

AVISON YOUNG

For Lease

76 Blanchard St, Newark, NJ



**IOS truck parking
maintenance facility on 8.6 acres (divisible)**

I-3 Heavy Industrial Zone

For more information:

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Stephen Gianis

Vice President

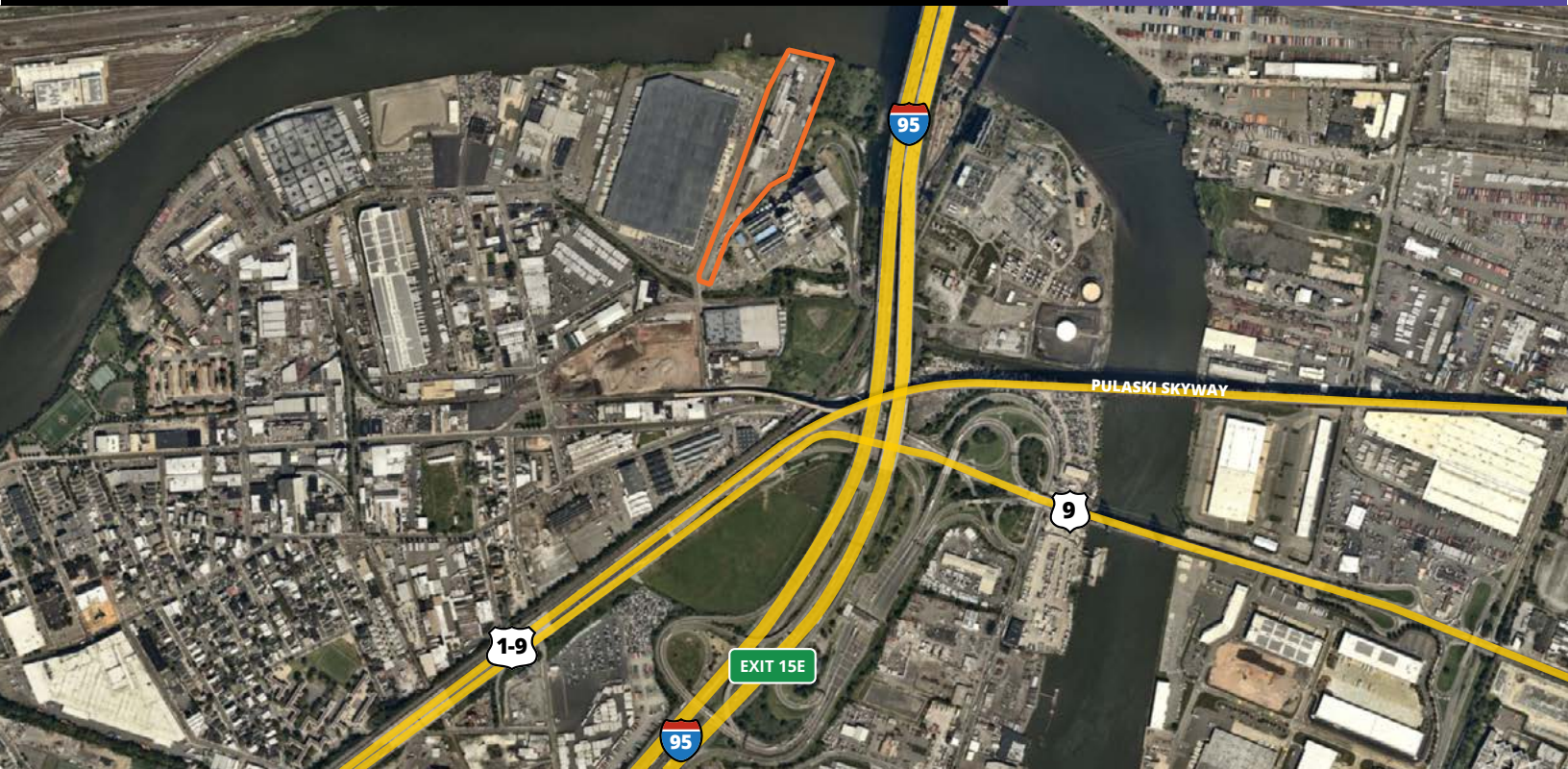
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Property overview

