

98-104 MURRAY STREET, NEWARK NJ

&

1146 -1156 Broad Street, Newark, NJ

DEVELOPMENT SITE FOR SALE

5 Story | 60,000 SF INDUSTRIAL BUILDING + 120,000+ BSF Lot

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98–104 MURRAY STREET & 1146 – 1156 Broad Street, | NEWARK, NJ

±180,000 SF MIXED-USE DEVELOPMENT OPPORTUNITY



Existing ±60,000 SF Building + ±120,000 SF Additional Development Potential

98–104 Murray Street presents a compelling opportunity to create a large-scale residential or mixed-use development while preserving the character and value of an existing five-story industrial building.

The property combines an approximately 60,000 SF existing brick building with approximately 120,000 SF of additional development potential, providing approximately 180,000 SF of combined existing and development potential before consideration of any potential additional density associated with affordable housing.

The existing building provides a distinctive adaptive-reuse opportunity, with ±12,000 SF floor plates, substantial window lines, industrial character and approximately 13'–16' clear heights — offering the potential for authentic loft-style residences, creative commercial space, or other repositioning strategies.

The adjacent development site provides an opportunity for a substantial new residential or mixed-use component, allowing developers to evaluate multiple strategies rather than being limited to a single redevelopment concept.

Potential additional development capacity associated with affordable housing may provide further density and upside, subject to zoning, applicable programs and approvals.

ONE SITE. MULTIPLE PATHS TO CREATE VALUE.



ADAPTIVE REUSE

Reposition the existing $\pm 60,000$ SF industrial building into distinctive loft-style residential, commercial, or mixed-use space.

PRESERVE + DEVELOP

Retain and reposition the existing building while developing approximately $\pm 120,000$ SF of additional residential or mixed-use space on the adjacent development site.

MIXED-USE DEVELOPMENT

Create an integrated project combining residential, hotel, amenities, parking, neighborhood-serving retail and other commercial uses.

GROUND-UP REDEVELOPMENT

Evaluate comprehensive redevelopment strategies designed to maximize the property's allowable development potential and highest and best use.

AFFORDABLE HOUSING UPSIDE

Explore potential **additional density and development capacity associated with an affordable housing component**, subject to verification and applicable approvals.

DEVELOPMENT HIGHLIGHTS

- **$\pm 180,000$ SF combined existing + development potential**
- **$\pm 60,000$ SF existing 5-story brick industrial building**
- **$\pm 120,000$ SF additional development potential**
- Potential additional density associated with **affordable housing**
- Residential and mixed-use redevelopment potential
- Adaptive-reuse opportunity
- Potential ground-up redevelopment
- Opportunity for **phased or hybrid development strategies**
- Existing on-site parking
- Strong regional highway and transportation connectivity
- Convenient access to **Downtown Newark, Newark Penn Station and Newark Liberty International Airport**
- Access to major Newark and regional employment centers

PRESERVE. CONVERT. EXPAND. REDEVELOP.

