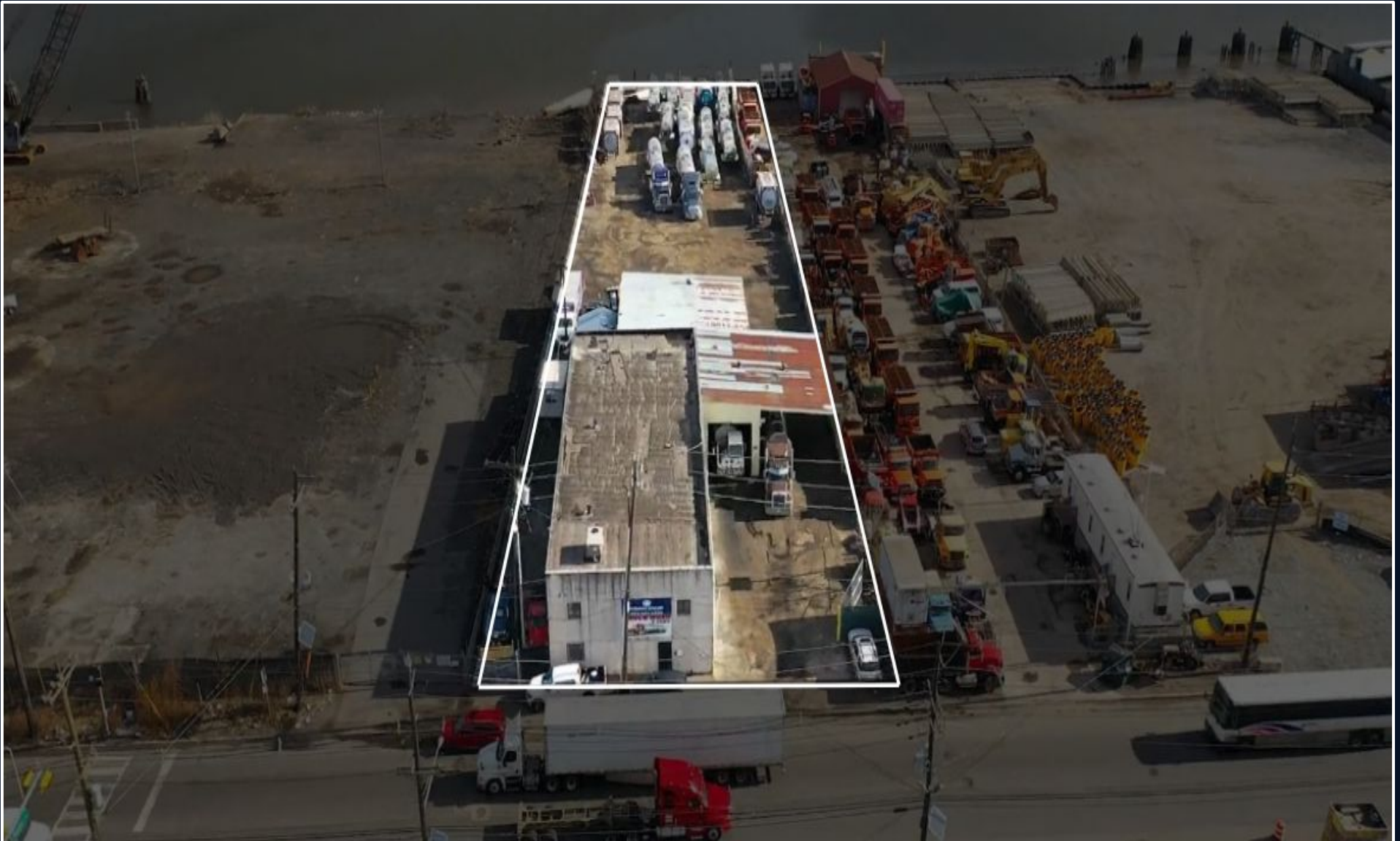


NEWARK INDUSTRIAL OPPORTUNITY AVAILABLE FOR SALE & LEASE



PRE
Real Estate Services



EXECUTIVE SUMMARY



PRE-REAL ESTATE SERVICES HAS BEEN EXCLUSIVELY TASKED WITH FACILITATING THE SALE & LEASE OF THIS EXTRAORDINARY OPPORTUNITY LOCATED ON 184-188 DOREMUS AVENUE, NEWARK NJ. THIS PROPERTY FEATURES A INDUSTRIAL GARAGE BUILDING, AND OUTDOOR STORAGE FOR PRODUCT AND MATERIALS.

THE PROPERTY SPANS OVER A 0.93 ACRE PARCEL OF LAND AND IS COMPRISED OF A 9,600 SF SINGLE STORY, MULTI-BAY AUTO REPAIR/AUTO BODY SHOP WHICH INCLUDES CEILINGS HEIGHTS OF 18' THAT COMES EQUIPPED WITH THREE PHASE POWER FOR HEAVY DUTY MACHINERY NEEDS.

THE I-3 (HEAVY INDUSTRIAL) ZONE IN NEWARK IS DESIGNED FOR HIGH-INTENSITY INDUSTRIAL ACTIVITY, SUPPORTING LARGE-SCALE OPERATIONS THAT REQUIRE HEAVY EQUIPMENT, OUTDOOR STORAGE, AND STRONG TRUCK ACCESS, TYPICALLY NEAR MAJOR TRANSPORTATION AND PORT CORRIDORS. THE ZONE PRIORITIZES FUNCTIONAL INDUSTRIAL USE AND PERMITS HEAVY MANUFACTURING, WAREHOUSING AND DISTRIBUTION, TRUCKING AND FREIGHT TERMINALS, INDUSTRIAL OUTDOOR