

76 BLANCHARD

FOR LEASE

IOS TRUCK PARKING
MAINTENANCE FACILITY

[VISIT WEBSITE](#)

NEWARK



[DIVISIBLE]

8.6 ACRES

*conceptual visualization

I-3 Heavy Industrial Zone

76 Blanchard Street, Newark, NJ

© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



ALCAMO
CAPITAL

**AVISON
YOUNG**



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'

[VIEW ZONING INFO](#)

LOCATION FEATURES

- 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



*conceptual visualization

76 Blanchard Street, Newark, NJ

© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



ALCAMO
CAPITAL

AVISON
YOUNG



PERMITTED USAGES

- **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



76 Blanchard Street, Newark, NJ

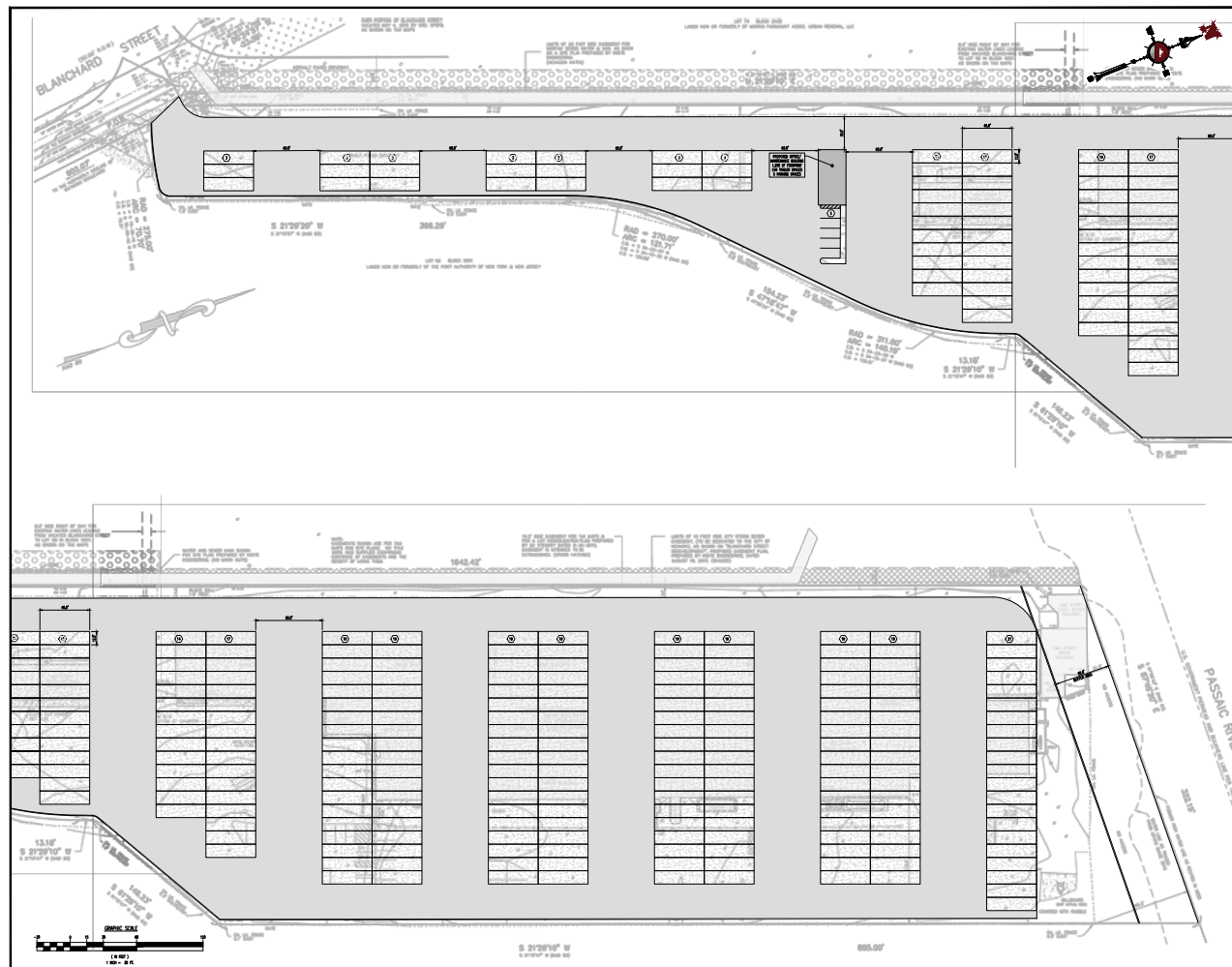
© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



