

# NEWARK COMMERCIAL OPPORTUNITY AVAILABLE FOR SALE & LEASE



**PRE**  
Real Estate Services



# EXECUTIVE SUMMARY

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PRE-REAL ESTATE SERVICES HAS BEEN EXCLUSIVELY TASKED WITH FACILITATING THE SALE & LEASE OF THIS EXTRAORDINARY OPPORTUNITY LOCATED ON 399 MCCARTER HIGHWAY, NEWARK NJ.

THE PROPERTY SPANS OVER A 0.08 ACRE PARCEL OF LAND AND IS COMPRISED OF A 2,950 SF TWO STORY COMMERCIAL BUILDING. THE GROUND FLOOR IS INTENDED FOR USES SUCH AS AUTO MECHANIC, USED CAR DEALERSHIPS AND A SHOWROOM. THE C-3 (CENTRAL BUSINESS DISTRICT) ZONE IN NEWARK IS INTENDED TO SUPPORT THE CITY'S MOST ACTIVE COMMERCIAL AND MIXED-USE CORE, ALLOWING FOR HIGH-DENSITY DEVELOPMENT THAT COMBINES RETAIL, OFFICE, RESIDENTIAL, AND SERVICE USES IN A WALKABLE, TRANSIT-ORIENTED ENVIRONMENT.

THIS ZONE IS TYPICALLY LOCATED IN PRIME DOWNTOWN CORRIDORS AND NEAR MAJOR TRANSPORTATION HUBS, ENCOURAGING FOOT TRAFFIC, BUSINESS ACTIVITY, AND VERTICAL DEVELOPMENT. THE C-3 ZONE PROMOTES A VIBRANT URBAN SETTING WITH GROUND-FLOOR COMMERCIAL USES AND UPPER-LEVEL OFFICES OR RESIDENTIAL UNITS, MAKING IT IDEAL FOR BOTH INVESTORS AND END USERS SEEKING STRONG VISIBILITY AND ACCESSIBILITY.

# PROPERTY INFORMATION



## Property Details

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**Lot Size:** 0.08 Acres

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**Availability:** Immediate

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**Taxes/Month:** \$752

## Building Details

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**Building Size:** 2,952 SF

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**Ceiling Height:** 8' - 13'

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**Drive In Doors:** 2 Doors

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**Access:** Murray Street

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**Construction:** Block & Brick

# PROPERTY INFORMATION



## Highlights

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**24 - Hour Video Surveillance On Site**

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**Property Is Divisible**

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**Close Proximity To The Major Highways**

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**Owner Financing Would be Considered**

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**Dedicated Office Space**

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**Car Lift Is Available With The Property**

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## Utilities

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**Electric: Public Service Electric & Gas Co. (PSE&G)**

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

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**Water: Newark WD & Sewer Service: PVSC**