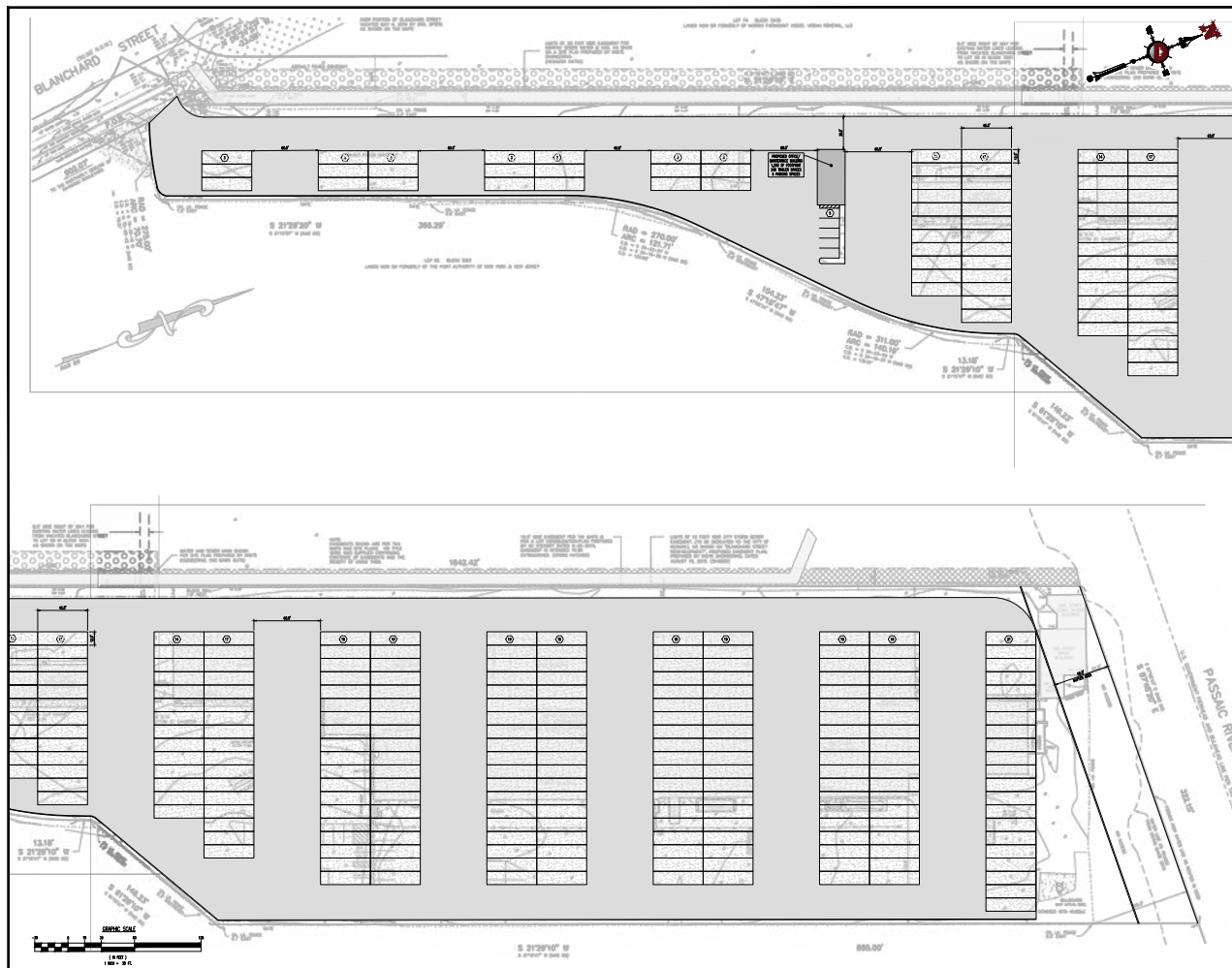
Acreage	±8.6 acres (divisible)
Lot square feet	±329,487
County	Essex
Zoning	I-3 Heavy Industrial
Property tax (2024)	\$123,438
Max building height	96'
Location Features	<ul style="list-style-type: none">- Recent improvements include paving, security and booth- Proximity to NJ Turnpike (Exit 15E), Route 1&9, I-280, I-78, Ports and Newark Airport- I-3 Heavy industrial zoning- Toll free access to busiest port on the east coast- Located in one of the densest population centers in the country- Proximity to public transportation

Permitted uses include:

- Outdoor storage/ Trailer parking
- Truck terminal
- Manufacturing
- Cold storage
- Warehouse-distribution
- Data centers
- Commercial vehicle parking
- Shipping container storage
- Cannabis manufacturing
- Commercial truck and bus service facility
- Electrical or gas switching facility
- Recycling center

VIEW ZONING INFORMATION

Concept 1



***Sample concept, property will be designed to suit**

IOS:

± 250 trailer stalls

Maintenance facility or small warehouse on 8.6 acres

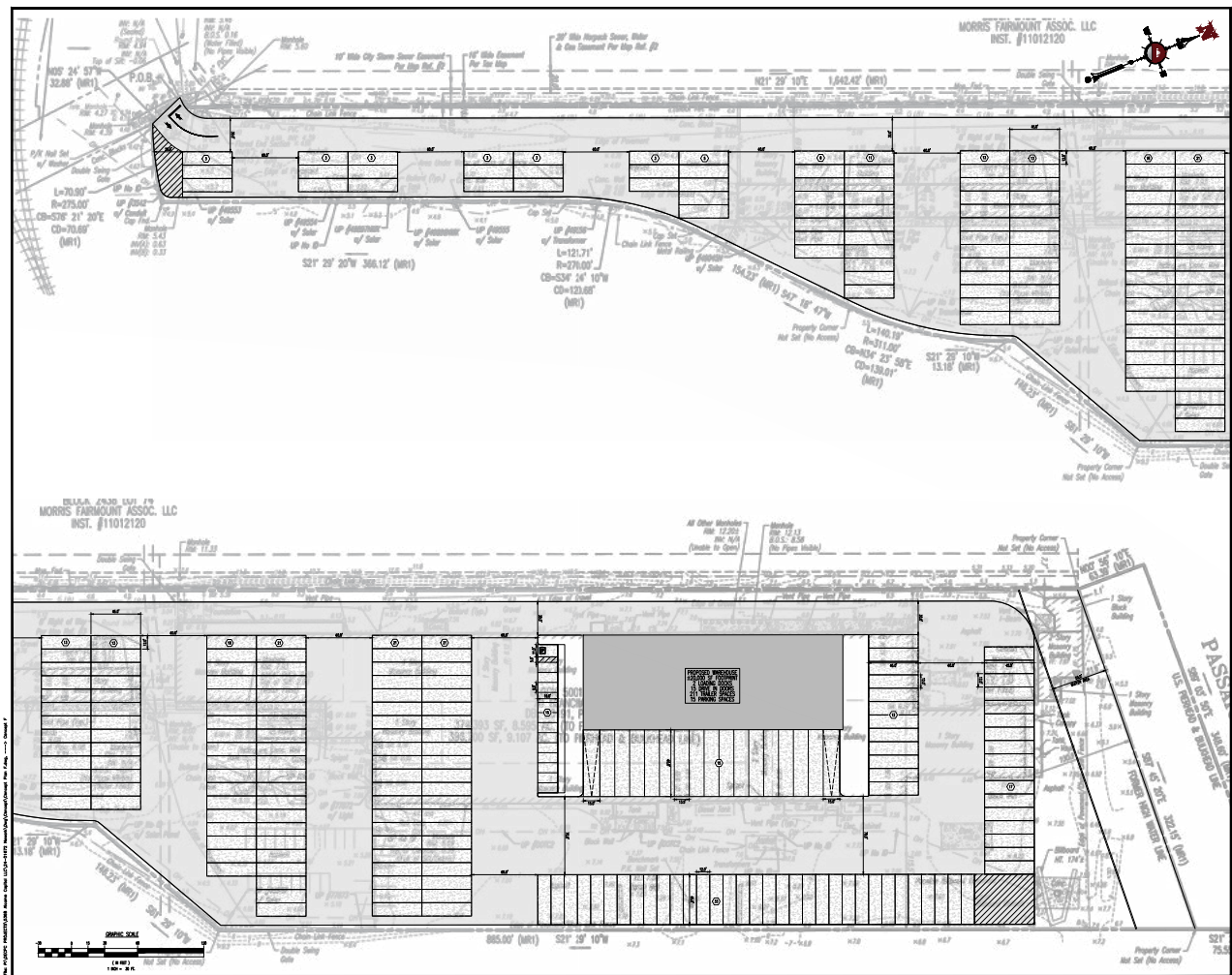
Container storage, truck parking, lay down yards and other IOS uses are permitted in the I-3 Heavy industrial zone



