

NEWARK INDUSTRIAL OPPORTUNITY AVAILABLE FOR SALE & LEASE



PRE
Real Estate Services



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PROPERTY INFORMATION

Property Details

Lot Size: 19,166 SF

Acres: 0.44 Acres

Lighting: Incandescent

Taxes: \$1,100 PER MONTH

Availability: Immediately

Building Details

Total Building SF: 4,972

Year Built: 1960

Roof: Adequate & Maintained

Drive - In Doors: 2

Ceiling Heights: 12'

Structure: Brick Columns, Steel Beams, Wooden Rafters, Concrete Block Addition

PROPERTY INFORMATION



Highlights

Paved & Lit Throughout The Property

Opportunity To Take Over Existing Car Wash

Ingress from Raymond Boulevard to Egress on Blanchard Street

Additional Curb cut along Raymond for Alternative Use

Power Wash Equipment Included

Utilities

600 Amps of Power Serviced By Public Service

Natural Gas Public Service & Gas

Sewer Service: (PVSC) Passaic Valley Sewer Commission

Water: (NWD) Newark Water Department

FOR SALE / LEASE | INDUSTRIAL PARCEL

0.44 ACRES AVAILABLE



Features

0.44 Acres



Prime Location to cater to the Public



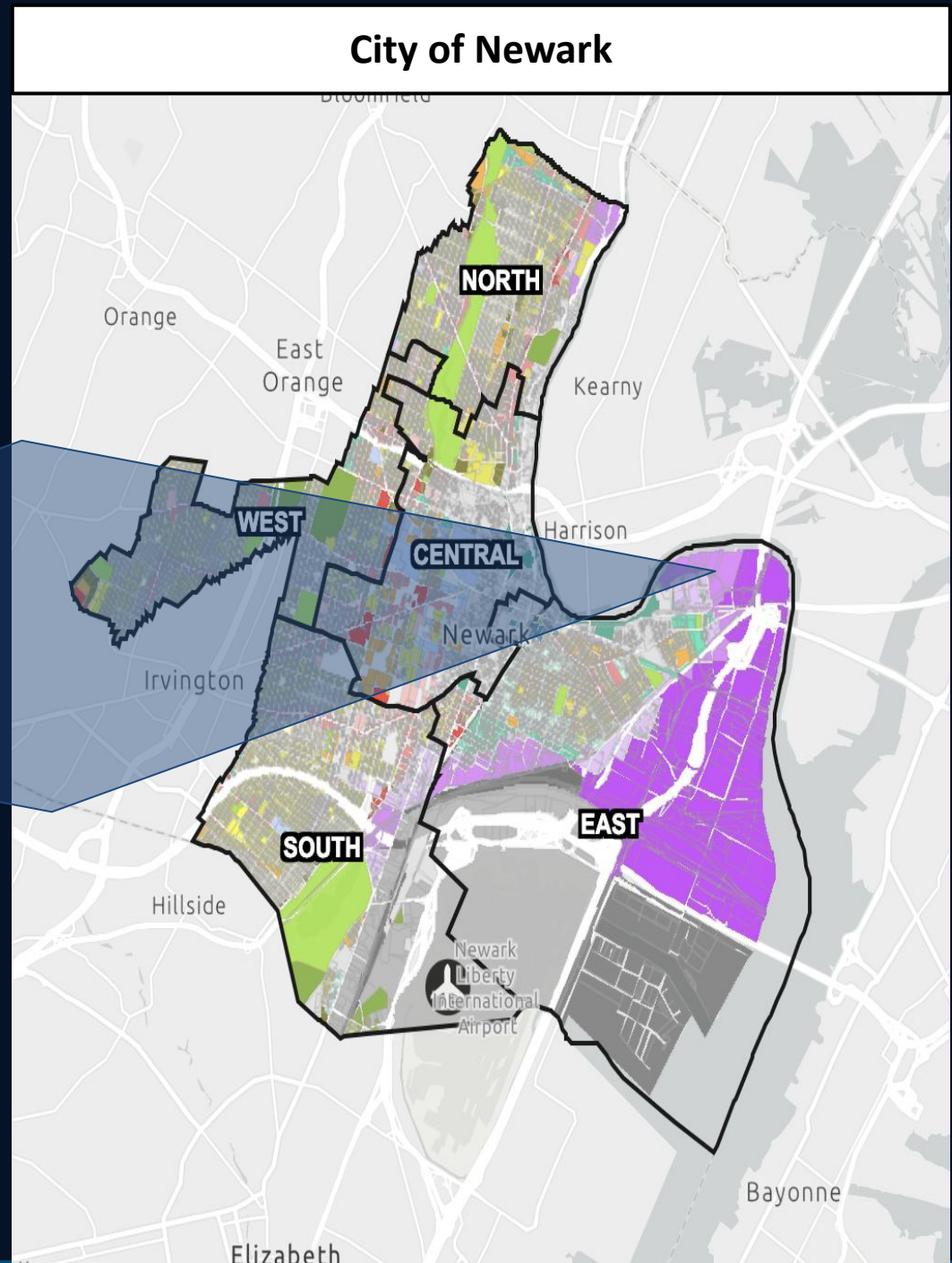
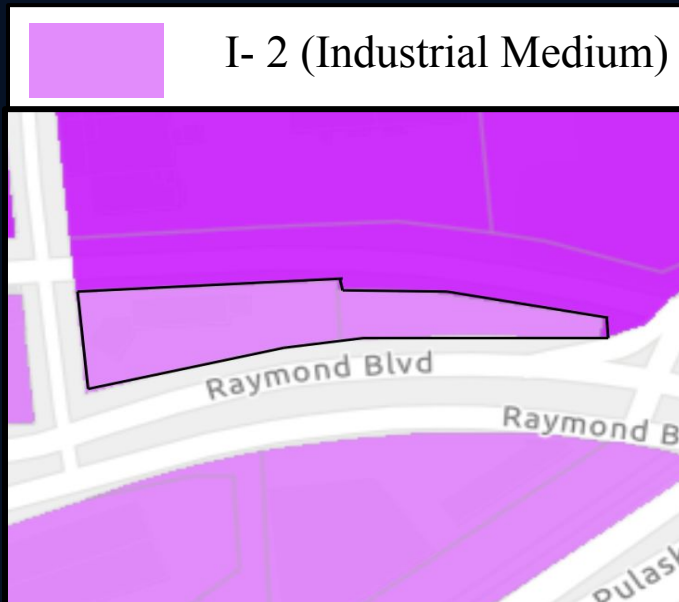
Includes a Fully built Out Car Wash Facility



