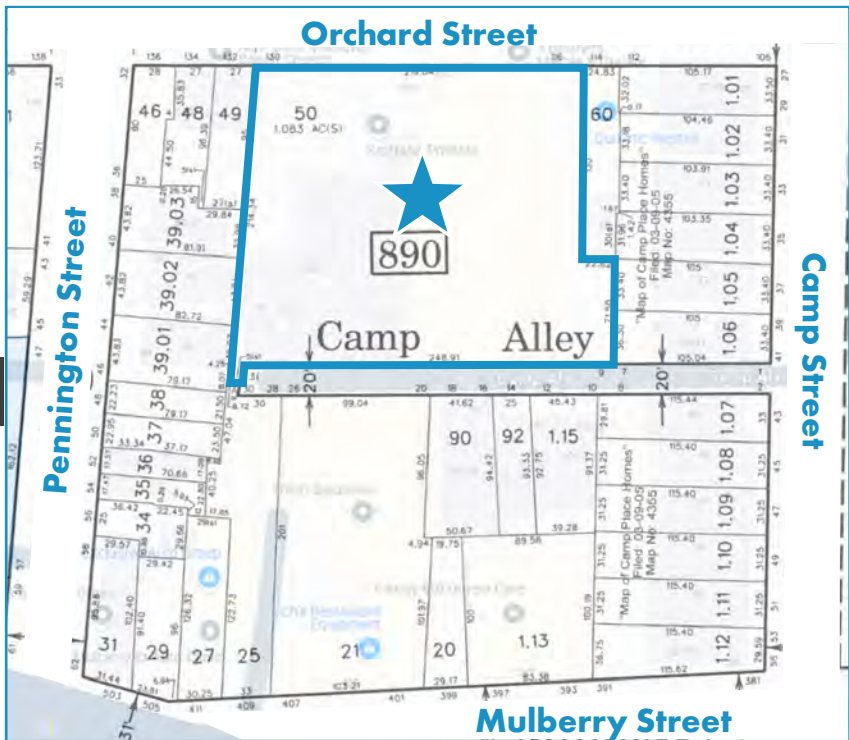
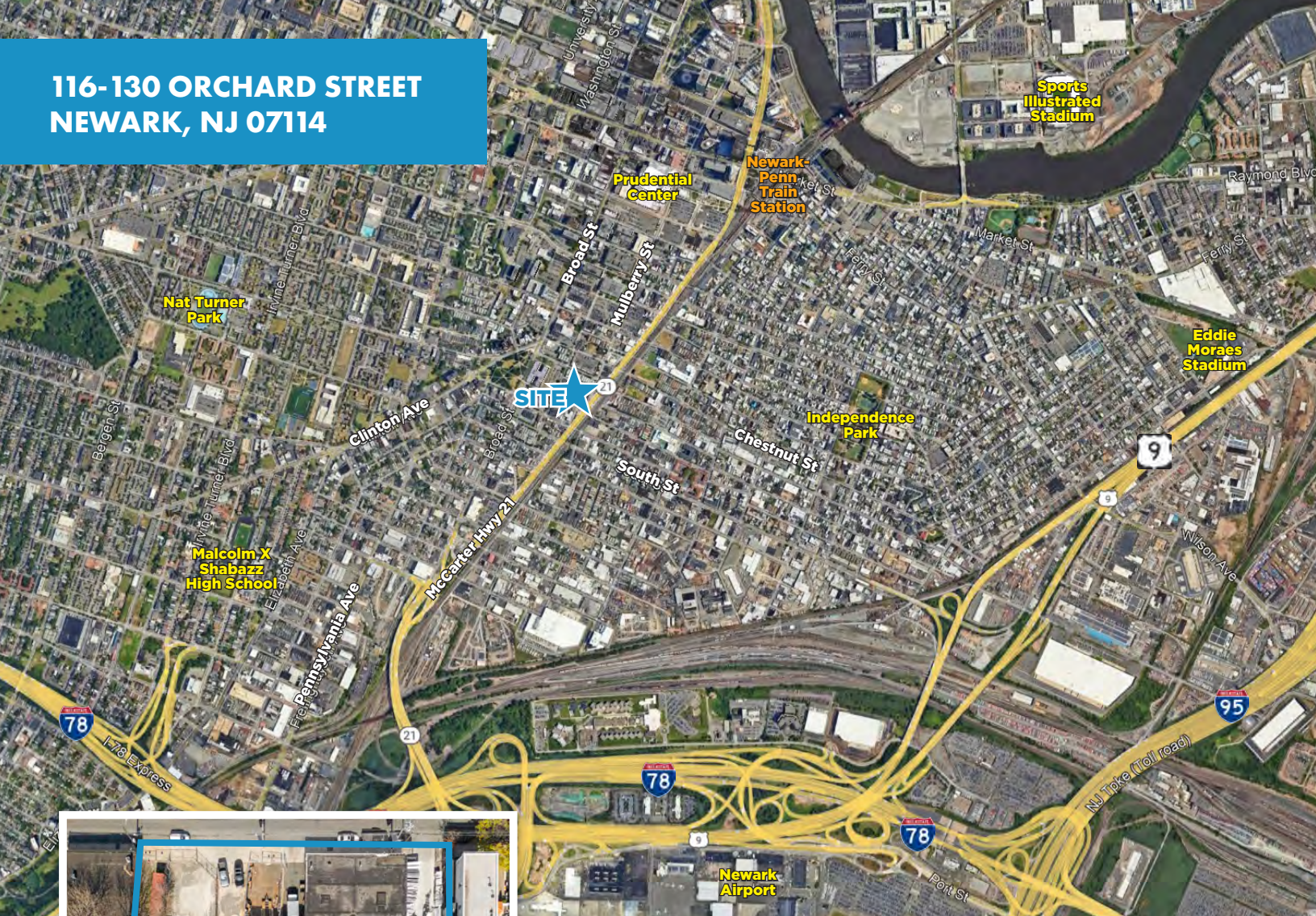
ADDRESS	# UNITS	STAGE
10 514 Mulberry St	367	Approved
11 1007-1009 Broad St	56	In Construction
12 442-448 Washington St	63	In Construction
13 777 McCarter Hwy	370	Stablized
14 65 McWhorter Street	135	Stablized
15 55 Union Street	403	Stablized
16 225 McWhorter Street	46	Stablized
17 42-50 Vesey Street	72	Stablized

BUILDING HEIGHTS PLAN (Min and Max Permitted)

Figure 17: Building Height Plan



**116-130 ORCHARD STREET
NEWARK, NJ 07114**



CONTACT

PARCEL MAP

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