

# 55 | S JEFFERSON STREET



## For Sale or Lease

31,000SF INDUSTRIAL SPACE  
ORANGE, NEW JERSEY

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Metz  
Industrial Team

# Contact Us

## Exclusive Brokers:

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Warehouse space available with access to I-280 & I-78, Route 3 and Garden State Parkway in port adjacent market

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# Property Highlights



31,000 SF Total Building Size  
2,000 SF Office  
1.39 AC Plot  
30 Parking Spaces

20' Ceilings  
2 Covered DI with Ramps & 1 TB  
800 Amp, 3 Phase Power  
Wet Sprinkler

Direct Access to I-280 & Garden State  
Parkway

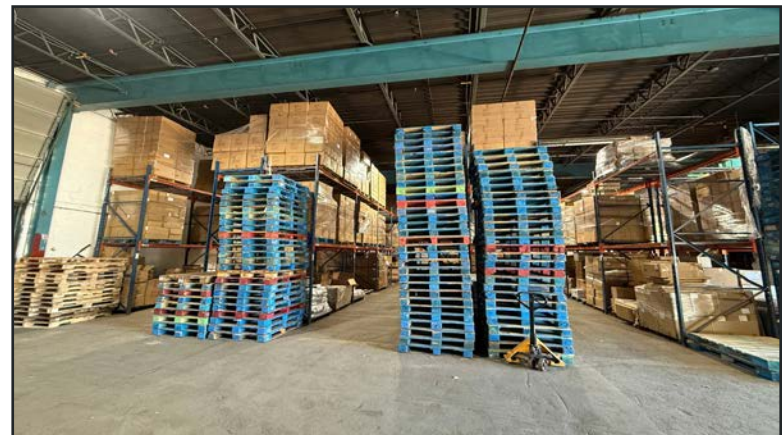
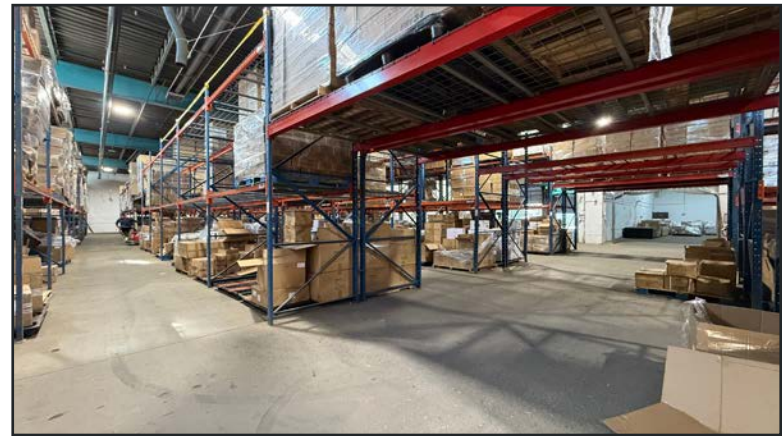
Nearby I-78 & Route 3

Close Proximity to Goethals  
Bridge, Port Newark/Elizabeth  
& Newark Liberty Airport

