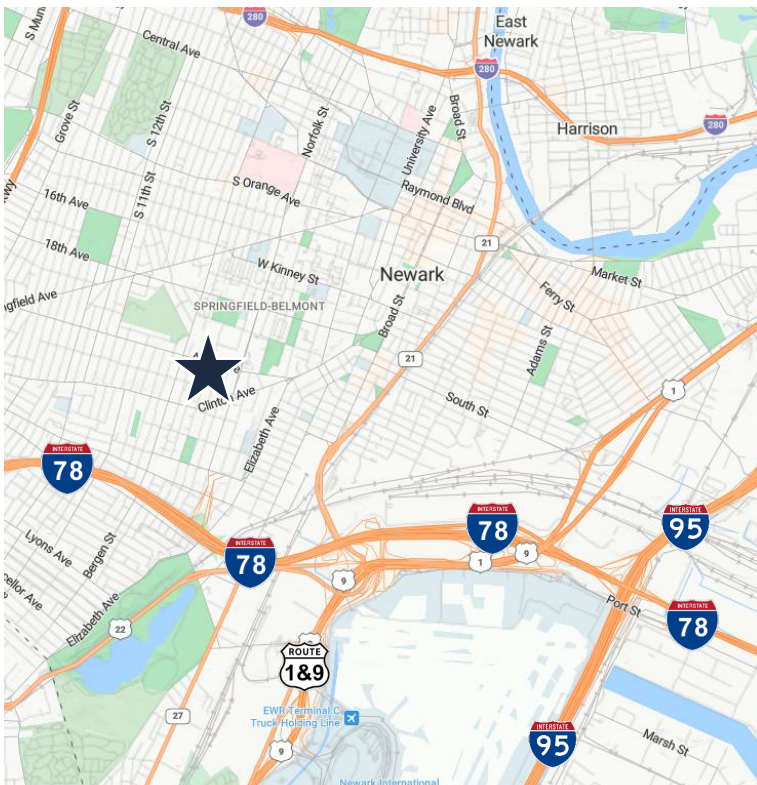




Specifications

Property Highlights

- Fully Leased Industrial Investment (7% CAP)
- Total Building Area: ±6,330 SF across two industrial buildings
- Lot Size: ±0.43 acres (±19,434 SF)
- Large Paved Yard: Approximately ±14K–15K SF of outdoor yard area
- Renovated: Improvements completed in 2023
- Clear Height: Approximately 12'–15'
- Loading: Multiple drive-in loading bays
- Construction: Masonry industrial buildings
- Zoning: 4A Industrial / Commercial zoning permitting a wide range of industrial uses
- Flexible Layout: Buildings arranged around a large paved central yard area
- Ideal Uses: Contractor yards, fleet parking, equipment storage, industrial outdoor storage (IOS)
- Taxes (2025): \$14,752.31

Site & Access

- Minutes from I-78, US Hwy 1 & 9, NJ Turnpike, Newark Liberty International Airport, and Port Newark / Port Elizabeth

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Juan Disla
Director
973.379.6644 x 226
JD@blauberg.com

