

IRVINGTON INDUSTRIAL OPPORTUNITY AVAILABLE FOR SALE



PRE
Real Estate Services



EXECUTIVE SUMMARY



PRE-REAL ESTATE SERVICES HAS BEEN EXCLUSIVELY TASKED WITH FACILITATING THE SALE OF THIS EXTRAORDINARY OPPORTUNITY. THIS PROPERTY FEATURES INDUSTRIAL GARAGES, OFFICES, AND OUTDOOR STORAGE FOR PRODUCT AND MATERIALS, LOGISTICAL OPERATIONS, EQUIPMENT AS WELL AS MANY OTHER USES WITHIN IRVINGTON ZONING.

THE PROPERTY SITS ON A 0.59-ACRE PAVED PARCEL AND FEATURES A TWO-STORY, MULTI-BAY AUTO REPAIR AND AUTO BODY FACILITY, WITH 17,392 SQUARE FEET OF USABLE LAND AREA. UNIT A TOTALS 4,500 SQUARE FEET PLUS 3,000 SF OF OFFICES, OFFERING 10'11" CEILING HEIGHTS, THREE DRIVE-IN DOORS, AND 480-AMP, THREE-PHASE POWER. UNIT B INCLUDES 1,595 SQUARE FEET WITH 10'5" CEILING HEIGHTS AND A DRIVE-IN DOOR, WHILE UNIT C COMPRISES 1,971 SQUARE FEET, ALSO WITH 10'5" CEILING HEIGHTS AND A DRIVE-IN DOOR.

POSITIONED IN THE M-3 HEAVY INDUSTRIAL ZONE, THE PROPERTY IS WELL-SUITED FOR BUSINESSES REQUIRING FLEXIBLE INDUSTRIAL USES, INCLUDING PARKING OPERATIONS AND TOWING SERVICES. THIS OFFERING PRESENTS A STRONG OPPORTUNITY TO OWN AN EXCEPTIONAL INDUSTRIAL ASSET IN A PRIME LOCATION WITH CONVENIENT ACCESS TO MAJOR HIGHWAYS, TUNNELS, AND BRIDGES.



