

Specifications

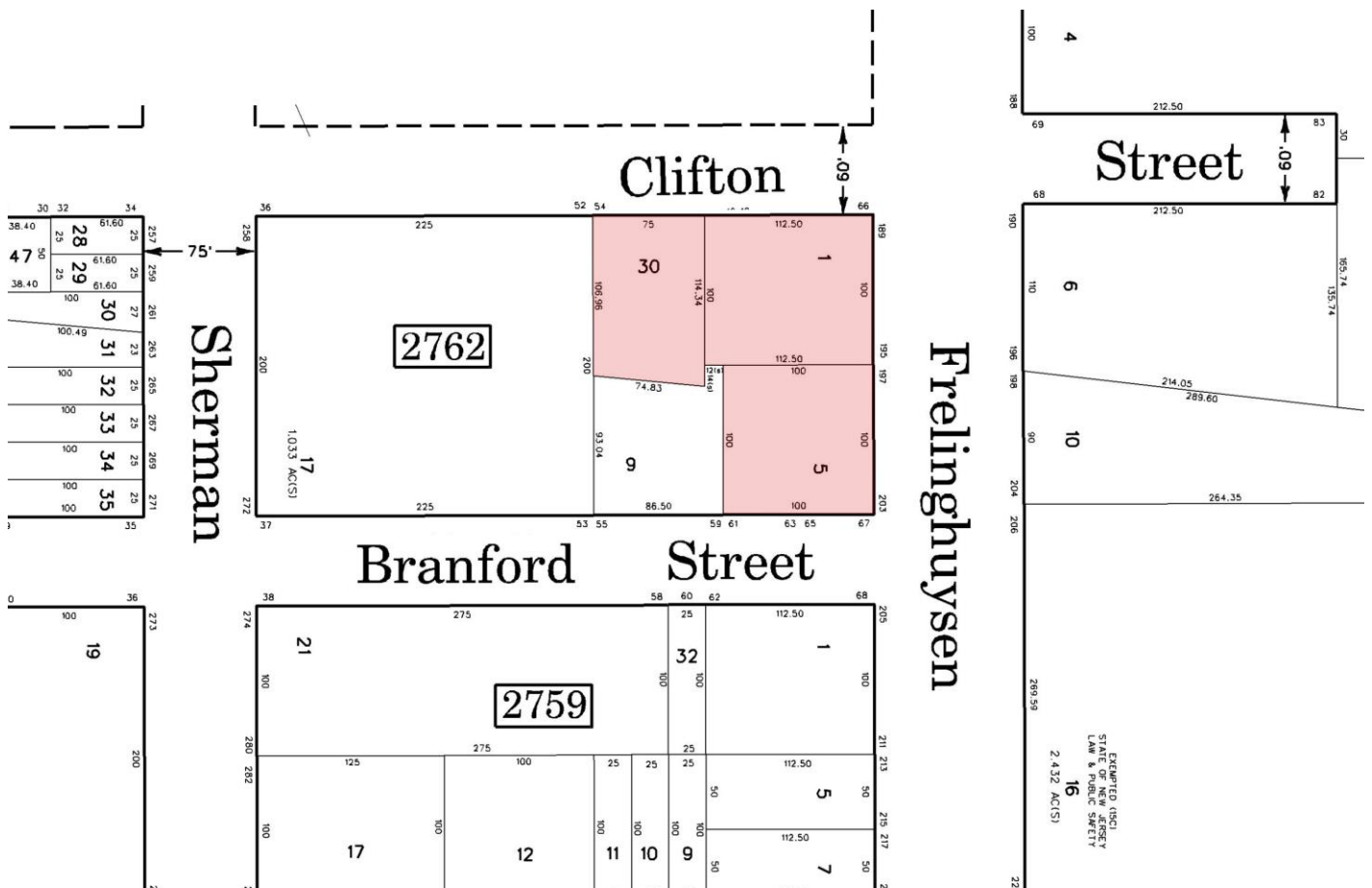
±30,000 SF TOTAL BUILDING SIZE	New LED Lighting LIGHTS
12' – 16' CEILING HEIGHTS	400 Amp 3-Phase POWER
Sprinkler System SPRINKLER	\$39,731.76 (2023) TAXES
10-Car Onsite PARKING	
1 DI Door, 2 Loading Docks LOADING	
±0.67 AC (Block 2762, Lots 1, 5, 30) LOT SIZE	
Industrial ZONING	
0.5 Miles to Route 22	
0.8 Miles to I-78	
2.2 Miles to Penn Station	
4.0 Miles to Ports Newark Airport	
ACCESSIBILITY	