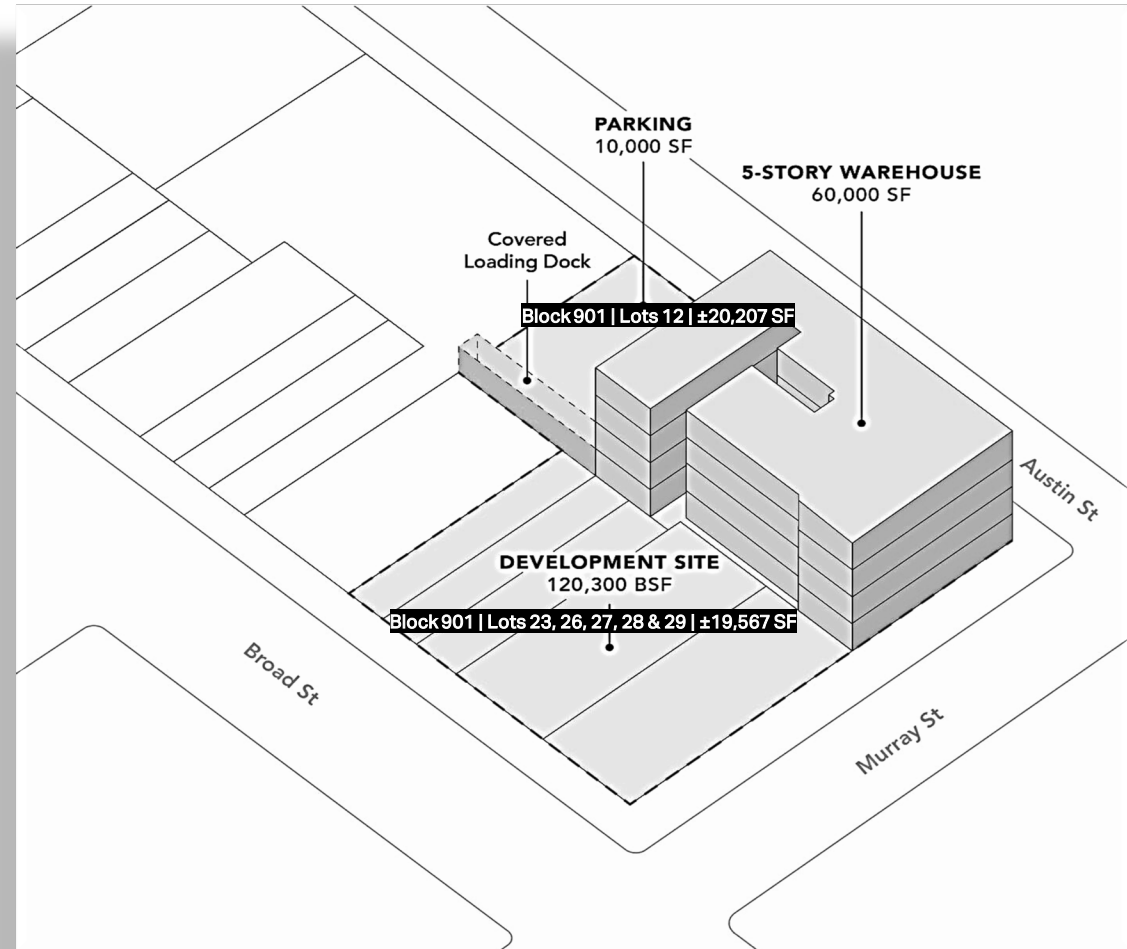


98-104 Murray Street offers developers the flexibility to pursue the optimal redevelopment strategy — from repositioning the existing $\pm 60,000$ SF industrial building into a distinctive loft-style asset to developing approximately $\pm 120,000$ SF of additional residential or mixed-use space, with potential for further density associated with an affordable housing component, subject to applicable zoning and approvals.

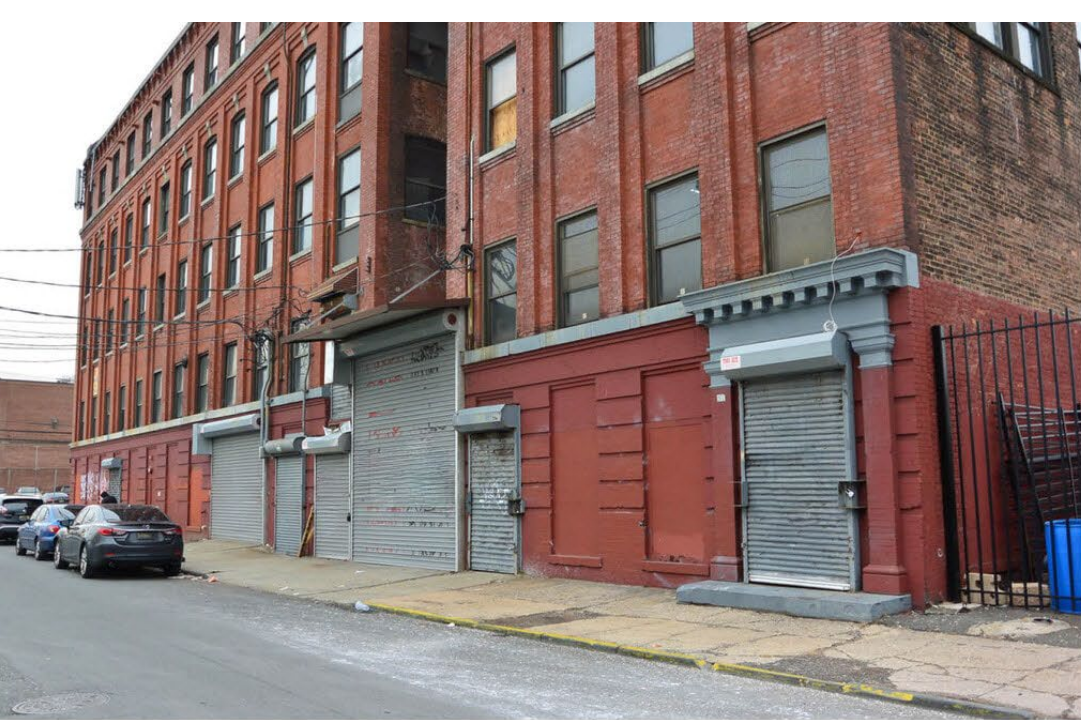
The property's strategic location, approximately a 5-minute drive from Newark Liberty International Airport and the Port of Newark, provides exceptional access to major transportation infrastructure, logistics networks, employment centers and the broader New York metropolitan region.