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Concept 2



*Sample concept, property will be designed to suit

IOS/ MAINTENANCE FACILITY:

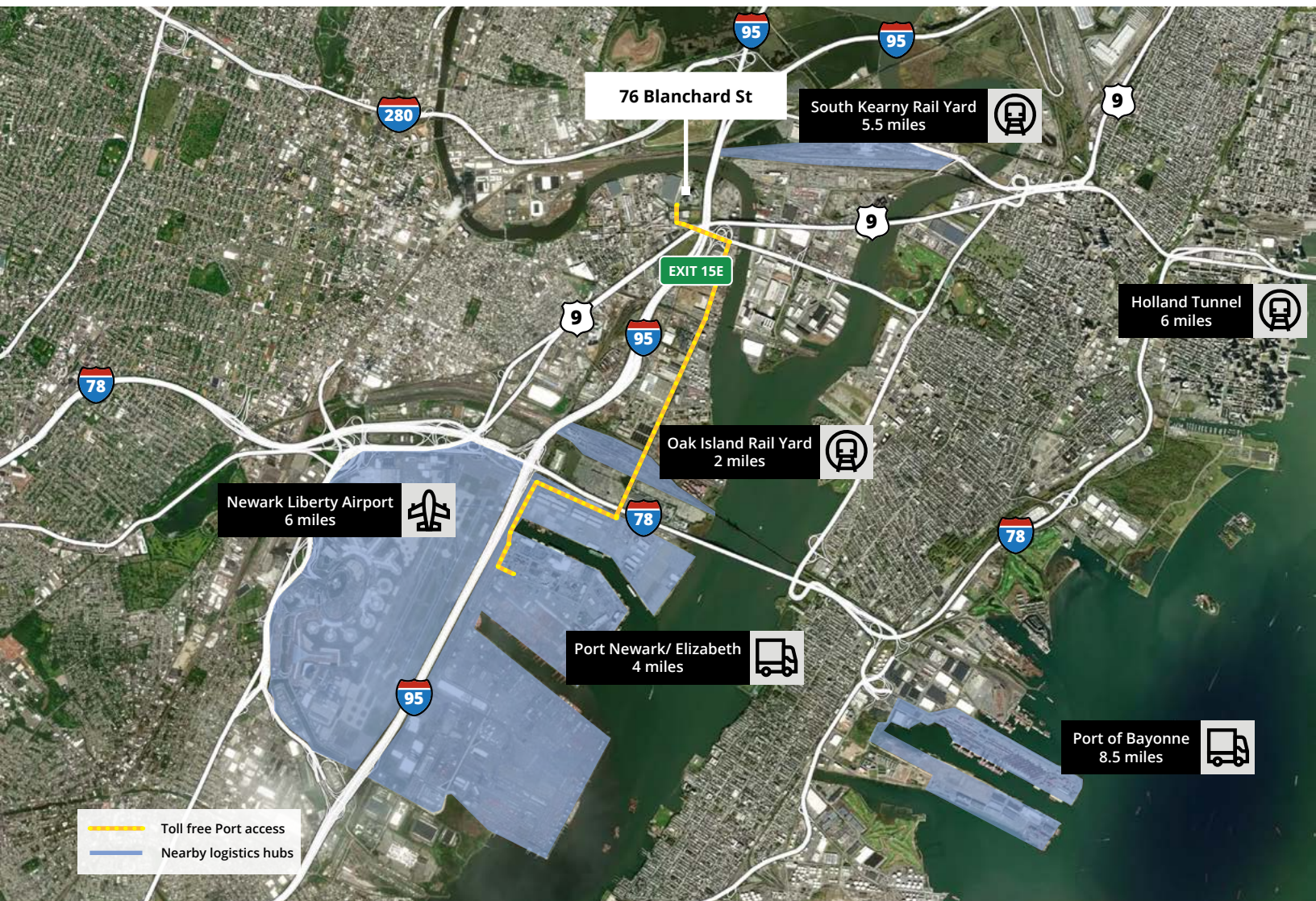
- 20,000 SF footprint (to suit)
- 2 loading docks
- 15 drive in doors
- 15 car parking stalls
- 211 trailer parking stalls



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Location



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