# FOR SALE & LEASE | COMMERCIAL PROPERTY

## 2,950 SF BUILDING AVAILABLE



*Immediate access to  
Route 21*



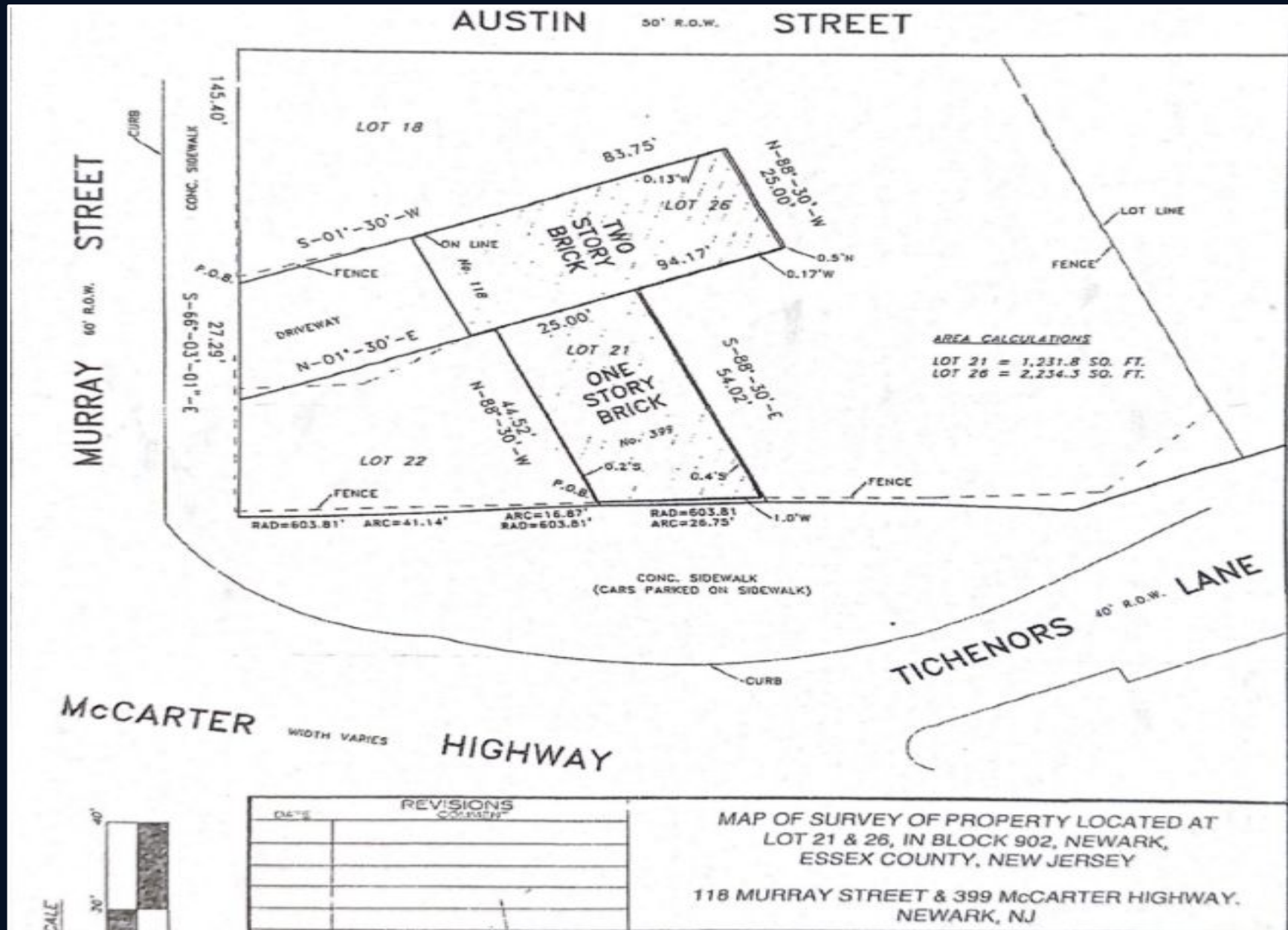
*Used Car Dealership  
License Available*



