

Specifications

**Property Highlights**

- Fully Leased Industrial Investment (7% CAP)
- Total Building Area: ±6,330 SF across two industrial buildings
- Lot Size: ±0.43 acres (±19,434 SF)
- Large Paved Yard: Approximately ±14K–15K SF of outdoor yard area
- Renovated: Improvements completed in 2023
- Clear Height: Approximately 12'–15'
- Loading: Multiple drive-in loading bays
- Construction: Masonry industrial buildings
- Zoning: 4A Industrial / Commercial zoning permitting a wide range of industrial uses
- Flexible Layout: Buildings arranged around a large paved central yard area
- Ideal Uses: Contractor yards, fleet parking, equipment storage, industrial outdoor storage (IOS)
- Taxes (2025): \$14,752.31

**Site & Access**

- Minutes from I-78, US Hwy 1 & 9, NJ Turnpike, Newark Liberty International Airport, and Port Newark / Port Elizabeth

For additional property information or to arrange an inspection, please contact the exclusive broker:

**Juan Disla**

Director

973.379.6644 x 226

JD@blauberg.com

FOR SALE | 160-178 JELLIFF AVENUE | NEWARK, NJ

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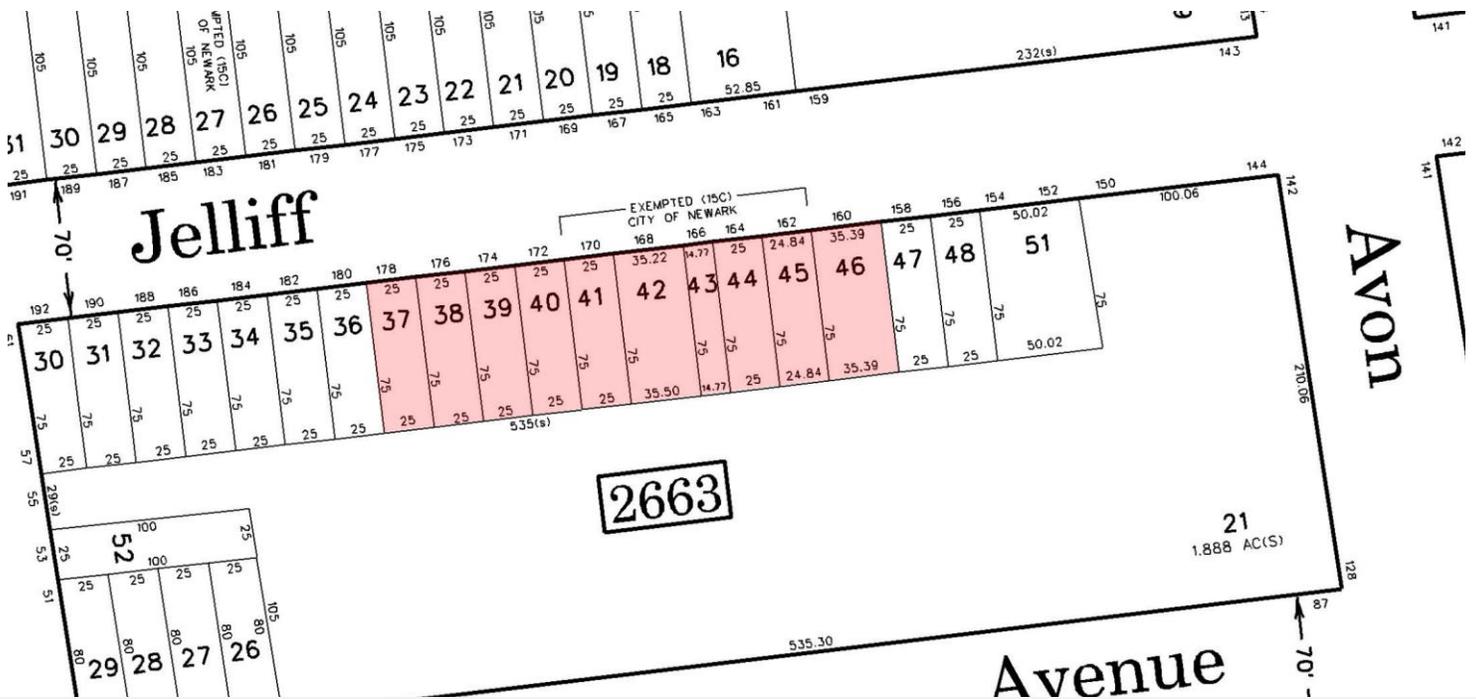