STORAGE (IOS), CONTRACTOR YARDS, VEHICLE AND EQUIPMENT STORAGE, AUTO AND TRUCK REPAIR, FABRICATION AND ASSEMBLY, WHOLESALE OPERATIONS, AND MATERIAL STORAGE, ALONG WITH CUSTOMARY ACCESSORY USES SUCH AS OFFICE AND MAINTENANCE SPACE.

FOR SALE & LEASE | INDUSTRIAL WAREHOUSE & OUTDOOR STORAGE .93 ACRES AVAILABLE



40,000 SF Lot



Close Proximity to the NJ Port



Property is Divisible



Fenced and Gated



PROPERTY INFORMATION



Property Details

Lot Size: 0.93 Acres

Total Building SF: 9,600

Drive - Ins: 4 Doors

Ceiling Heights: 18'

Construction: Block

Column Spacing: Clear

Power: 3 Phase - 120/480V

Availability: Month to Month Tenants on Site

Taxes/Month: \$2,900

PROPERTY INFORMATION



Property Highlights:

Ownership Is Flexible With Lease Terms

Property Features Industrial Heaters

Property Includes Iso Tank Wash Business License

Close Proximity To The Major Highways & Port Newark

Utilities:

Electric: Public Service Electric & Gas Co. (PS&G)

Natural Gas: Public Service Electric and Gas Co. (PS&G)

Sewer Service: Passaic Valley Sewer Commission (PVSC)