*Secured by Perimeter  
Fencing*



# PROPERTY SURVEY



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



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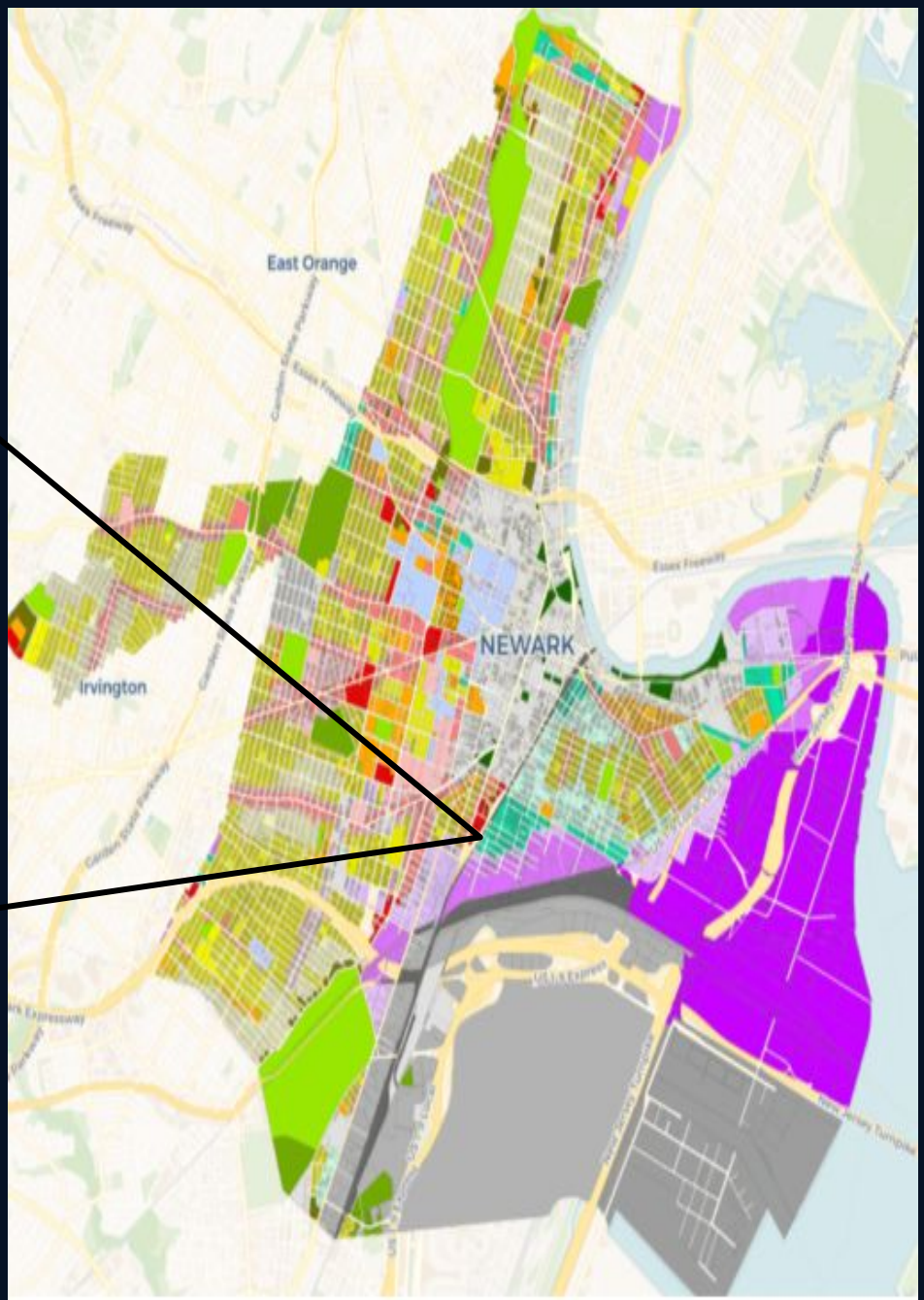
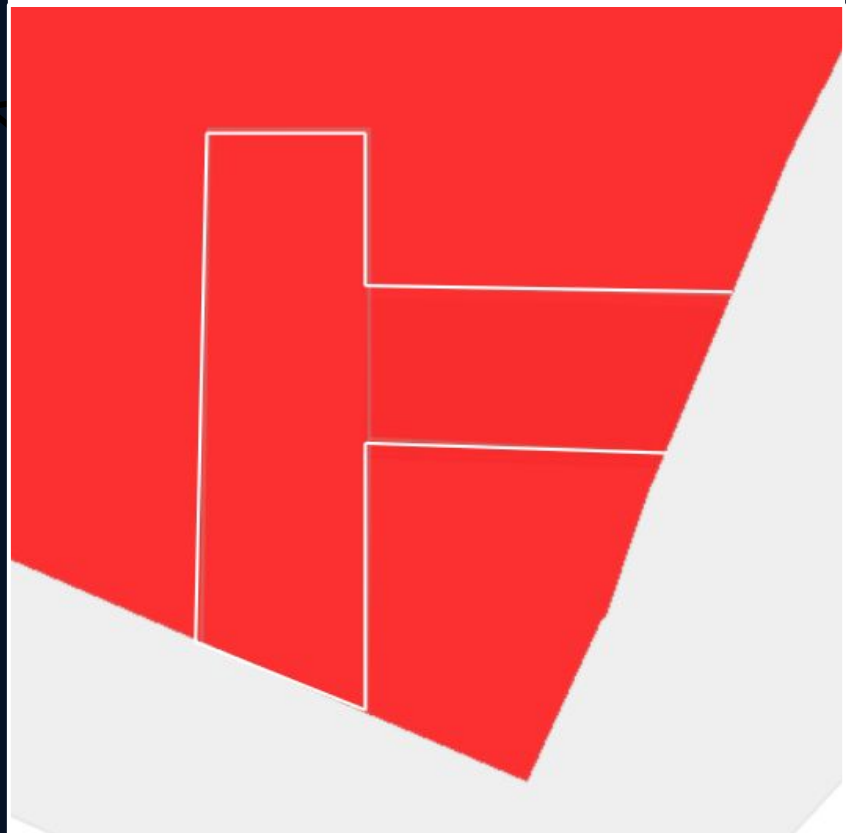