PROPERTY INFORMATION

Property Details

Lot Size: 25,700 SF

Acres: 0.59 AC

Taxes: \$3,098.5 PER MONTH

Availability: Immediately

Building Details

Total Building SF: 11,308

Unit Breakdown: Unit A: 7,590 SF Unit B: 1,595 SF Unit C: 2,123 SF

Year Built: 1960

Roof: Adequate & Maintained

Drive - In Doors: 5

Ceiling Heights: Unit A: 10'11 Unit B: 10'05 Unit C: 10'05

Structure: Brick Columns, Steel Beams, Wooden Rafters, Concrete Block Addition

PROPERTY INFORMATION



Highlights

Immediate Access to Interstate I-78

Property is Fenced, Gated & Includes Adequate Lighting

Ownership is willing to provide Owner Financing

Utilities

Electric: 480 Amps - 3 Phase

Natural Gas: Public Service & Gas

Water: NJ American - Passaic

Sewer Service: Joint Meeting Essex and Union

FOR SALE INDUSTRIAL OUTDOOR STORAGE

0.59 ACRES AVAILABLE



Features



.59 Acres



Close Proximity to Port Newark and All Major Highways



Property is Divisible



3,000 SF of Offices



Fenced, gated, surveillance system

FOR SALE

.59 ACRE AVAILABLE



Unit A: 7,590 SF - 10'7 Ceilings -
3 Drive Through Bay

Unit B: 1,595 SF - 10'5 Ceilings
-1 Drive Through Bay

Unit C: 2,123 SF - 10'5 Ceilings
-1 Drive Through Bay



PROPERTY
PHOTOS



PROPERTY
PHOTOS



PROPERTY
PHOTOS



PROPERTY PHOTOS



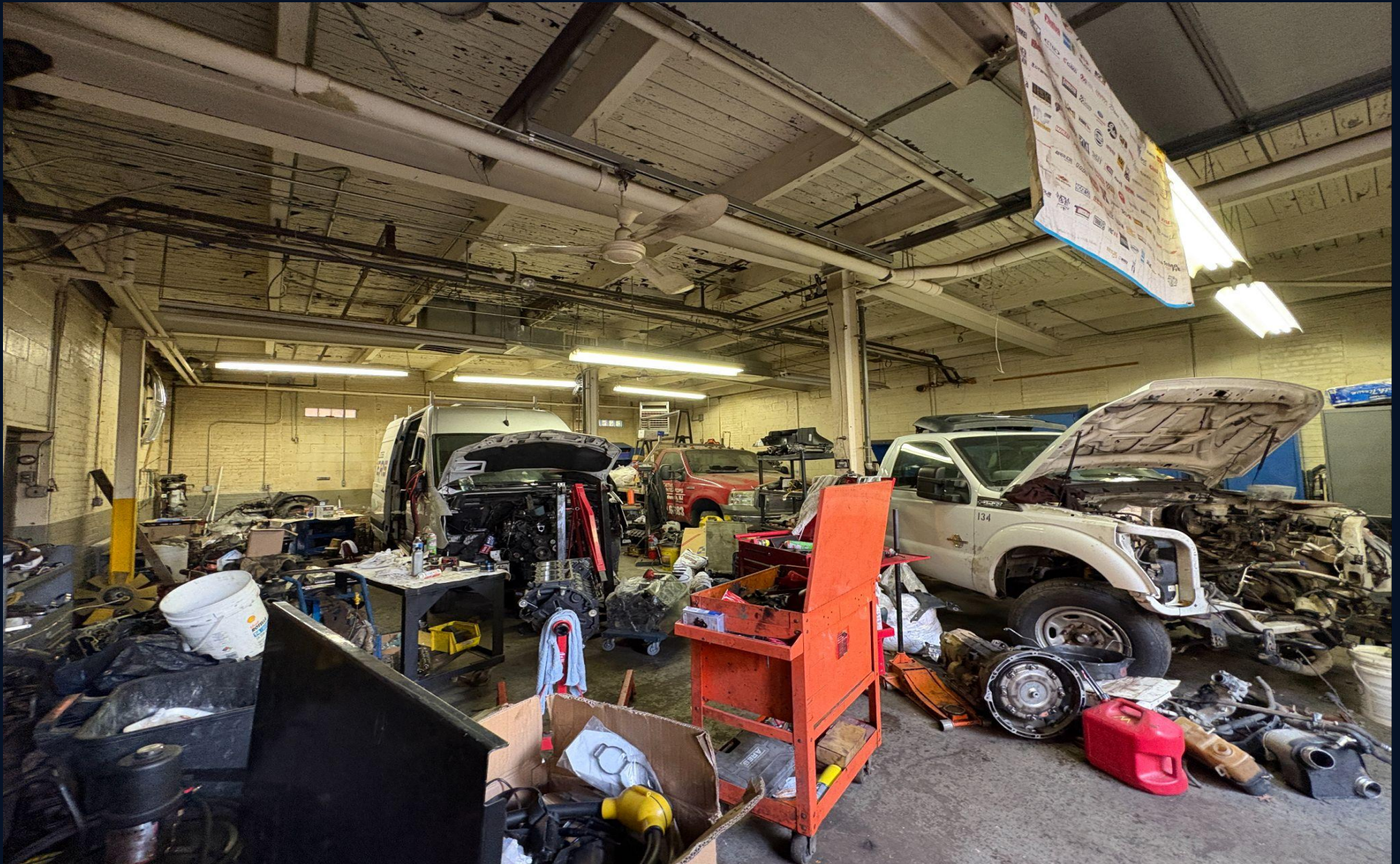
PROPERTY PHOTOS



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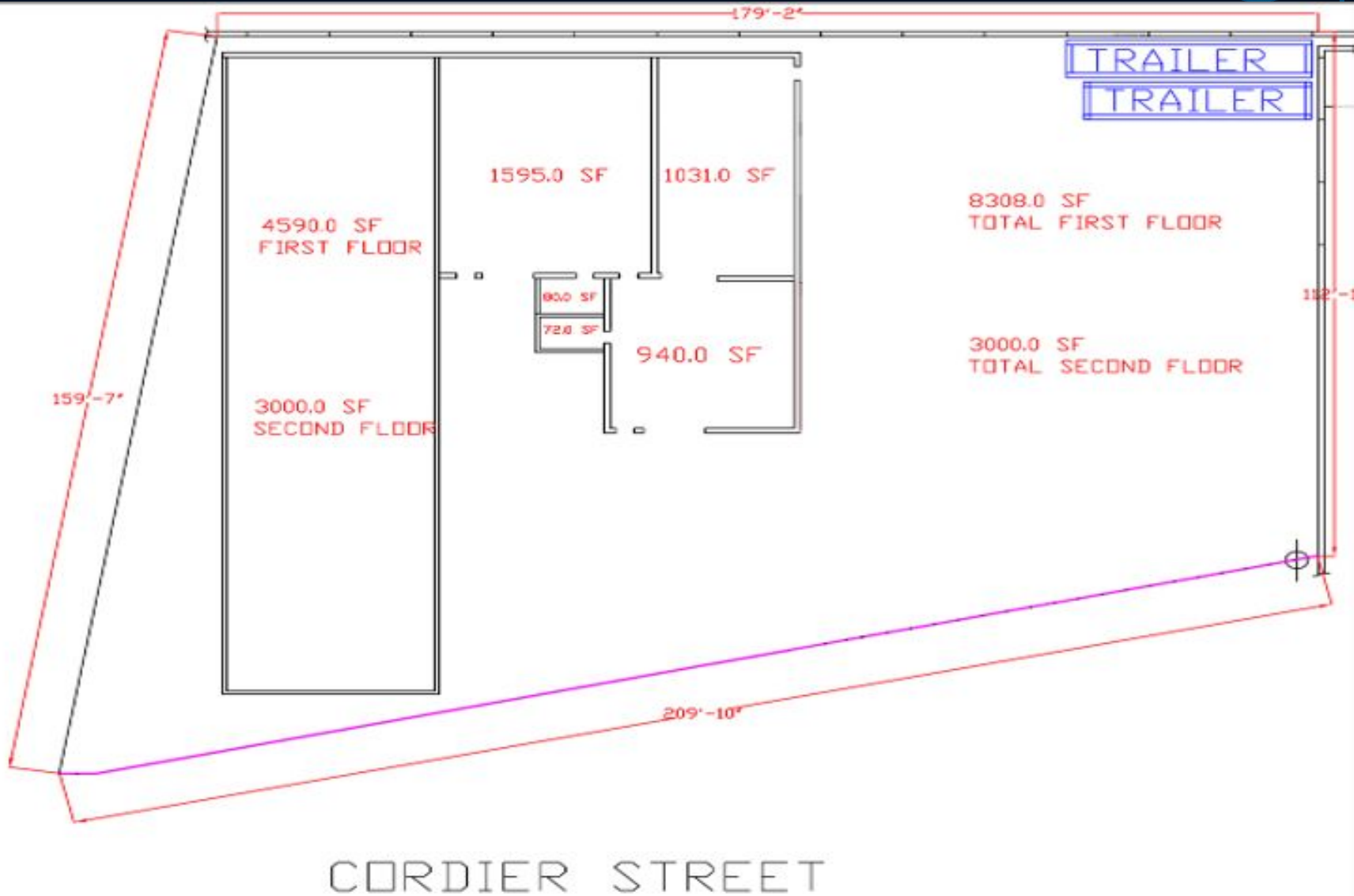
PROPERTY
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PROPERTY
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PROPERTY FLOORPLAN