New York metropolitan region



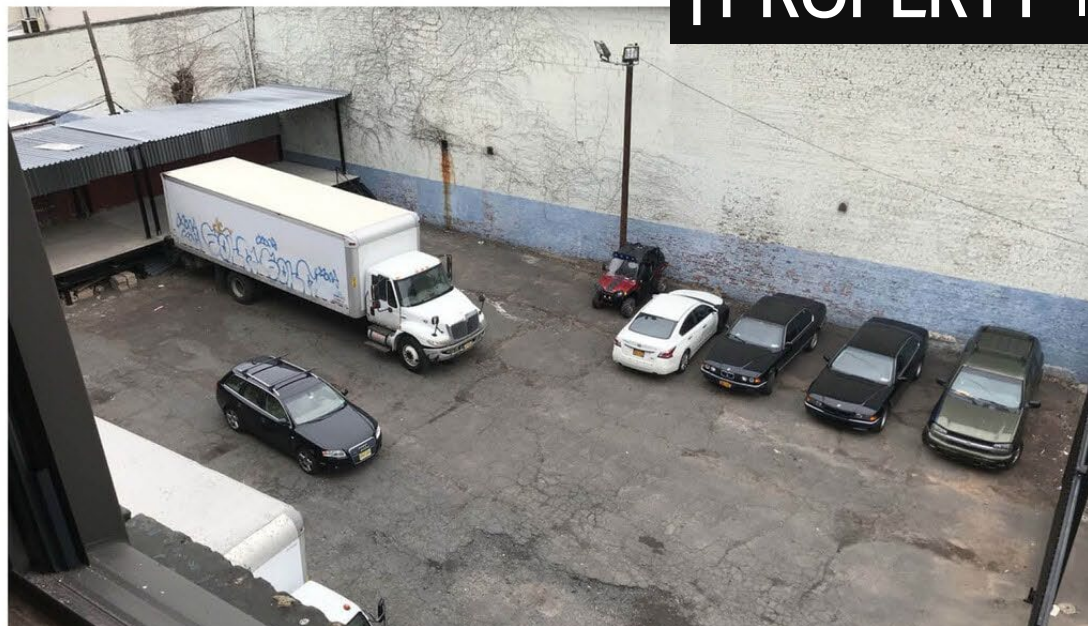






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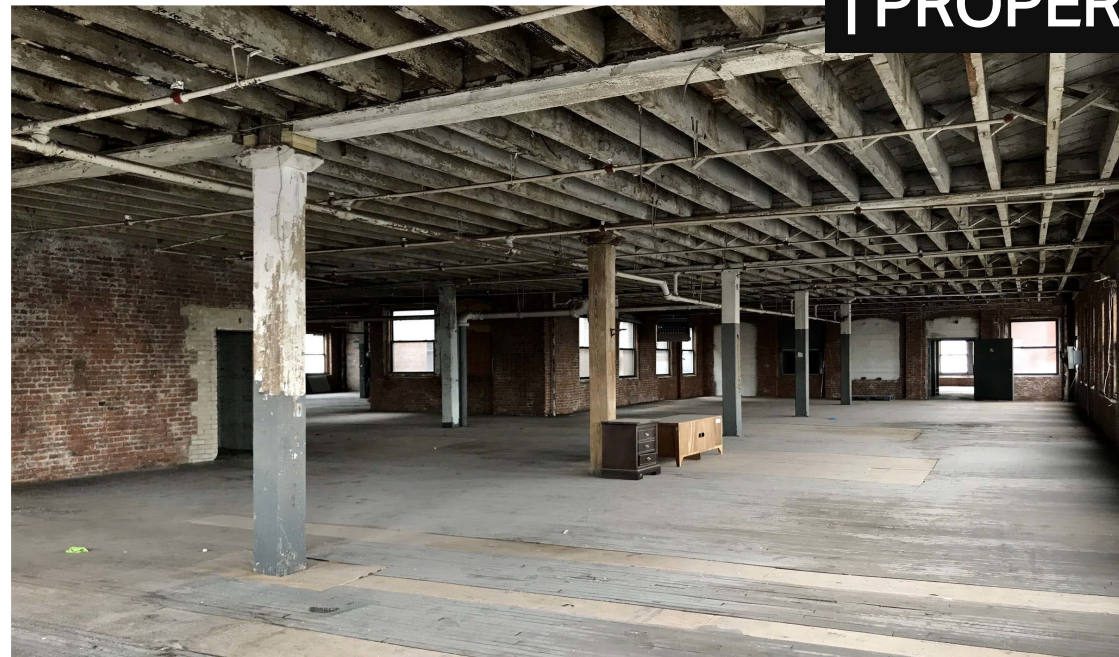
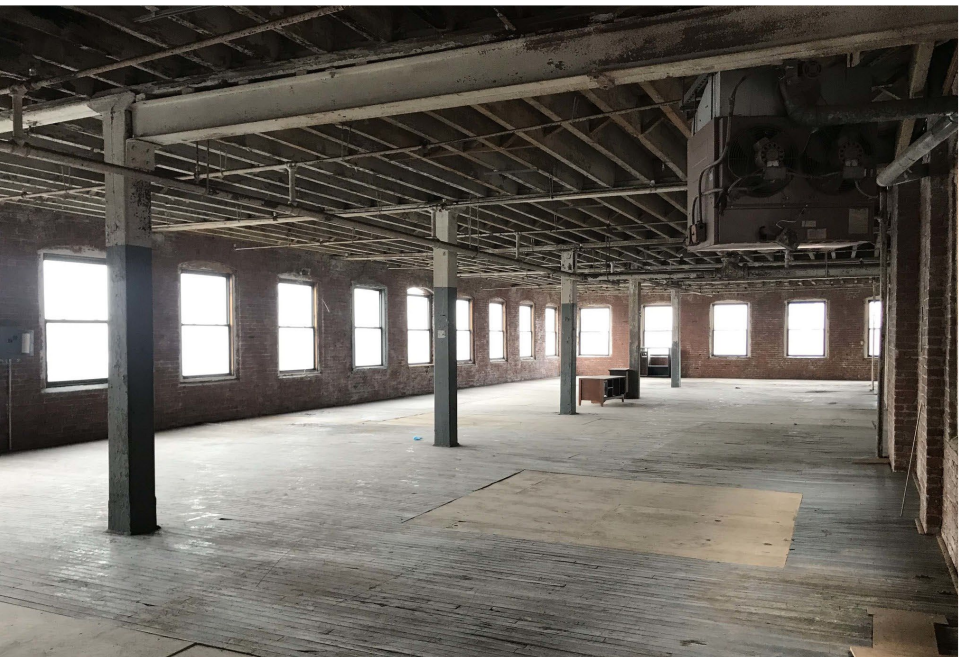
| PROPERTY IMAGES