# PROPERTY PHOTOS



# ZONING MAP

## C-3: Commercial Regional

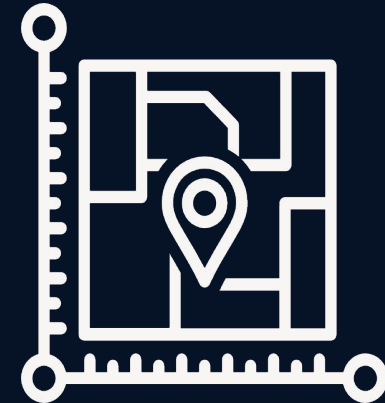


# ZONING OVERVIEW



## Permitted Uses in the C-3 (Commercial Regional):

- Mixed-use buildings (residential + commercial)
- Mixed-use buildings over 5 stories / 60 ft
- Single Room Occupancy (SRO) / boarding houses
- Active recreation park
- Artisan & craft workspace
- Animal daycare / grooming
- Bars / lounges / taverns
- Body art studio
- Breweries (limited & restricted)
- Business / vocational schools
- Check-cashing establishments
- Child care / adult daycare centers



The C-3 Regional Commercial Zone in Newark is designed to accommodate high-intensity commercial and mixed-use development that serves a broad regional market. This district allows for a wide range of retail, restaurant, office, hospitality, and entertainment uses, making it ideal for properties seeking strong visibility and heavy consumer traffic. With the ability to support large-format retail, shopping centers, hotels, and mixed-use buildings with residential components, the C-3 zone offers exceptional flexibility for both investors and users. Typically located along major transportation corridors, this zoning designation is well-suited for businesses that benefit from high exposure, accessibility, and a strong surrounding population base.

# ZONING OVERVIEW

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## **Additional Permitted Uses in the C-3 (Commercial Regional):**

- Commercial recreation (large scale)
- Commercial recreation (small scale)
- Community centers
- Community gardens
- Consumer repair services
- Convenience retail
- Department stores
- Dry cleaning / laundry (drop-off only, no on-site processing)
- Emergency food distribution / food pantry / soup kitchen
- Event spaces
- Finance / insurance / real estate services
- Fish, meat & poultry markets
- Fitness centers
- Fresh food markets
- Government (non-municipal) uses
- Hotels
- Boutique hotels
- Hybrid / flexible business uses
- Laundromats



# ZONING OVERVIEW

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## **Additional Permitted Uses in the C-3 (Commercial Regional):**

- Large-format retail / shopping centers
- Live-work space (non-nuisance)
- Medical clinic / emergency care
- Medical offices
- Municipal uses
- Museums
- Offices
- Pawn shops
- Personal service establishments
- Pet shops
- Private clubs
- Retail sales (general goods)
- Shared kitchen
- Sit-down restaurants
- Take-out restaurants
- Supermarkets
- Theaters
- Urban farms
- Veterinary clinics / offices
- Veterinary hospitals



# LOCATION OVERVIEW





## LOCATION

# NEIGHBORHOOD OVERVIEW

## PORT NEWARK

Within 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. 11.8 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 2.2 Mile drive 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

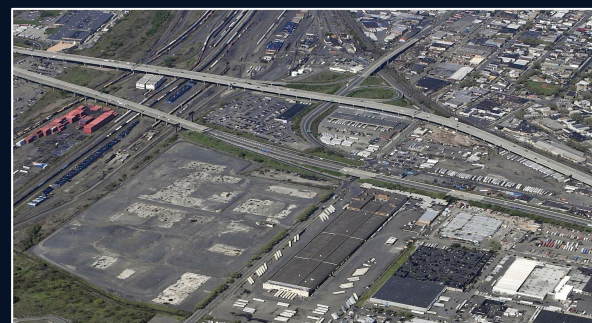
## NJ TURNPIKE

Located within 2.7 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 is 1.5 Miles away from this major truck route ensuring the convenient transportation of goods and materials for local businesses.