ZONING MAP

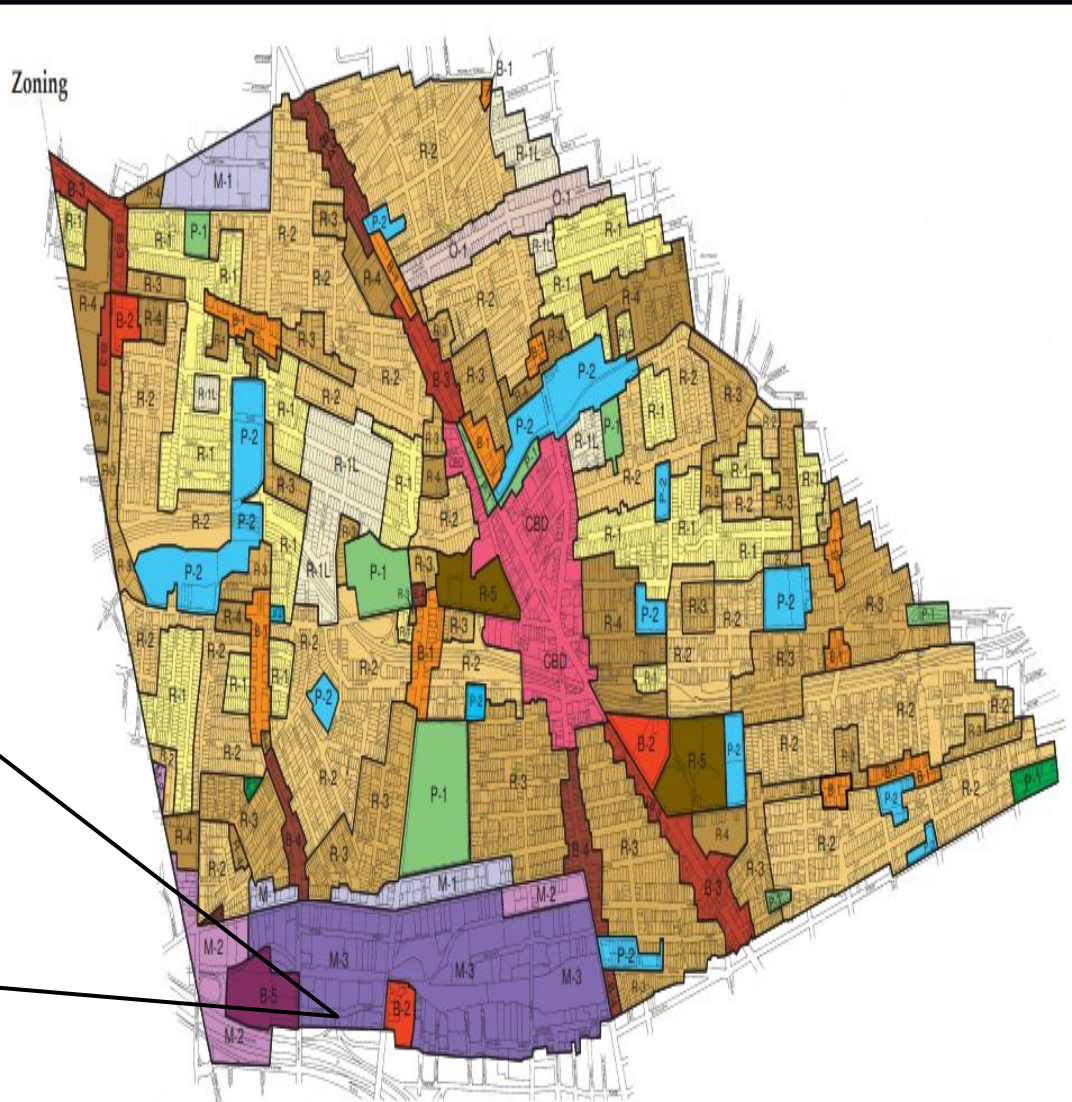


M-3 (Heavy Industrial)



The property covers the medium industrial zone (I-2) which allows for the industrial development of buildings up to six stories high, and permits a range of uses that are less compatible with residential areas within the City of Newark.

I-2 zoning is applied in areas of Newark neighborhoods such as Mccarter Highway, the Passaic river waterfront on North Broadway, around S 15th Street in Fairmount; North of Raymond Boulevard. If you have any questions regarding your specific use, please feel free to reach out to the Leasing Team.



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|--|------------------------------------|-----------------------------|
| Single-Family Residential Low Density (R-1L) | Residential-Character Office (O-1) | Neighborhood Business (B-1) |
| Single-Family Residential (R-1) | Special Industrial (M-1) | Shopping Center (B-2) |
| Two-Family Residential (R-2) | Light Industrial (M-2) | Limited Business (B-3) |
| Four-Family Residential (R-3) | Heavy Industrial (M-3) | General Business (B-4) |
| Garden Apartments (R-4) | Parks (P-1) | Big Box Center (B-5) |
| High-Rise Apartments (R-5) | Institutional (P-2) | Downtown Mixed-Use (CBD) |

Approx. Feet
0 300 600

www.NJPropertyRecords.com

Township of
Irvington
Essex County, NJ

Phillips Preiss Shapiro Associates, Inc.
Planning & Real Estate Consultants 2004

ZONING OVERVIEW



Permitted Uses In The Heavy Industrial Manufacturing Zone (M - 3)