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 | 189-203 FRELINGHUYSEN AVENUE & 54-58 CLIFTON AVENUE | NEWARK, NJ

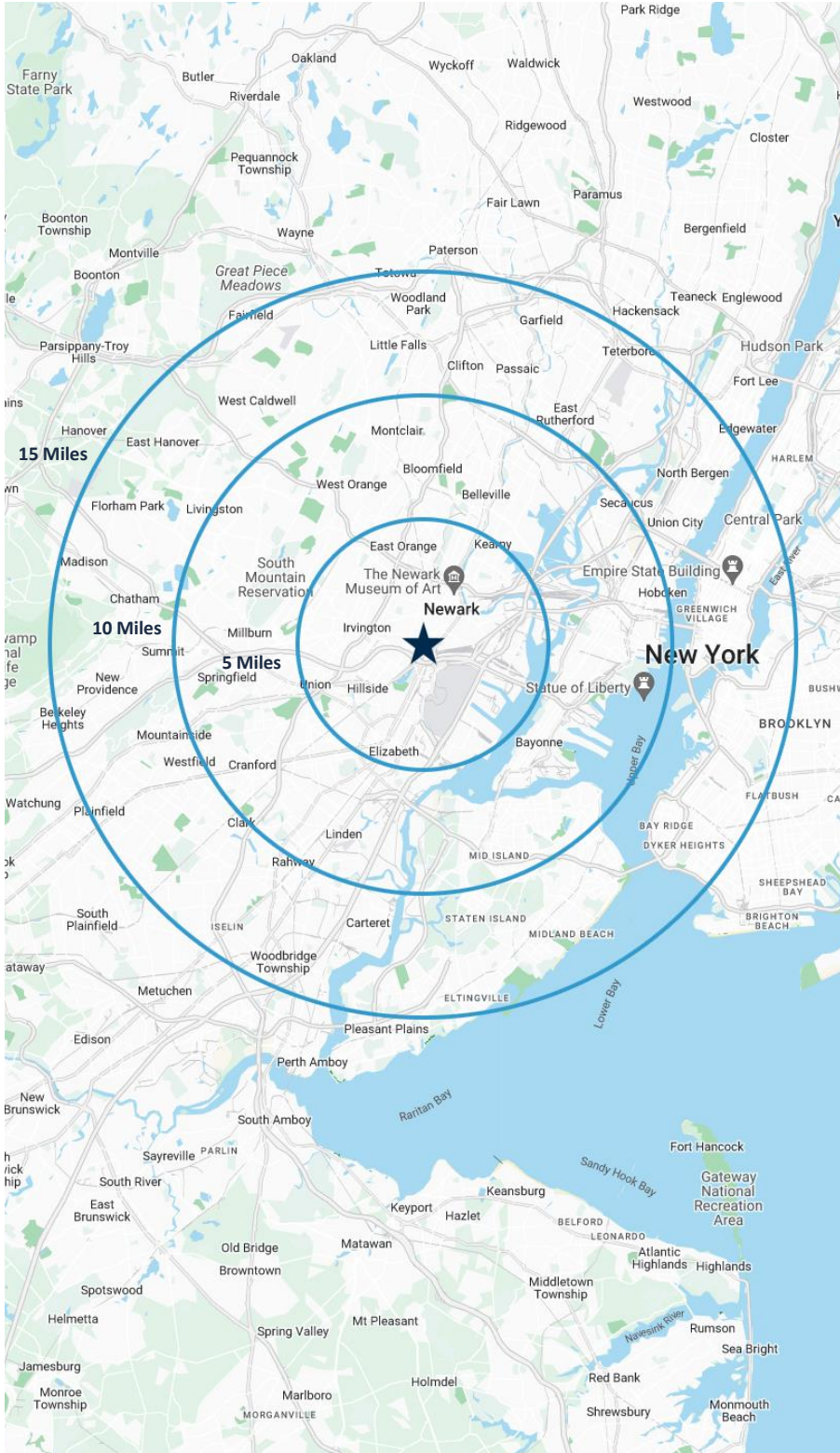
Located at the corner of Frelinghuysen Avenue and Clifton Street in downtown Newark, this property boasts convenient access to all major roads and highways including Routes 21 and 22, I-78, US Hwy 1 & 9, I-95 and Garden State Parkway. Right across bus stop NJ Transit 24, it is situated around over 85 restaurants and bars, retail, entertainment and hospitality establishments.



