

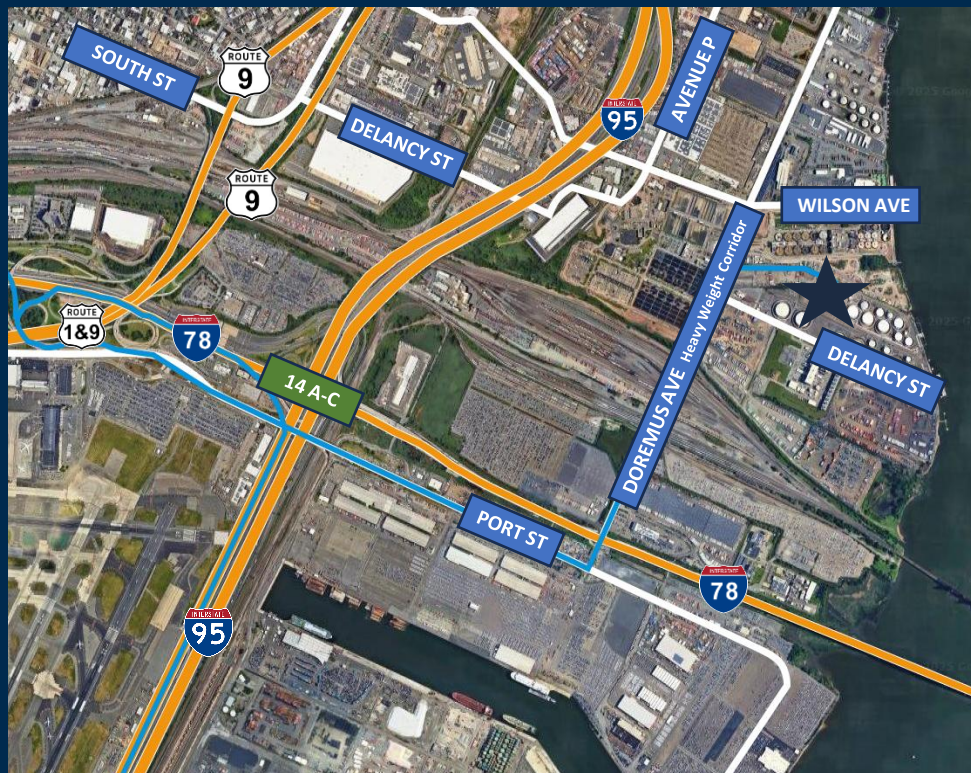


# Industrial Outdoor Storage On Heavy Weight Corridor

## 678 Doremus Avenue, Newark, NJ 07105 – For Lease

### ±16.23-Acre Industrial Land Opportunity

Located off Doremus Avenue, this industrial facility is in the heart of Newark's heavy weight corridor and close proximity to Newark Liberty International Airport, Port Newark and Elizabeth and NJ Turnpike Interchange 13A.