Marcos Bausch
Associate
973.379.6644 x 240
Marcos@blauberg.com

FOR SALE | 160-178 JELLIFF AVENUE | NEWARK, NJ



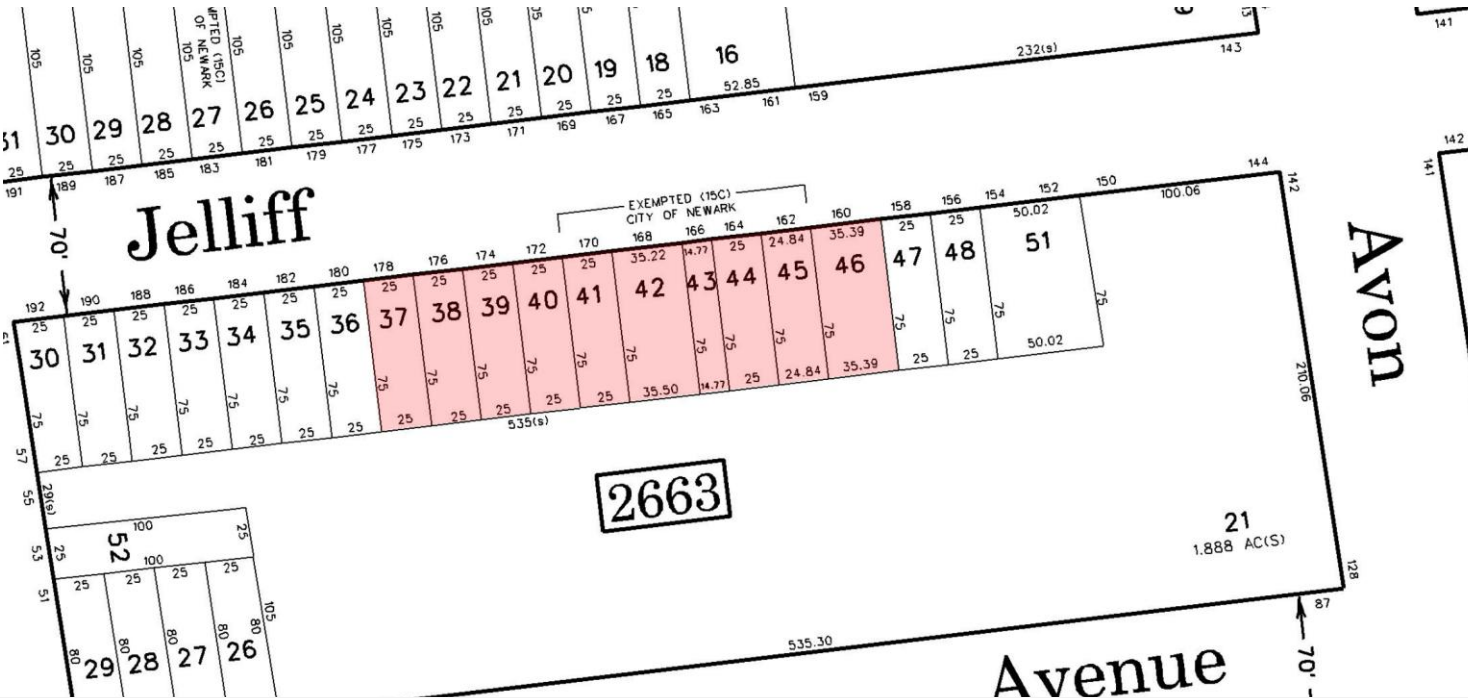
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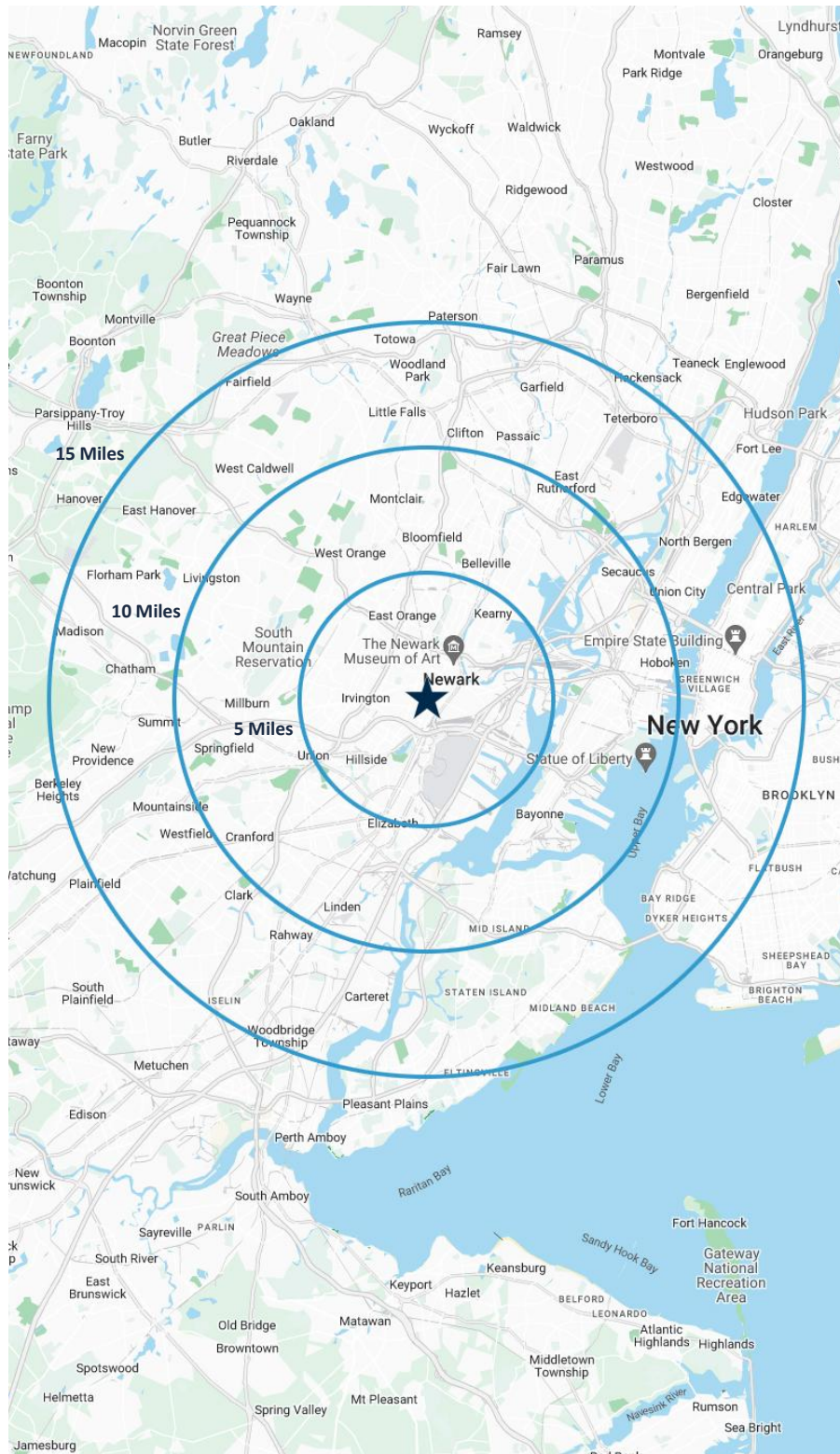


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5 MILES

- Total Population: 863,947
- Households: 313,136
- Median Household Income: \$79,255
- Average Household Size: 2.7
- Transportation to Work: 421,194
- Labor Force: 687,656

10 MILES

- Total Population: 2.45M
- Households: 927,764
- Median Household Income: \$113,148
- Average Household Size: 2.6
- Transportation to Work: 1.28M
- Labor Force: 1.98M

15 MILES

- Total Population: 7.56M
- Households: 3.04M
- Median Household Income: \$114,681
- Average Household Size: 2.4
- Transportation to Work: 4.03M
- Labor Force: 6.23M

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	0.8 MI I-78
	1.7 MI US Hwy 1 & 9
	2.4 MI Penn Station
	2.5 MI I-280
	3.6 MI I-95 Exit 14
	4.2 MI Newark Airport
	4.6 MI Ports Newark and Elizabeth
	10.9 MI Holland Tunnel
	14.6 MI Lincoln Tunnel

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