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5 MILES

- Total Population: 837,286
- Households: 307,066
- Median Household Income: \$73,114
- Average Household Size: 2.6
- Transportation to Work: 417,996
- Labor Force: 665,751

10 MILES

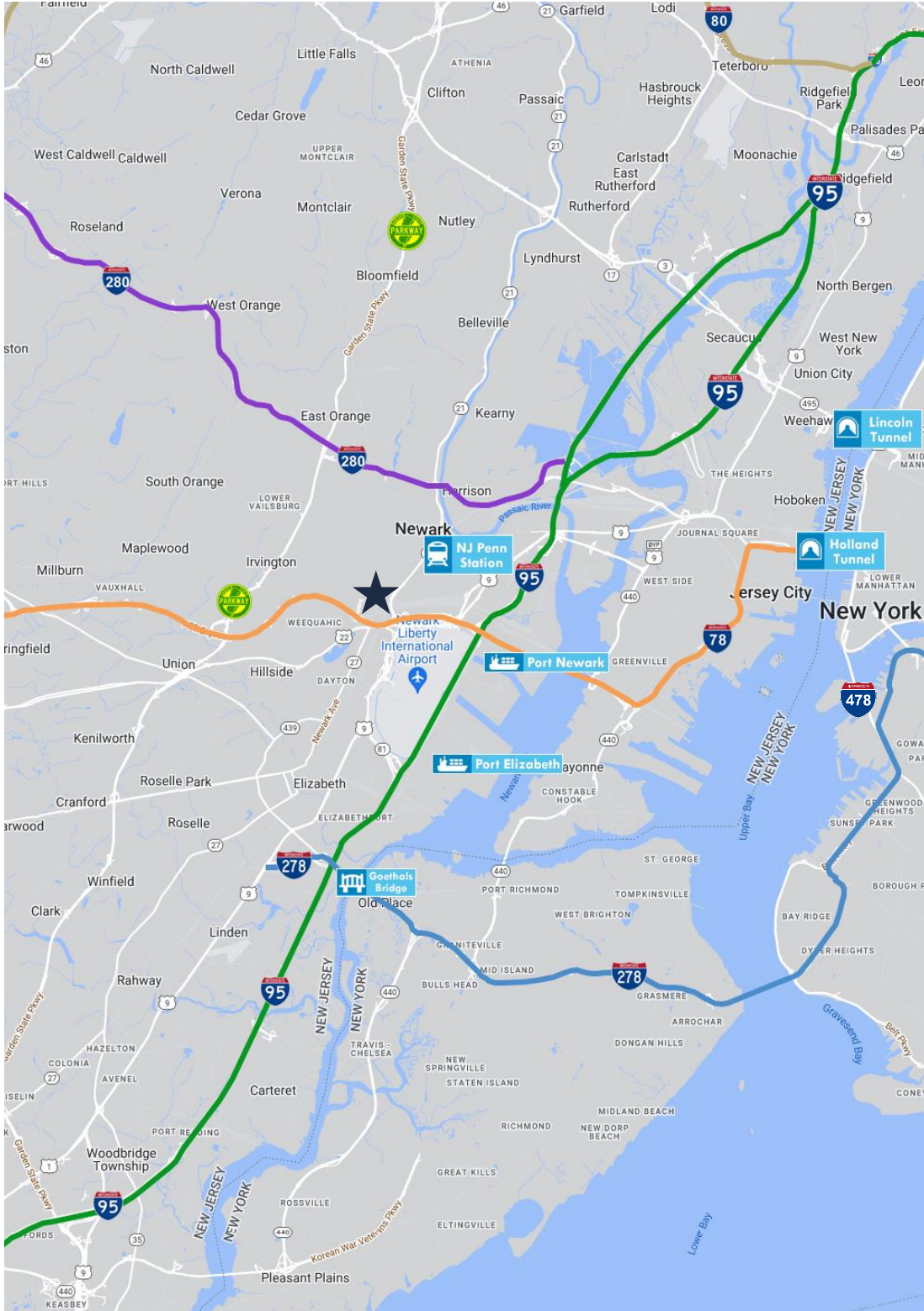
- Total Population: 2.45M
- Households: 947,205
- Median Household Income: \$110,460
- Average Household Size: 2.5
- Transportation to Work: 1.3M
- Labor Force: 1.99M

15 MILES

- Total Population: 7.63M
- Households: 3.05M
- Median Household Income: \$108,351
- Average Household Size: 2.4
- Transportation to Work: 4.05M
- Labor Force: 6.27M

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ACCESSIBILITY

-  0.5 MI
Route 22
-  0.8 MI
I-78
-  1.5 MI
US Hwy 1 & 9
-  2.2 MI
Penn Station
-  3.5 MI
I-95 Exit 14
-  4.0 MI
EWR
-  4.3 MI
Ports Newark and Elizabeth
-  10.1 MI
Holland Tunnel
-  12.4 MI
Lincoln Tunnel

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