Water: Newark WD

PROPERTY PHOTOS



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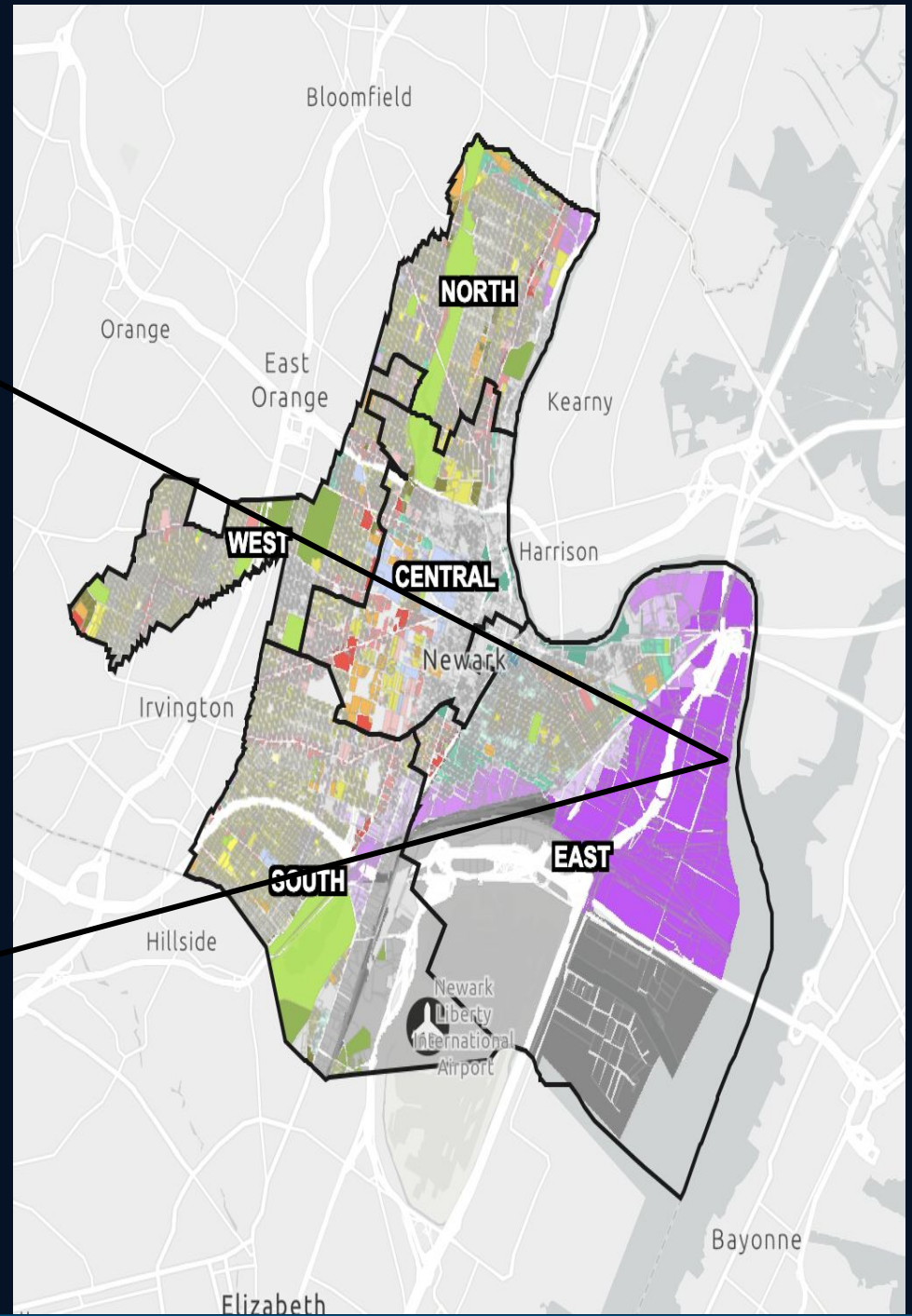
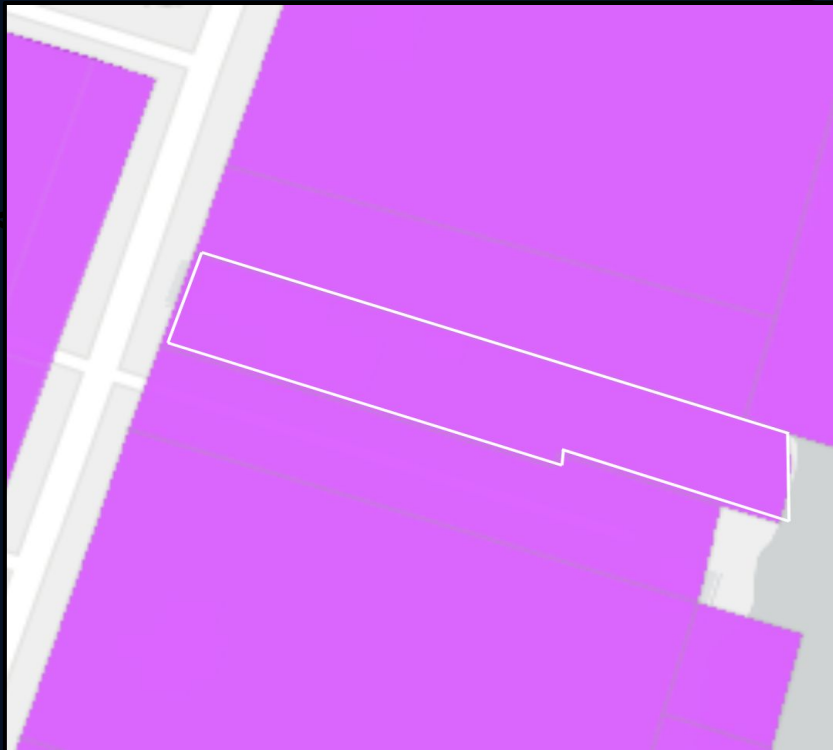
PROPERTY PHOTOS