# Aerial



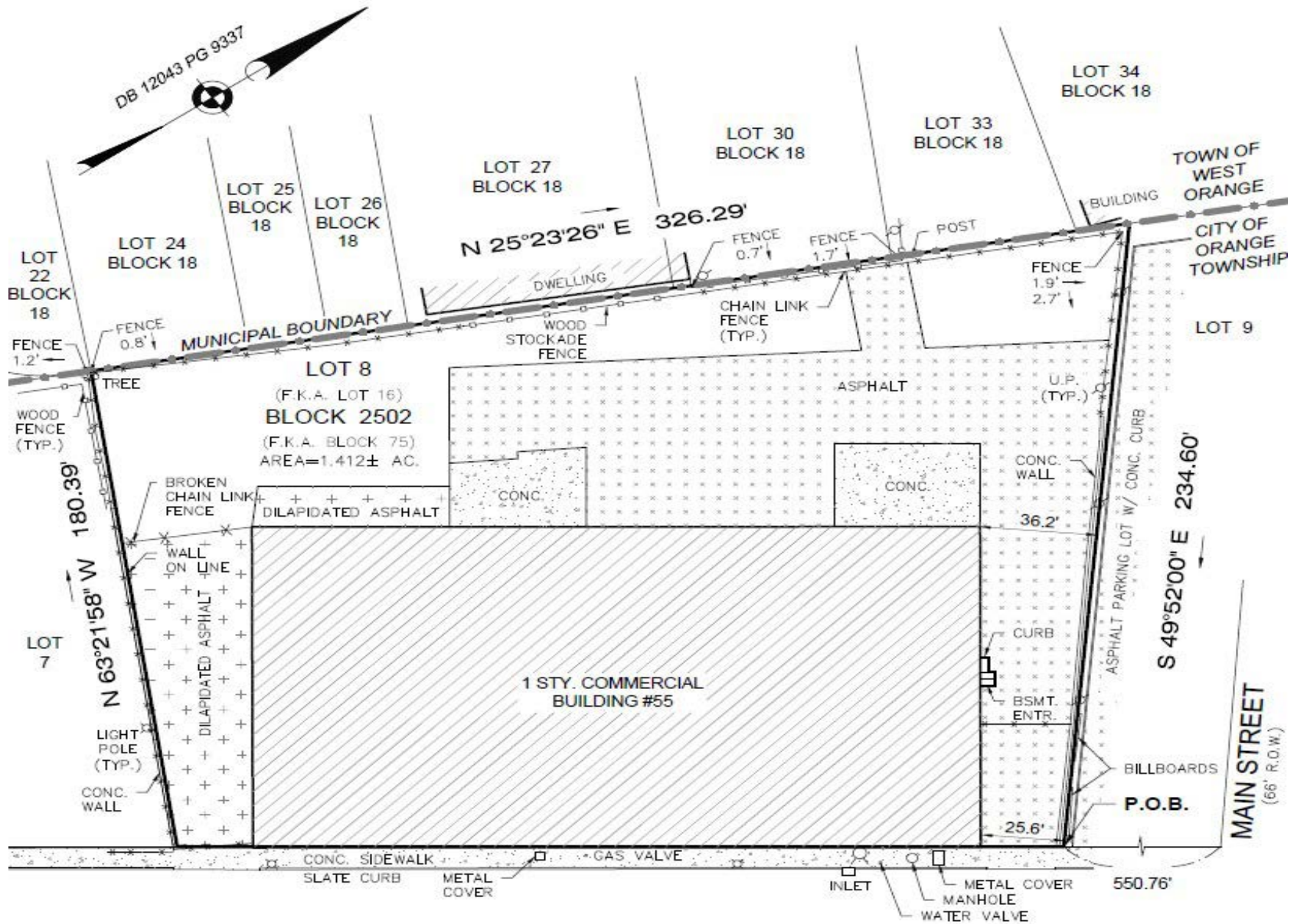
# Warehouse Photos



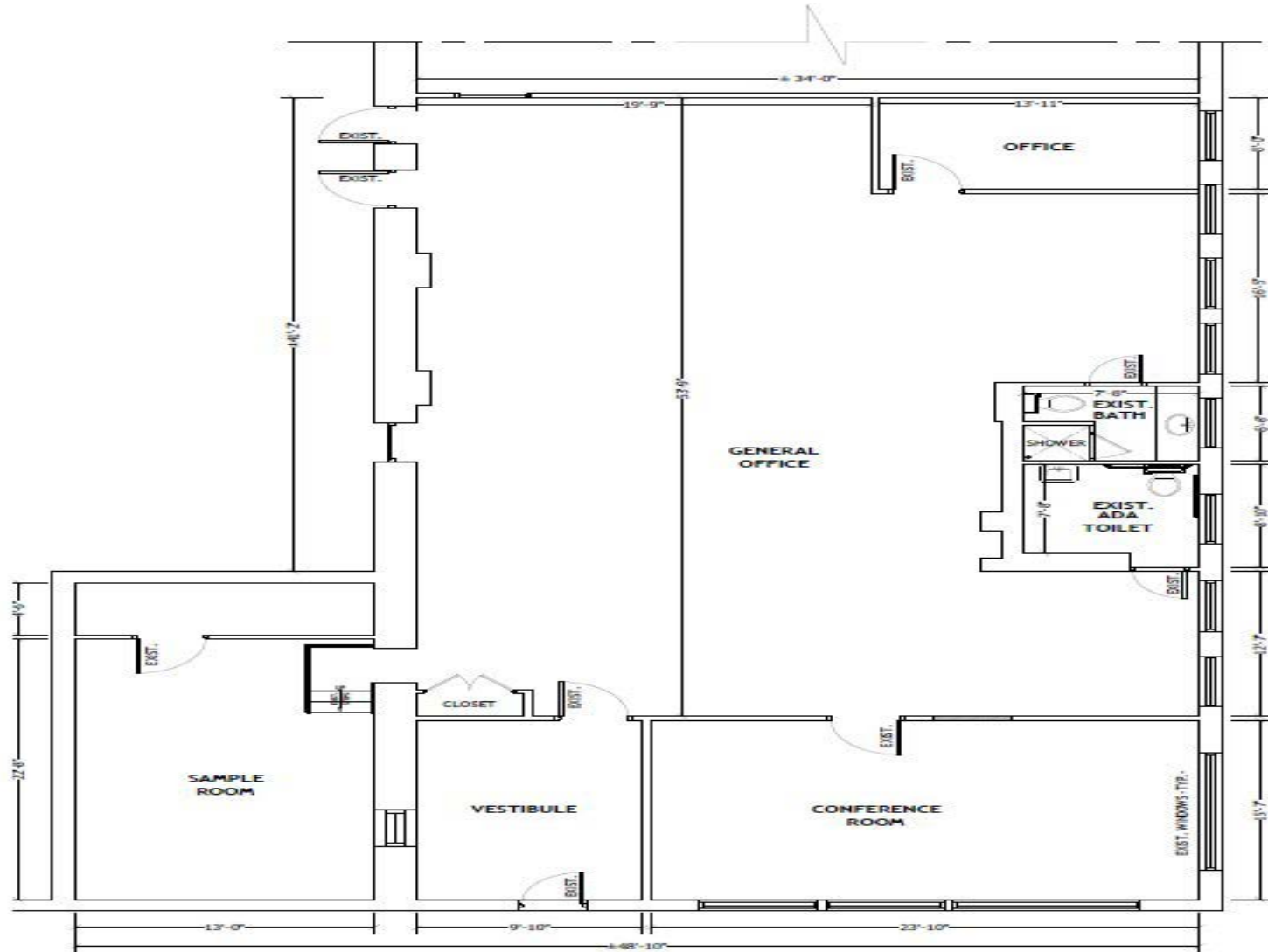
# Office Photos



# Survey



# Floor Plan



**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"



# At the Crossroads of...



Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Orange is near New York Metro markets:

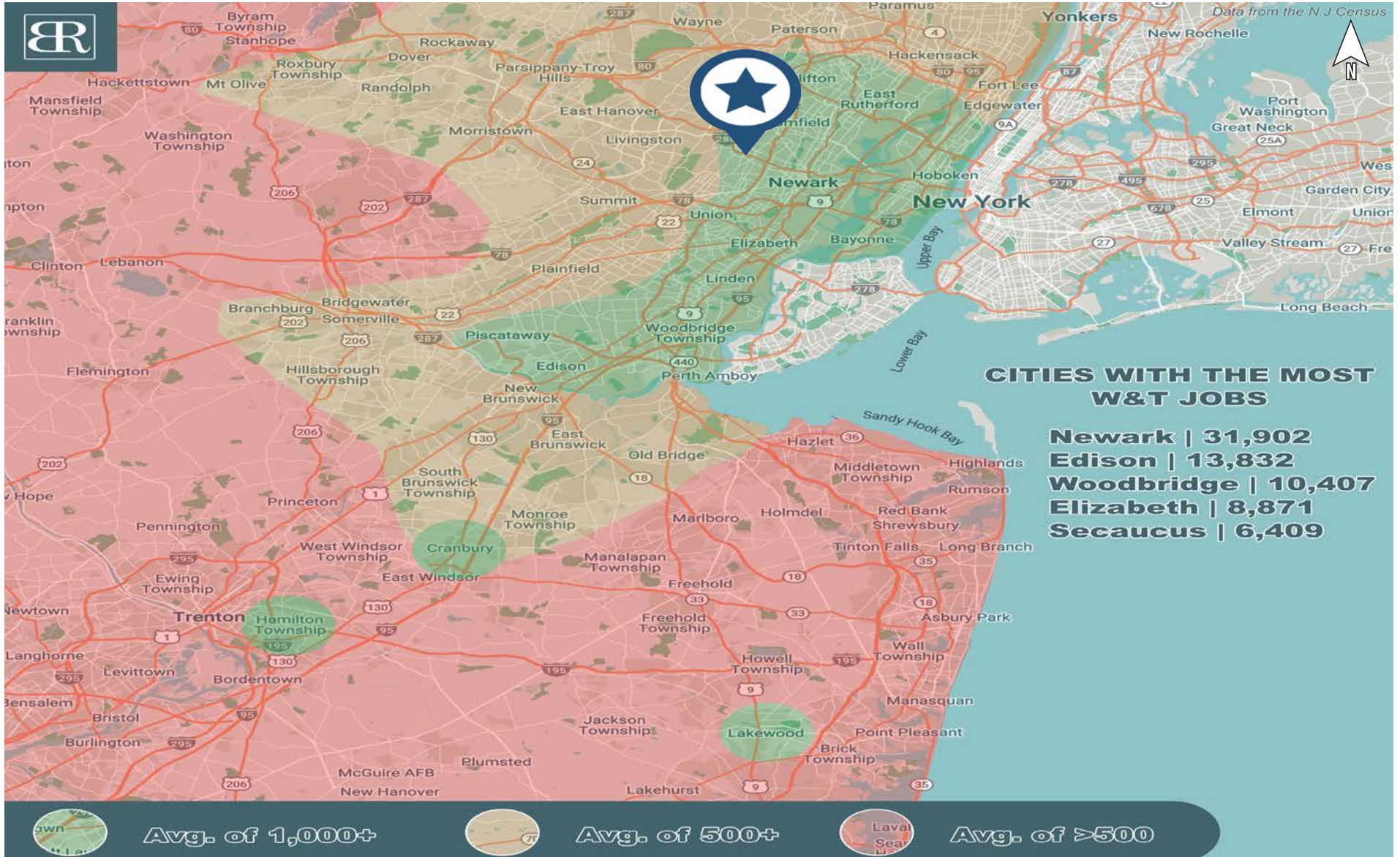
- With NJ Transit Station with direct service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to the Garden State Parkway, Route 3, I-280 & I-78.
- Reach 130 million people— 33 percent of the US population - in 24 hours.

# NJ Transit Map



55 S Jefferson Street | Orange, NJ

# Labor Demogrphahics



# Zoning - MX-3

## Zoning Description

MX-3: Mixed Use High Density Residential and Regional Commercial Zone.

This zone is intended primarily for the shopping and merchandising with a wider regional draw.

These include wholesale and big-box retail as well as automobile-oriented uses, while allowing for high-density multifamily residential.

The MX-3 zone is concentrated in on the western side of the city, abutting the I-280 right-of-way.

## Permitted Uses

- Mixed Use Structures
- Commercial Recreation
- Wholesale & Retail Distribution Centers
- Maker Space
- Artisanal Manufacturing
- Indoor Automotive Lifts
- Light Industrial

## Conditional Uses

- Auto Body Repairs
- Auto Repair Centers

Additional retail and residential (multi-family) uses permitted, however not ideal for the subject property.

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