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Commercial



C-1

Neighborhood



C-2

Community



C-3

Regional



98-104
Murray Street



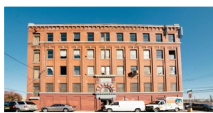
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Development Site

98-104
Murray
Street



TRANSPORTATION MAP

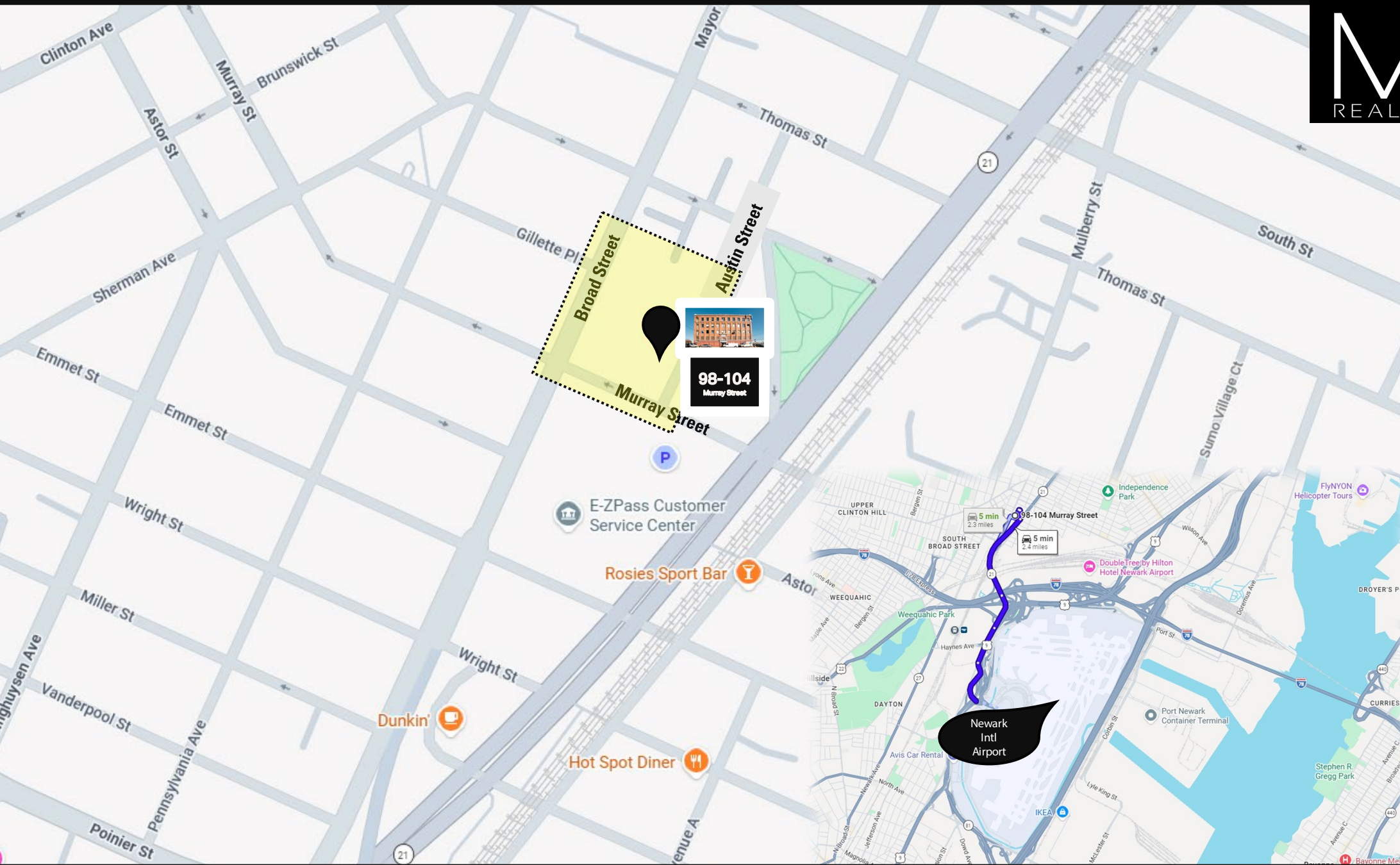


98-104
Murray Street

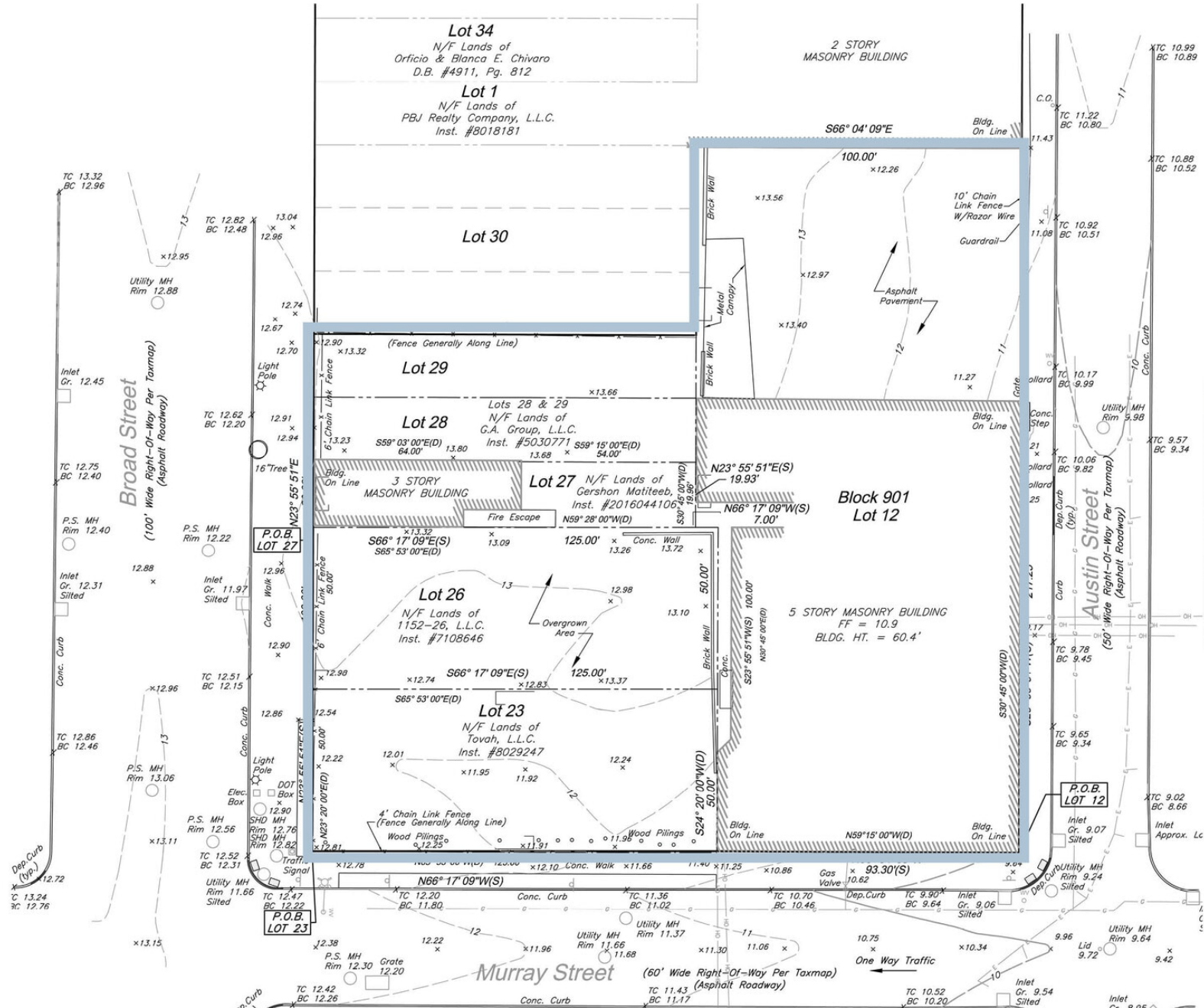
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DISTANCES