## INTERSTATE 78

Located within 1 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

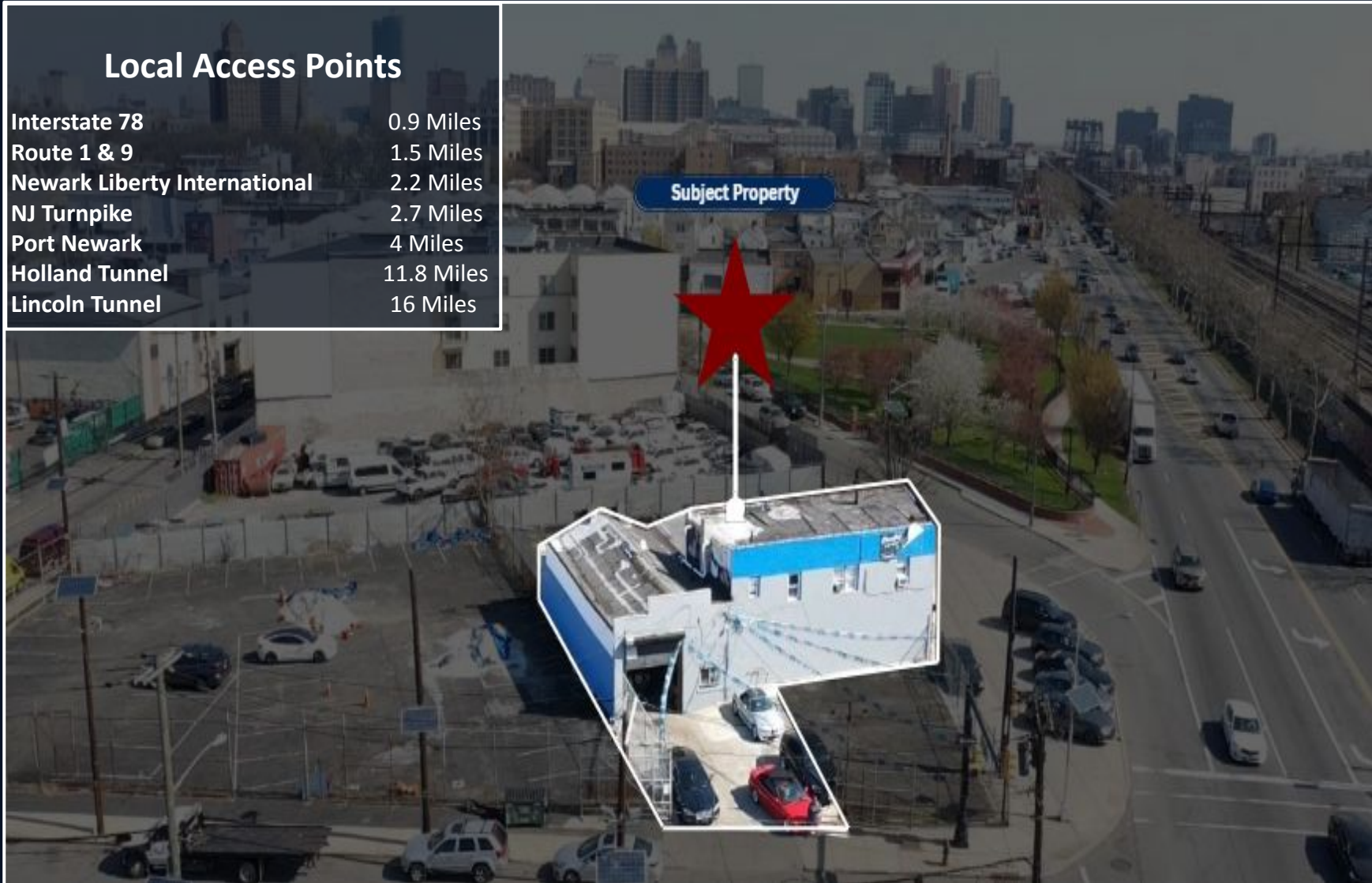


# LOCATION OVERVIEW



## Local Access Points

Interstate 78	0.9 Miles
Route 1 & 9	1.5 Miles
Newark Liberty International	2.2 Miles
NJ Turnpike	2.7 Miles
Port Newark	4 Miles
Holland Tunnel	11.8 Miles
Lincoln Tunnel	16 Miles



# PRE TEAM



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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.

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This Offering is the property of PRE Commercial Real Estate and may be used only by parties approved by PRE Commercial Real Estate. The Property is privately offered and, by accepting this Offering, the party in possession hereof agrees (i) to return it to PRE Commercial Real Estate immediately upon request of PRE Commercial Real Estate or Owner and (ii) that this Offering and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of PRE Commercial Real Estate and Owner.

Your obligations to keep the Evaluation Material confidential shall not include information that: (i) is or becomes publicly available other than as a result of acts by you or your Representatives in breach of this agreement; or (ii) on your counsel's advice must be disclosed pursuant to law or a subpoena or other court order, but only to the extent specified in such subpoena or court order; provided prior to complying with any such order you shall give written notice to us that such demand has been made upon you and to the extent not legally prohibited you shall provide us with an opportunity to contest any such direction or order.

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