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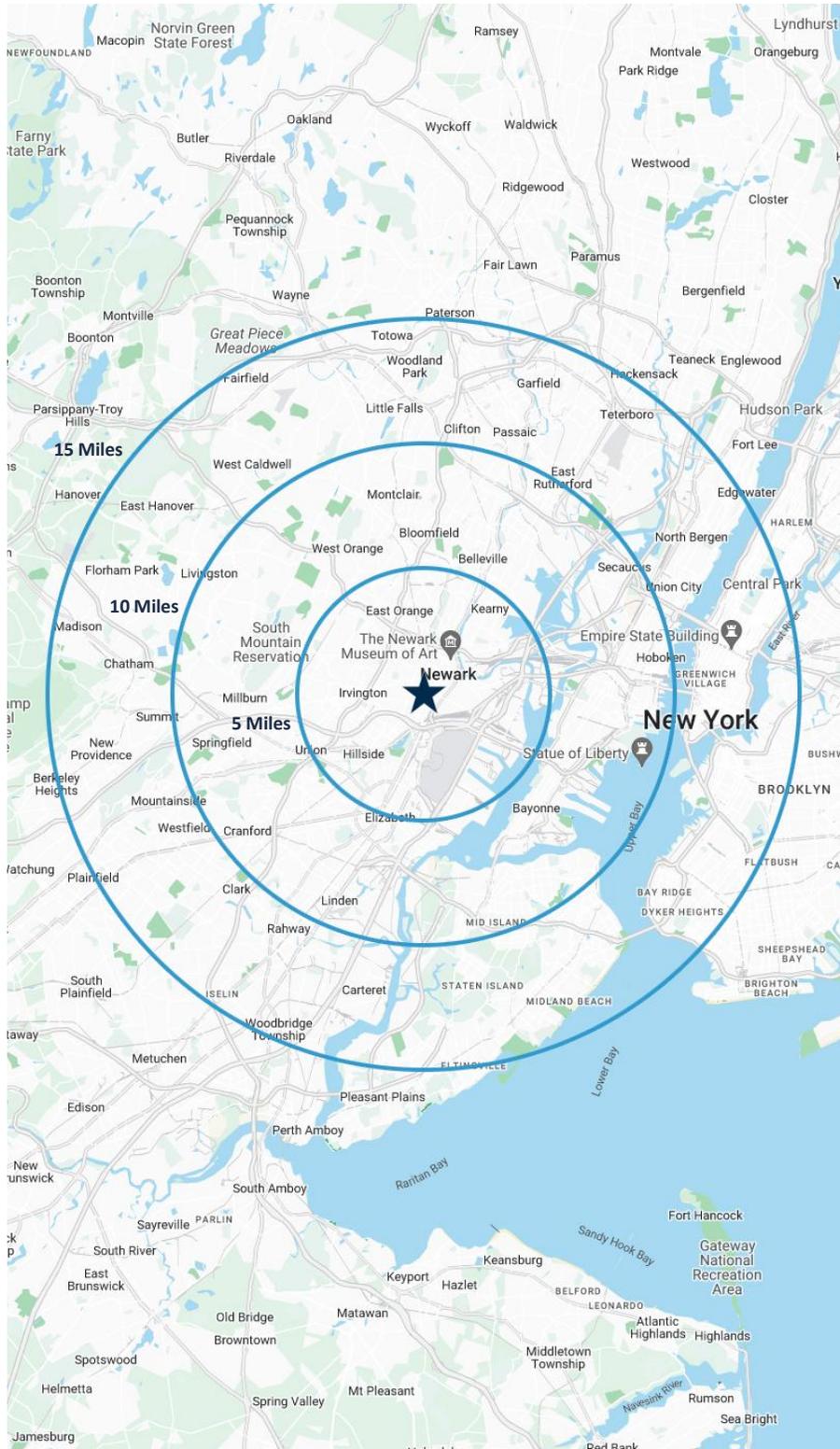
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### 5 MILES

- Total Population: 863,947
- Households: 313,136
- Median Household Income: \$79,255
- Average Household Size: 2.7
- Transportation to Work: 421,194
- Labor Force: 687,656

### 10 MILES

- Total Population: 2.45M
- Households: 927,764
- Median Household Income: \$113,148
- Average Household Size: 2.6
- Transportation to Work: 1.28M
- Labor Force: 1.98M