Fenced, Gated, Surveillance System



ZONING MAP



ZONING OVERVIEW



Permitted Uses in the I-2 (Medium Industrial Zone):

1. Automobile Paint and Body Repair
2. Automobile Repair and Tire Repair
3. Automobile Sales
4. Automobile Car Wash
5. Cannabis Cultivator
6. Cannabis Delivery
7. Cannabis Manufacturer
8. Commercial, Industrial Truck and Bus Services
9. Convenience Retail
10. Flex Space, Light Industrial
11. Gasoline Station
12. Heavy Retail and Service
13. Manufacturing, Light
14. Truck Terminal
15. Truck, Tractor, Trailer, and Heavy Vehicle Parking or Storage
16. Vehicle Towing Facility



The property covers the medium industrial zone (I-2) which allows for the industrial development of buildings up to six stories high, and permits a range of uses that are less compatible with residential areas within the City of Newark.

I-2 zoning is applied in areas of Newark neighborhoods such as McCarter Highway, the Passaic river waterfront on North Broadway, around S 15th Street in Fairmount; North of Raymond Boulevard. If you have any questions regarding your specific use, please feel free to reach out to the Leasing Team

LOCATION OVERVIEW





LOCATION

NEIGHBORHOOD OVERVIEW

PORT NEWARK

Within 4.5 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. 6.3 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 6.6 mile 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

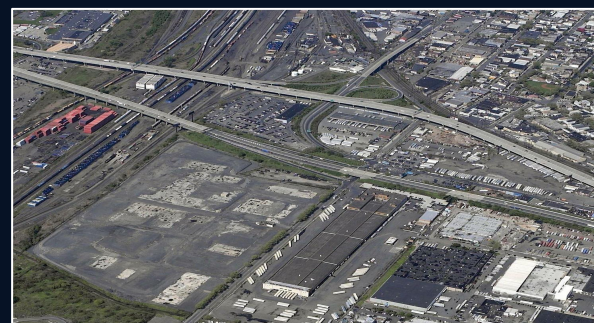
Located within less than a mile of the site, Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Elizabeth to key destinations such as New York City, Newark,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