Route 21	300 ft
Interstate 78	1 mile
Newark Liberty Int'l Airport	2 miles
NJ Turnpike (Interstate 95)	3 miles
Port Newark/Port Elizabeth	3 miles
Interstate 278	7 miles
Holland Tunnel	11 miles
Lincoln Tunnel	15 miles



SURVEY



BLOCK 901 LOT DIMENSIONS

Entire Assemblage

Lot 12: (Building) 20,207 SF
Lots 23 + 26 + 27 + 28 + 29: 19,567 SF

Combined: ±39,774 SF / ±0.913 acres

Total Frontage for the entire assemblage (Lots 12, 23, 26, 27, 28 & 29)

Street	Total Frontage
Murray Street	±218'
Austin Street	±217.50'
Broad Street	±159.55'

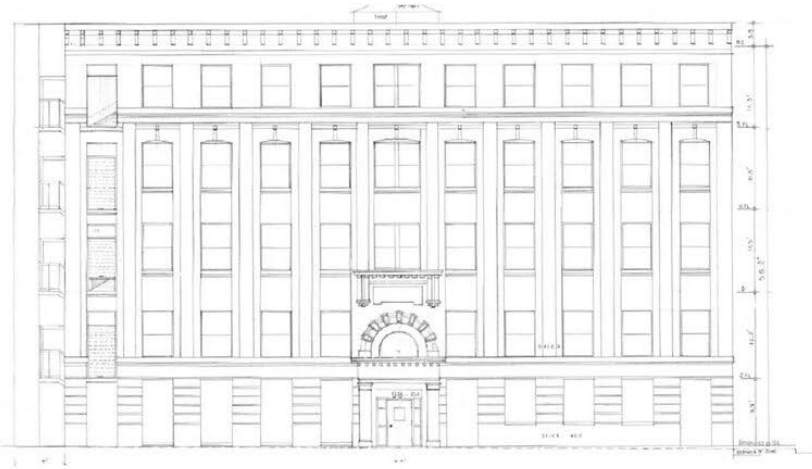
Vacant Land

<u>Lot</u>	<u>Approx. Survey Dimensions</u>	<u>Recorded Lot Area</u>
23	125' × 50'	6,251 SF
26	125' × 50'	6,251 SF
27	Irregular — approx. 118'–125' long × ~20' deep	2,452 SF
28	Approx. 118' × 19.6'	2,313 SF
29	Approx. 118'–120' × 19.5'	2,300 SF

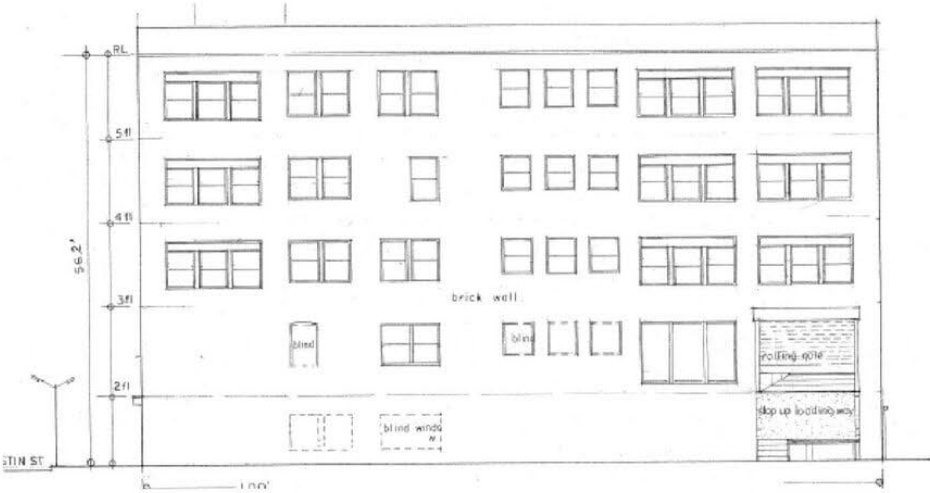
These dimensions are specifically confirmed in the property's offering memorandum and are consistent with the survey.