1. Manufacturing of light machinery, such as but not limited to carburetors, small machine parts, sewing machines, cash registers, typewriters, calculators and other office machines.
2. Fabrication of metal, paper, and wood products.
3. Manufacture, assembly and/or packaging of electronics and electric components, instruments, precision tools, timepieces.
4. Outdoor Storage.
5. Wholesales and Distribution.
6. Heavy manufacturing operations.
7. Auto Dealerships
8. Truck/Auto Body Shops
9. Distribution terminals, parcel, delivery service industry.
10. Extraction or excavation operations subject to subsection 38-6.1g
11. Glass and textile manufacture.
11. Truck terminals & Bulk Distribution
12. Lumber and building materials.
13. Contractors' equipment, sales and service.
14. Wholesale business storage and warehousing.



The property covers the heavy industrial manufacturing zone (M-3) which permits a range of industrial uses that are less compatible with residential areas within the City of Irvington. This zone allows for the manufacturing of raw materials, warehousing, auto dealerships and auto/truck repair body shop.

M-3 zoning is applied in areas of Irvington neighborhoods such as Chancellor Avenue, Coit Street, Woolsey Street, Cordier Street, and Lyons Avenue. If you have any questions regarding your specific use, please feel free to reach out to the Leasing Team.

LOCATION OVERVIEW





LOCATION

NEIGHBORHOOD OVERVIEW

PORT NEWARK

Within 7.4 miles Irvington is positioned to benefit significantly due to its proximity to port Newark, one of the most heavily trafficked ports of the East coast. Serving as a major traffic hub for international trade, Port Newark also provides direct access to major highways across New Jersey.



HOLLAND TUNNEL

The holland tunnel provides a transportation route that connects New Jersey to lower Manhattan, one of the world's largest business hubs. 13.1 miles from the site, Irvington strategic location near the Holland Tunnel makes it attractive for warehousing, distribution,, and manufacturing operations, boosting the value and demand for industrial properties in the area.



NEWARK INTERNATIONAL

Operating for over 90 years, Newark Liberty International airport is a convenient 4.1 mile drive along route 1 & 9 from the site. In 2018, this airport served 46,065,175 passengers, and visited top travel destinations such as Orlando, London, San Francisco, Los Angeles, and Fort Lauderdale.





LOCATION

NEIGHBORHOOD OVERVIEW

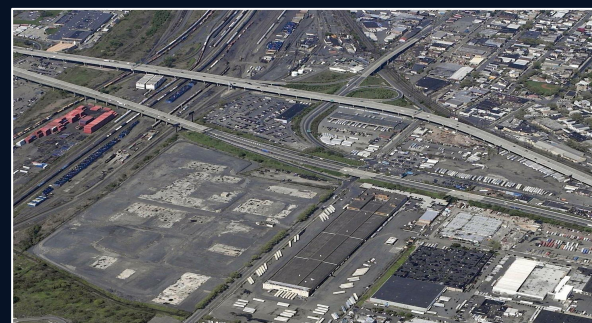
NJ TURNPIKE

Located within 5.7 miles of the site Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Elizabeth to key destinations such as New York City, Newark, and other parts of New Jersey, making it a vital corridor for businesses, and freight transportation.



ROUTE 1 & 9

U.S. Route 1 & 9 is a major highway that primarily serves the East Coast and stretches over 2,000 miles. Beginning in Key West, Florida and ending in Fort Kent, Maine at the Canadian border. This site provides a distance of 4.9 miles direct access to this major truck route ensuring the convenient transportation of goods and materials for local businesses.



INTERSTATE 78

Located within less than a mile of the site, Route 78 serves as an East - West highway begins in Harrisburg, Pennsylvania and ends at the Holland Tunnel linking Jersey City, New Jersey with Manhattan, New York. The freeway provides a trucking corridor to North Jersey from Central Pennsylvania in lieu of the tolled Pennsylvania and New Jersey Turnpikes





LOCATION OVERVIEW

Key Access Points

Route 1 & 9	4.9 Miles
NJ Turnpike	5.7 Miles
Newark Liberty International	4.1 Miles
Interstate 78	Less Than a Mile
Port Newark	3 Miles
Holland Tunnel	6 Miles
Lincoln Tunnel	13.1 Miles
George Washington Bridge	21 Miles



Subject Property



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This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by PRE Commercial Real Estate or Owner. Each prospective purchaser is to rely solely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

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The terms and conditions set forth above apply to this Offering in its entirety.