ZONING MAP



I-3: Heavy Industrial



ZONING OVERVIEW



Permitted Uses in the I-3 (Heavy Industrial Zone):

1. Automobile Paint and Body Repair
2. Automobile Repair and Tire Repair
3. Shipping Container Storage
4. Truck Terminal
5. Truck, Tractor, Trailer, and Heavy Vehicle Parking or Storage
6. Vehicle Towing Facility
7. Warehousing
8. Outdoor Storage
9. Freight Forwarding
10. Commercial, Industrial Truck and Bus Services
11. Heavy Manufacturing



Heavy Industrial (I-3) zoning allows for industrial development of buildings up to 8 stories or 96 feet high. Because it allows for uses that can be incompatible with or even harmful to residents, I-3 zoning is limited to industrial areas — notably comprising much of the Newark Industrial District — and maintains very low proximity to any residential neighborhood.

LOCATION OVERVIEW





LOCATION

NEIGHBORHOOD OVERVIEW

PORT NEWARK

Within 2.4 Miles. This site 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. 6.9 Miles from the site, Newark's 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 5.6 Mile drive onto 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

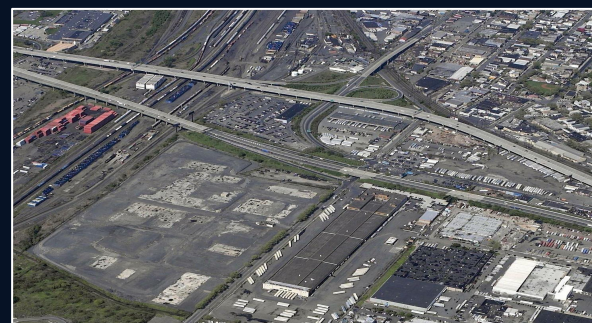
NJ TURNPIKE

Located within 1 Mile 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 is 0.8 of a Mile away from this major truck route ensuring the convenient transportation of goods and materials for local businesses.