### 15 MILES

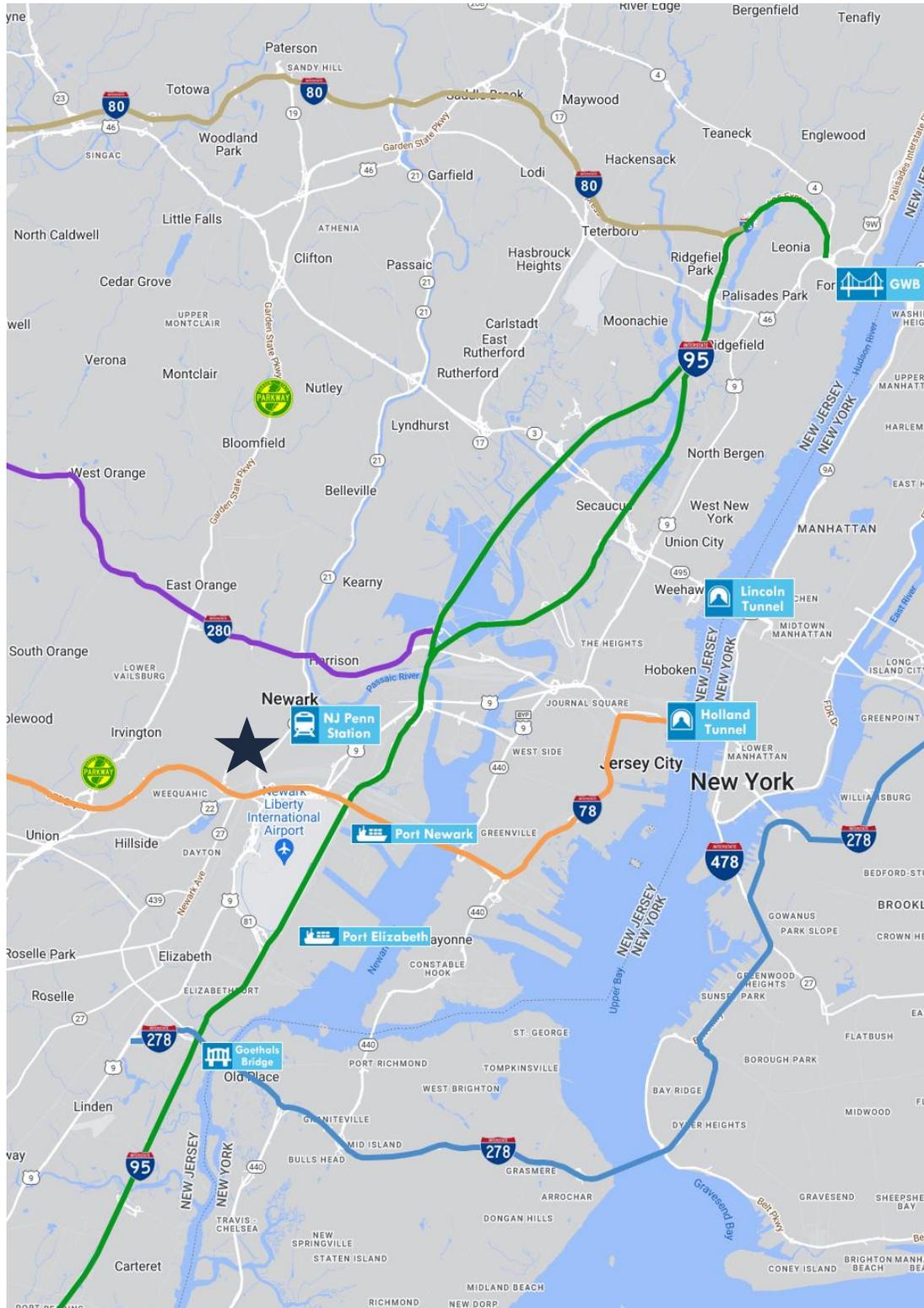
- Total Population: 7.56M
- Households: 3.04M
- Median Household Income: \$114,681
- Average Household Size: 2.4
- Transportation to Work: 4.03M
- Labor Force: 6.23M

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**ACCESSIBILITY**

-  0.8 MI  
I-78
-  1.7 MI  
US Hwy 1 & 9
-  2.4 MI  
Penn Station
-  2.5 MI  
I-280
-  3.6 MI  
I-95 Exit 14
-  4.2 MI  
Newark Airport
-  4.6 MI  
Ports Newark and Elizabeth
-  10.9 MI  
Holland Tunnel
-  14.6 MI  
Lincoln Tunnel

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