ELEVATION PLANS

FRONT ELEVATION



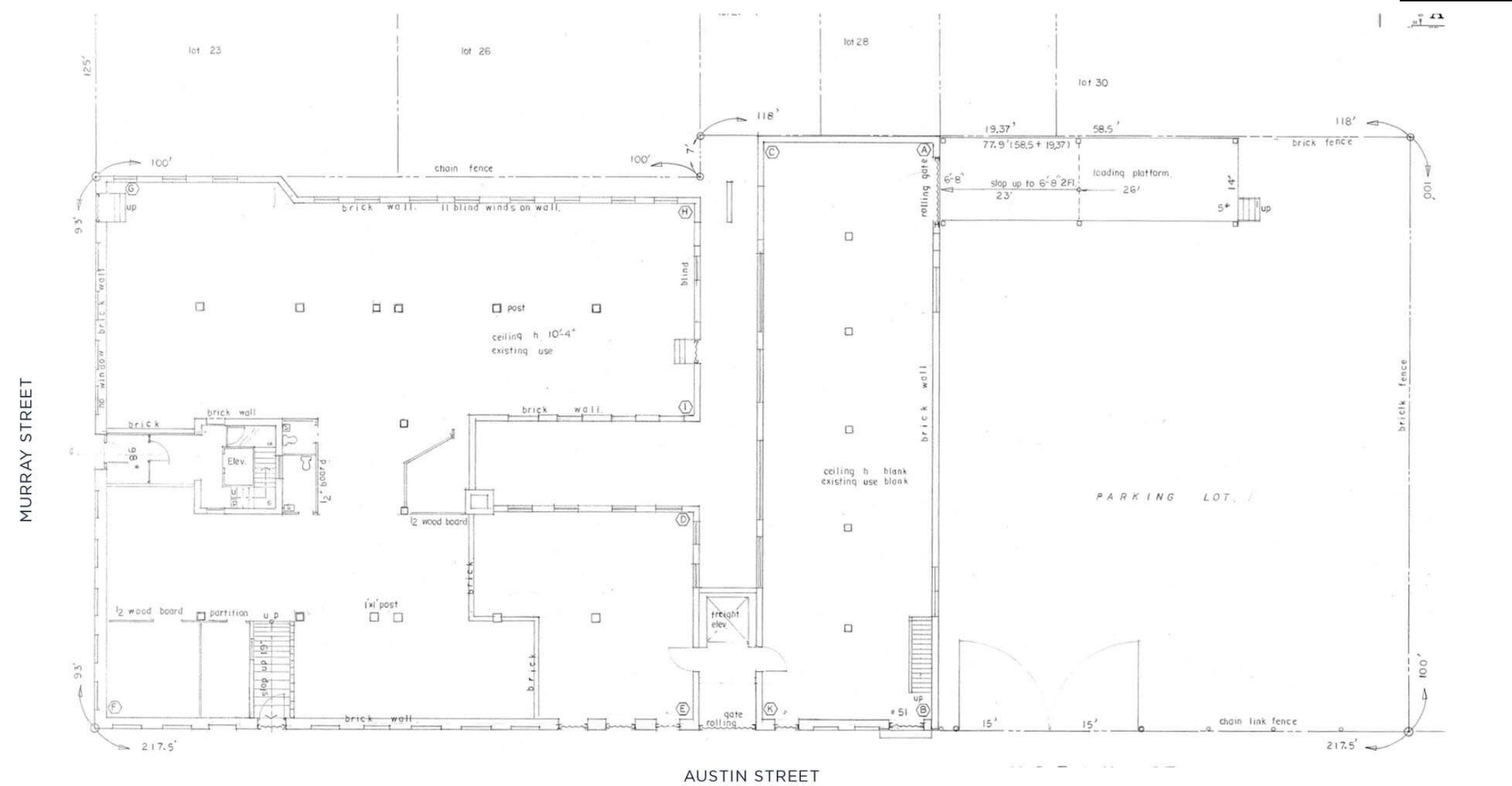
REAR ELEVATION



SIDE ELEVATION

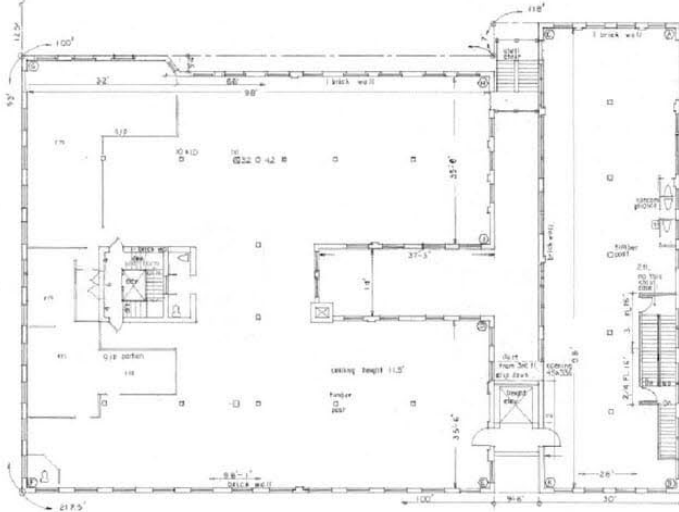


FLOOR PLANS
GROUND FLOOR

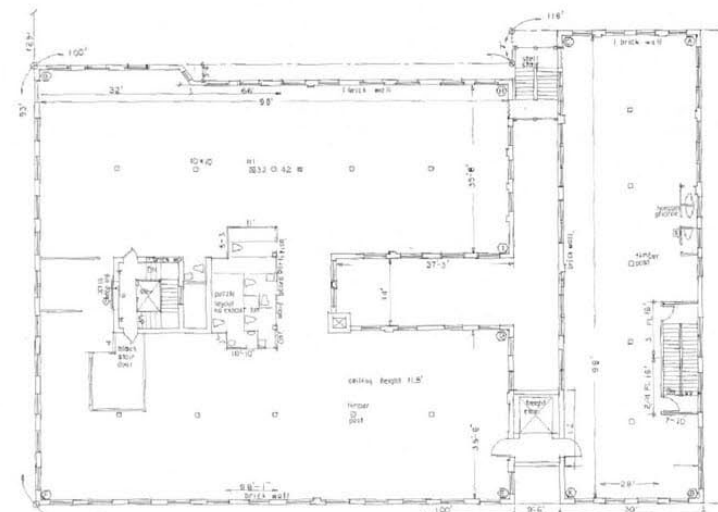