ROUTE 1 & 9

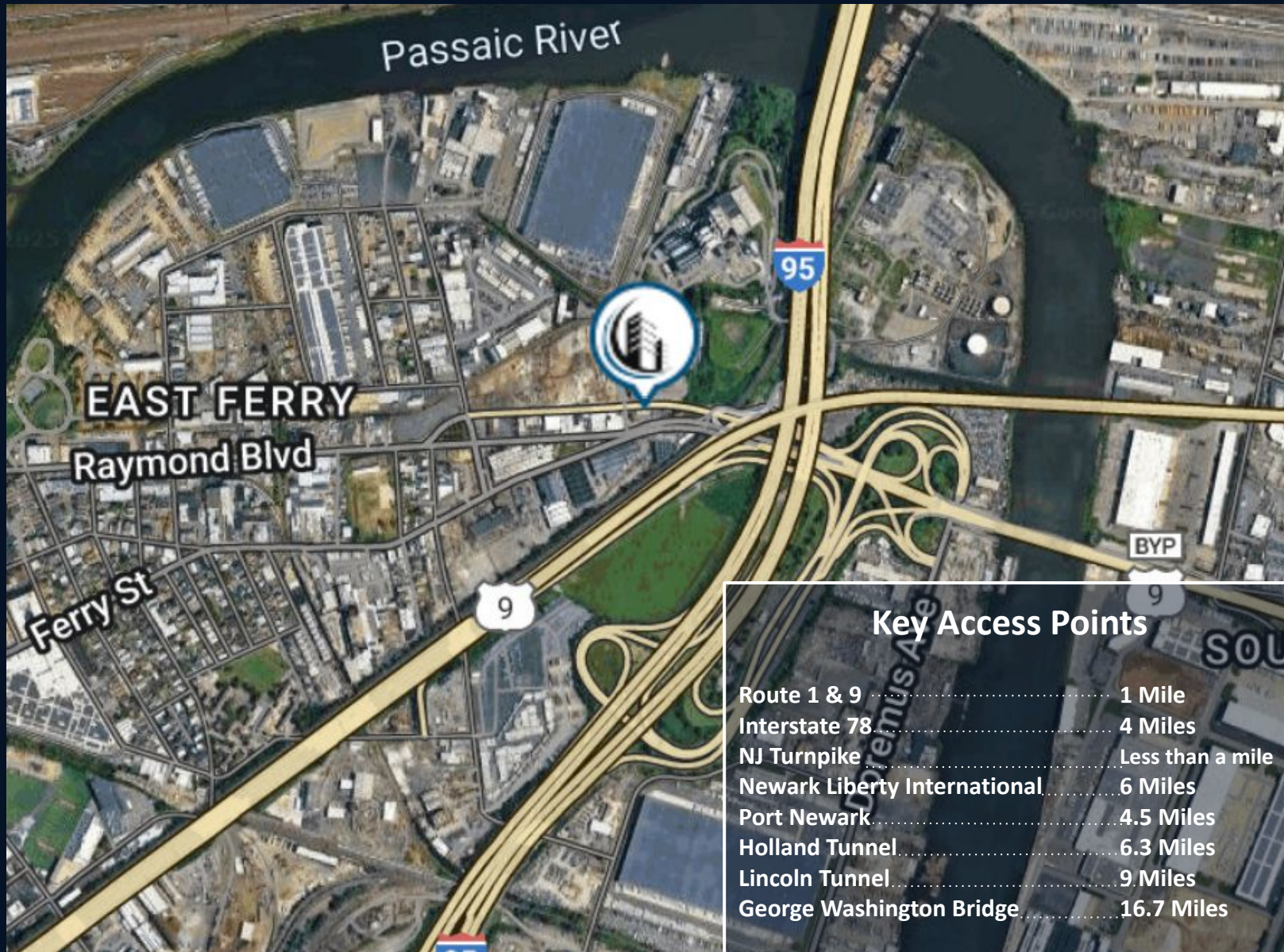
U.S. Route 1 & 9 is a major highway that primarily serves the East Coast and stretches over 2,000 miles. Beginning in Key West, Florida and ending in Fort Kent, Maine at the Canadian border. This site provides direct access to this major truck route ensuring the convenient transportation of goods and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

INTERSTATE 78

Located within 4 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



PRE TEAM



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CONFIDENTIALITY & CONDITIONS

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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.

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