



IOS and parking opportunity

±3.28 acres

## For more information

### Timothy Cadigan

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

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# Property overview



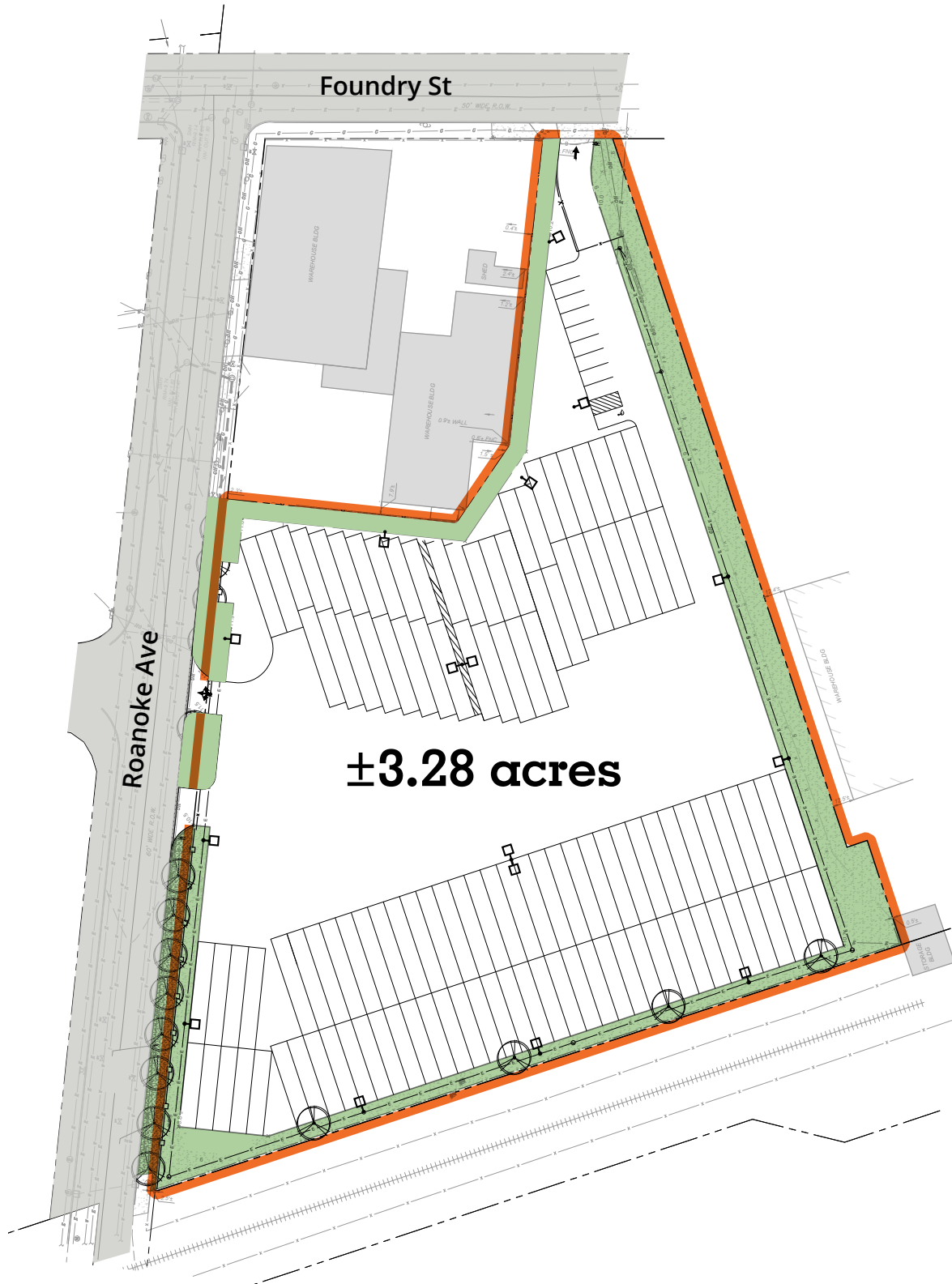
<b>Acreage</b>	±3.28 acres
<b>Lot square feet</b>	±142,877
<b>County</b>	Essex
<b>Zoning</b>	I-3 Heavy Industrial
<b>Utilities</b>	City sewer and water
<b>Property tax (2024)</b>	\$15,592
<b>Delivery condition</b>	Newly paved with lighting conduits in place

## Site features

- Direct driveway access via Roanoke Ave and Foundry St
- Immediate access to on-ramp of Rt 1-9 North
- Less than 2 miles, toll free access to Newark Airport and the Ports
- Less than 1 mile to NJ Turnpike (Exit 15E)
- Soils RAP application was recieved, groundwater RAP application submitted, sitewide RAO closure letter (February 2027)
- Potential electrical vehicle charging property
- Lighting conduits and fencing in place
- NJ Opportunity Zone

[VIEW ZONING INFORMATION](#)

# Site plan



# Location



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