ALCAMO
CAPITAL

AVISON
YOUNG

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

76 Blanchard Street, Newark, NJ

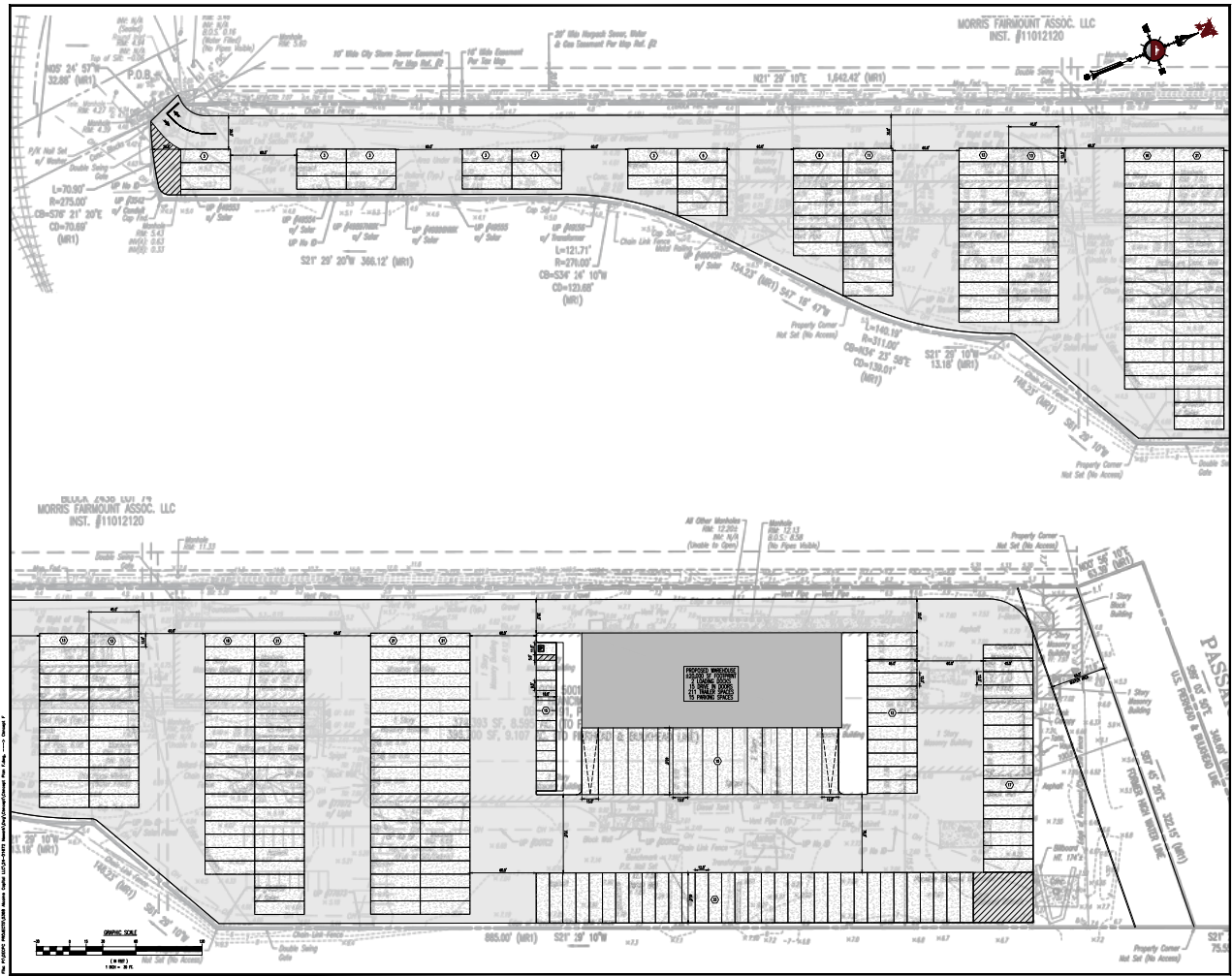
© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



ALCAMO
CAPITAL

AVISON
YOUNG

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

76 Blanchard Street, Newark, NJ

© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



ALCAMO
CAPITAL

AVISON
YOUNG

LOCATION



76 Blanchard Street, Newark, NJ

© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



ALCAMO
CAPITAL

AVISON
YOUNG

76 BLANCHARD

FOR SALE

IOS TRUCK PARKING

MAINTENANCE FACILITY

VISIT WEBSITE

Timothy Cadigan

Principal

+1 973 753 1104

timothy.cadigan@avisonyoung.com

John C. ("J.C.") Giordano, III

Principal

+1 973 753 1082

jc.giordano@avisonyoung.com

Matthew C. Turse, CCIM

Principal

+1 973 898 6370

matthew.turse@avisonyoung.com

Stephen Gianis

Vice President

+1 973 753 1076

stephen.gianis@avisonyoung.com



[DIVISIBLE]

8.6 ACRES

*conceptual visualization

I-3 Heavy Industrial Zone

76 Blanchard Street, Newark, NJ

© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



**ALCAMO
CAPITAL**

**AVISON
YOUNG**