### Specifications

**±16.23 AC**  
TOTAL ACREAGE

**Maintenance Facility**  
**Truck Terminal**  
**Warehouse**  
BUILD TO SUIT FACILITY

**±459 Trailers**  
TRAILER PARKING

**Heavy Industrial (I-3)**  
ZONING

**IOS Trailer Parking**  
**Laydown Yard**  
**Maintenance Yard/Facility**  
**Transload**  
POSSIBLE USES

**0.8 MI to Port Areas**  
**2.1 MI to US Hwy 1 & 9**  
**2.1 MI to I-78**  
ACCESSIBILITY



678 Doremus Avenue, Newark, NJ 07105  
Improved Access & Plan Rendering

Brookfield  
Properties

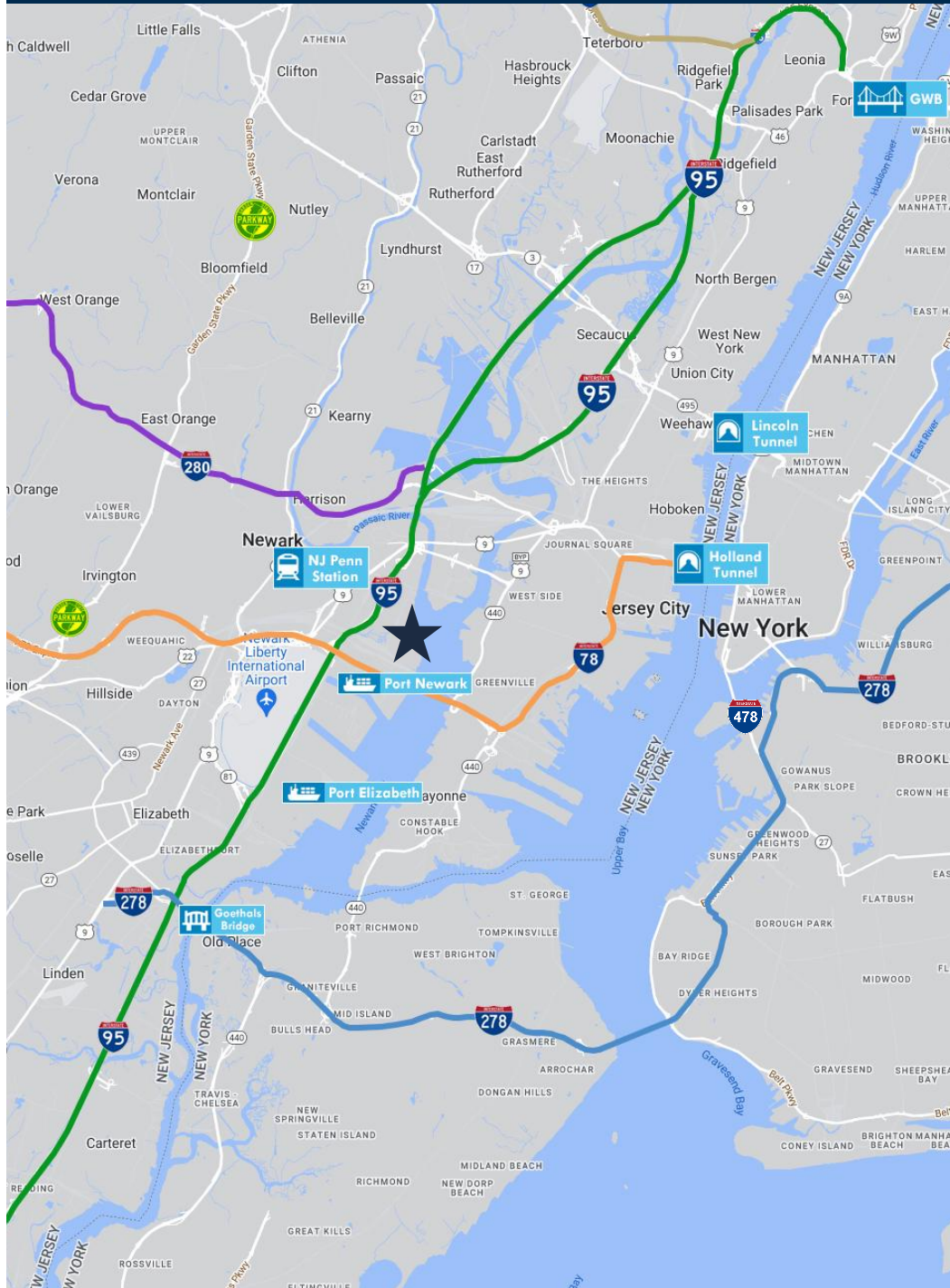




## 678 Doremus Avenue, Newark, NJ 07105

### Key Distances & Demographics

# Brookfield Properties



## Proximity



At NJ Transit North  
Elizabeth Station

	Ports Newark / Elizabeth	0.8 Miles
	US Highway 1 & 9	2.1 Miles
	I-78	2.1 Miles
	I-95 Exit 14	3.0 Miles
	Newark Airport	5.2 Miles
	Holland Tunnel	7.5 Miles

## Demographics 5-Mile Radius

	Population	753,976
	Transportation to Work	398,723
	Total Labor Force	605,652
	Median Household Income	\$84,089
	Households	290,315

## Demographics 10-Mile Radius

	Population	4.44M
	Transportation to Work	2.45M
	Total Labor Force	3.66M
	Median Household Income	\$116,814
	Households	1.85M

## Contacts



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## Brookfield Properties

Kyle McGrady  
Vice President

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