

# 76

BLANCHARD

**FOR LEASE**  
105 TRUCK PARKING  
MAINTENANCE FACILITY

[VISIT WEBSITE](#)

# NEWARK



[DIVISIBLE]  
**8.6 ACRES**

\*conceptual visualization

**I-3 Heavy Industrial Zone**

76 Blanchard Street, Newark, NJ

© 2026. 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. Some imagery may have been edited using AI tools for visualization purposes.



ALCAMO  
CAPITAL





## PROPERTY OVERVIEW

<b>Acreage</b>	±8.6 acres (divisible)
<b>Lot square feet</b>	±329,487
<b>County</b>	Essex
<b>Zoning</b>	I-3 Heavy Industrial
<b>Property tax (2024)</b>	\$123,438
<b>Max building height</b>	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

© 2026. 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. Some imagery may have been edited using AI tools for visualization purposes.



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



\*conceptual visualization

76 Blanchard Street, Newark, NJ

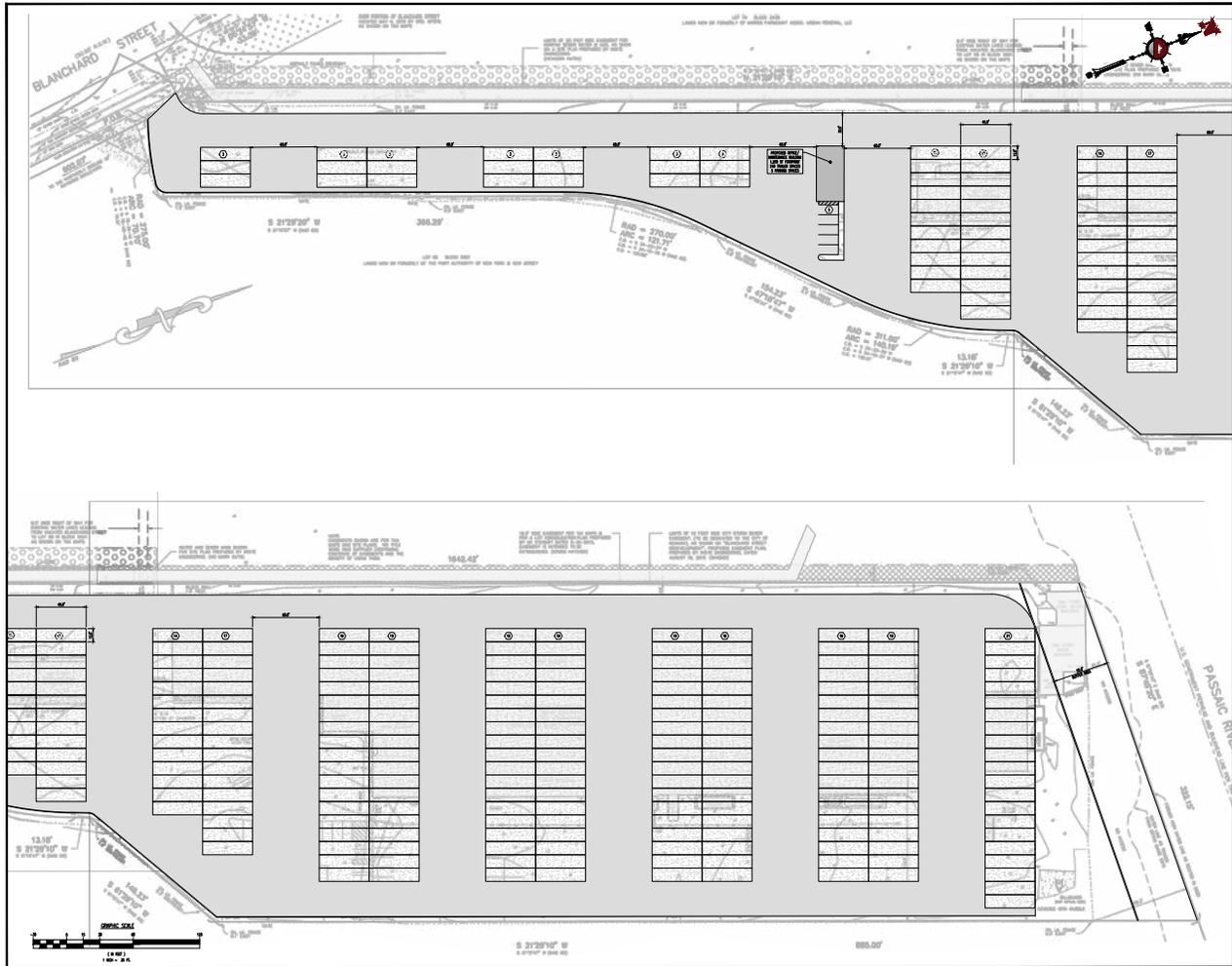
© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.



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

© 2026. 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. Some imagery may have been edited using AI tools for visualization purposes.



ALCAMO  
CAPITAL

AVISON  
YOUNG

# LOCATION



76 Blanchard Street, Newark, NJ

© 2026. 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. Some imagery may have been edited using AI tools for visualization purposes.



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

© 2026. 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. Some imagery may have been edited using AI tools for visualization purposes.



**ALCAMO  
CAPITAL**

**AVISON  
YOUNG**