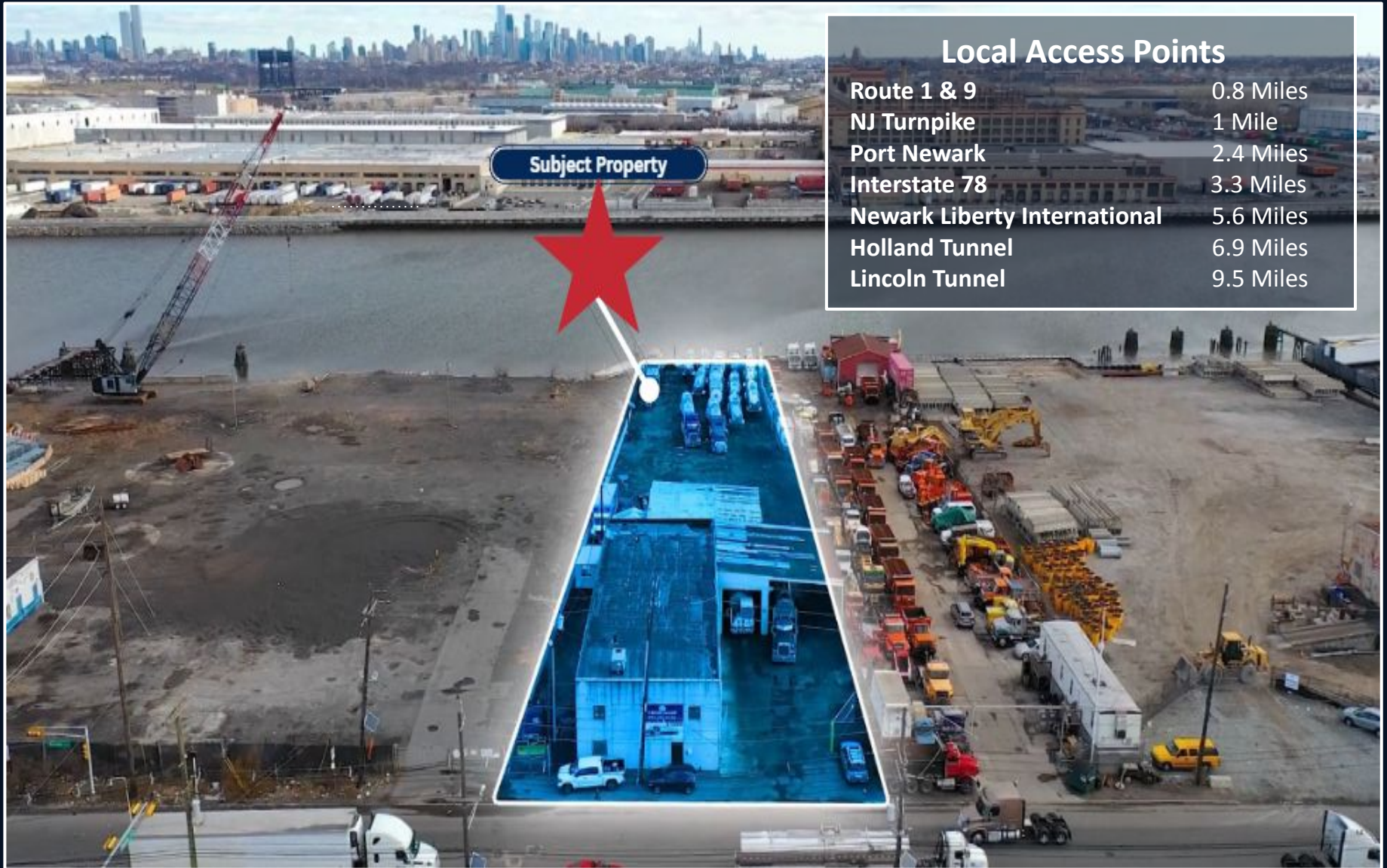


INTERSTATE 78

Located within 3.3 Miles 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



Local Access Points

Route 1 & 9	0.8 Miles
NJ Turnpike	1 Mile
Port Newark	2.4 Miles
Interstate 78	3.3 Miles
Newark Liberty International	5.6 Miles
Holland Tunnel	6.9 Miles
Lincoln Tunnel	9.5 Miles

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In this Offering, certain documents, including the leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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.