FLOOR PLANS

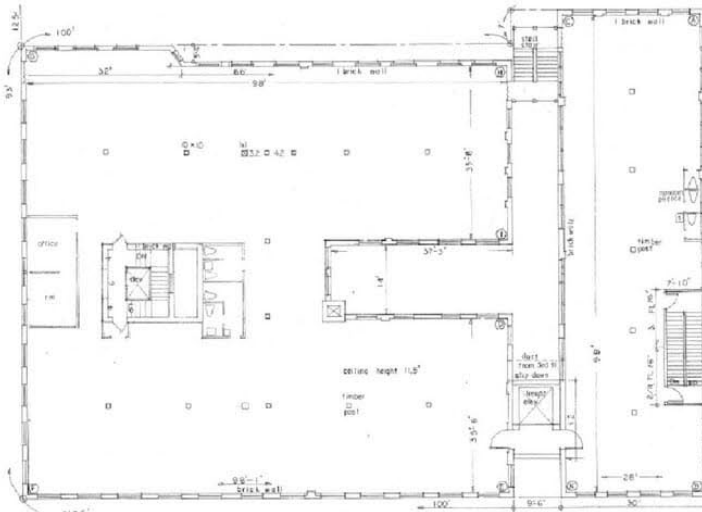
2ND FLOOR



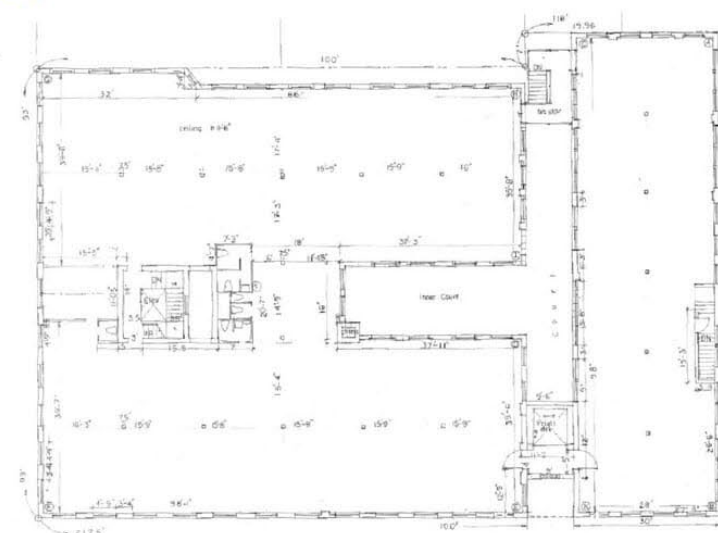
4TH FLOOR



3RD FLOOR



5TH FLOOR





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