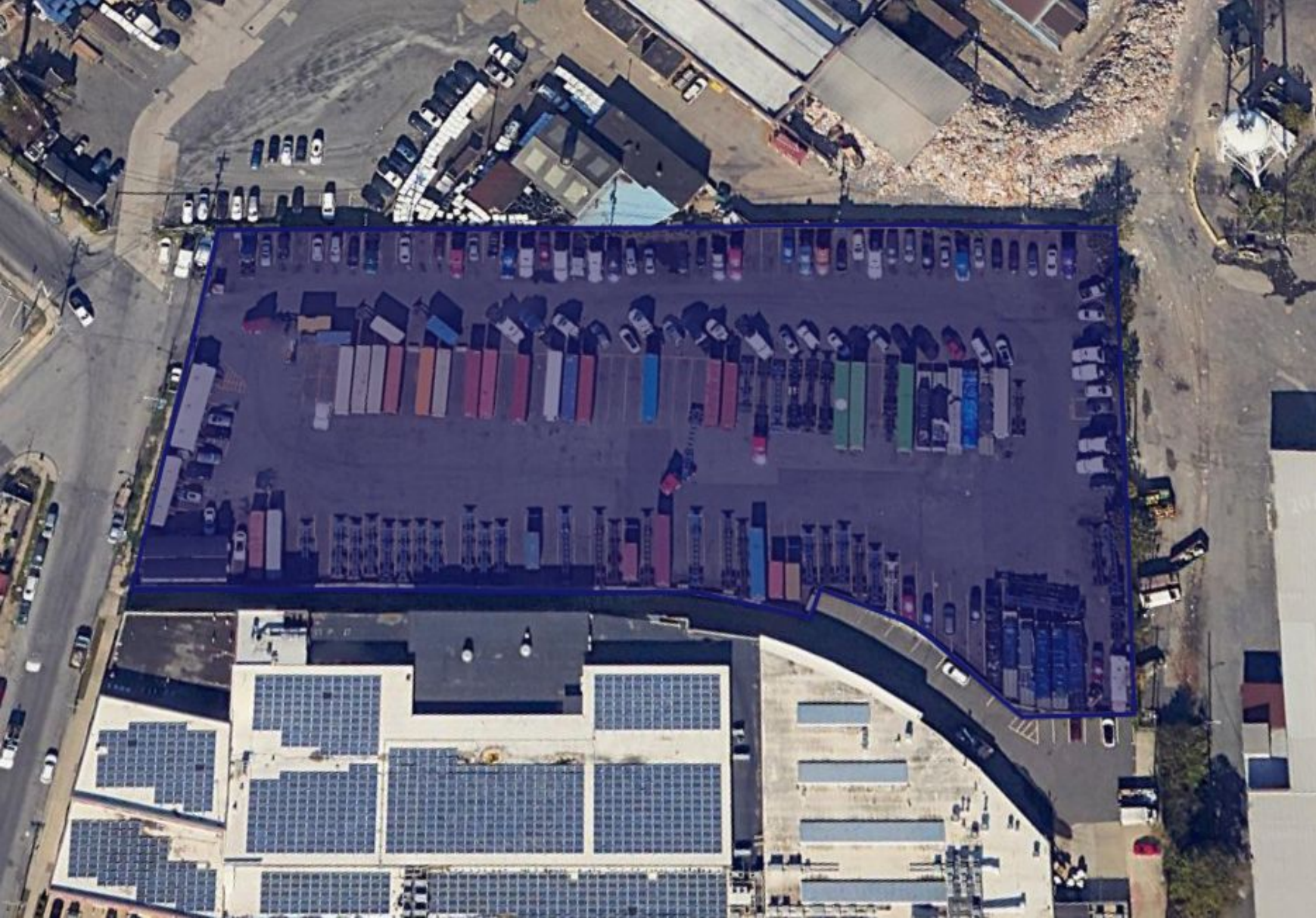


**NEWARK INDUSTRIAL OPPORTUNITY AVAILABLE FOR LEASE**



**PRE**  
Real Estate Services



# PRE TEAM



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## CONFIDENTIALITY & CONDITIONS

This offering was prepared by PRE Commercial Real Estate and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Financial projections shall not be relied upon, are provided for general reference purposes only, and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. Actual results will differ from those projected. An opportunity to inspect the Property will be made available to qualified prospective purchasers. 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.

Owner and PRE Commercial Real Estate expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any tenant review this Offering or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. PRE Commercial Real Estate is not authorized to make any representations or agreements on behalf of Owner.

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.

# EXECUTIVE SUMMARY

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PRE-REAL ESTATE SERVICES HAS BEEN EXCLUSIVELY TASKED WITH FACILITATING THE LEASE OF 207 AVENUE L, NEWARK NJ. THIS OPPORTUNITY CONSISTS OF 3 ACRES, ALONG WITH OFFICES FOR DISPATCH AND OPERATIONS.

THE PROPERTY IS LEVEL, AS WELL AS PAVED MAKING IT CONDUCTIVE FOR PARKING LOADED CHASSIS AND HEAVY EQUIPMENT. TO ENSURE COMPREHENSIVE ACCESS, SAFETY, AND SECURITY THE PROPERTY IS ALSO EQUIPPED WITH LED LIGHTING, A SWITCHER, A SLIDING GATE, FENCING, AND 24 HOUR SECURITY GUARD SERVICE.

THE SITE ALSO INCLUDES 1,000 SF OF AN OFFICE TRAILER WHICH HAS A SECRETARY'S DESK AND DISPATCH DESK. THIS LEASE IS A GROSS LEASE AND INCLUDES ALL AMENITIES INCLUDING PROPERTY EXPENSES.

THIS PROPERTY IS PERMITTED FOR OUTDOOR STORAGE FOR PRODUCT, MATERIALS, LOGISTICAL OPERATIONS, AND EQUIPMENT STAGING AND STORAGE. THIS OPPORTUNITY TO LEASE AN EXCEPTIONAL PROPERTY IN A FANTASTIC AREA PROVIDING ACCESS TO EVERY MAJOR HIGHWAY, TUNNEL AND BRIDGE IN THE VICINITY.

# PROPERTY INFORMATION



## Details

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**Lot Size:** 130,680 SF

**Acres:** 3 Acres

**Total Office SF:** 1,000 SF

**Property Improvements:** Paved & Lined

**Lighting:** LED

**Access:** Wilson Avenue

**Availability:** Immediately

## Highlights

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- On site switcher
- Land is divisible
- On site security guards (three 8 hour shifts)
- Direct access to Port Newark and all major highways
- Gross lease all amenities included



FOR LEASE

# 3 ACRES AVAILABLE

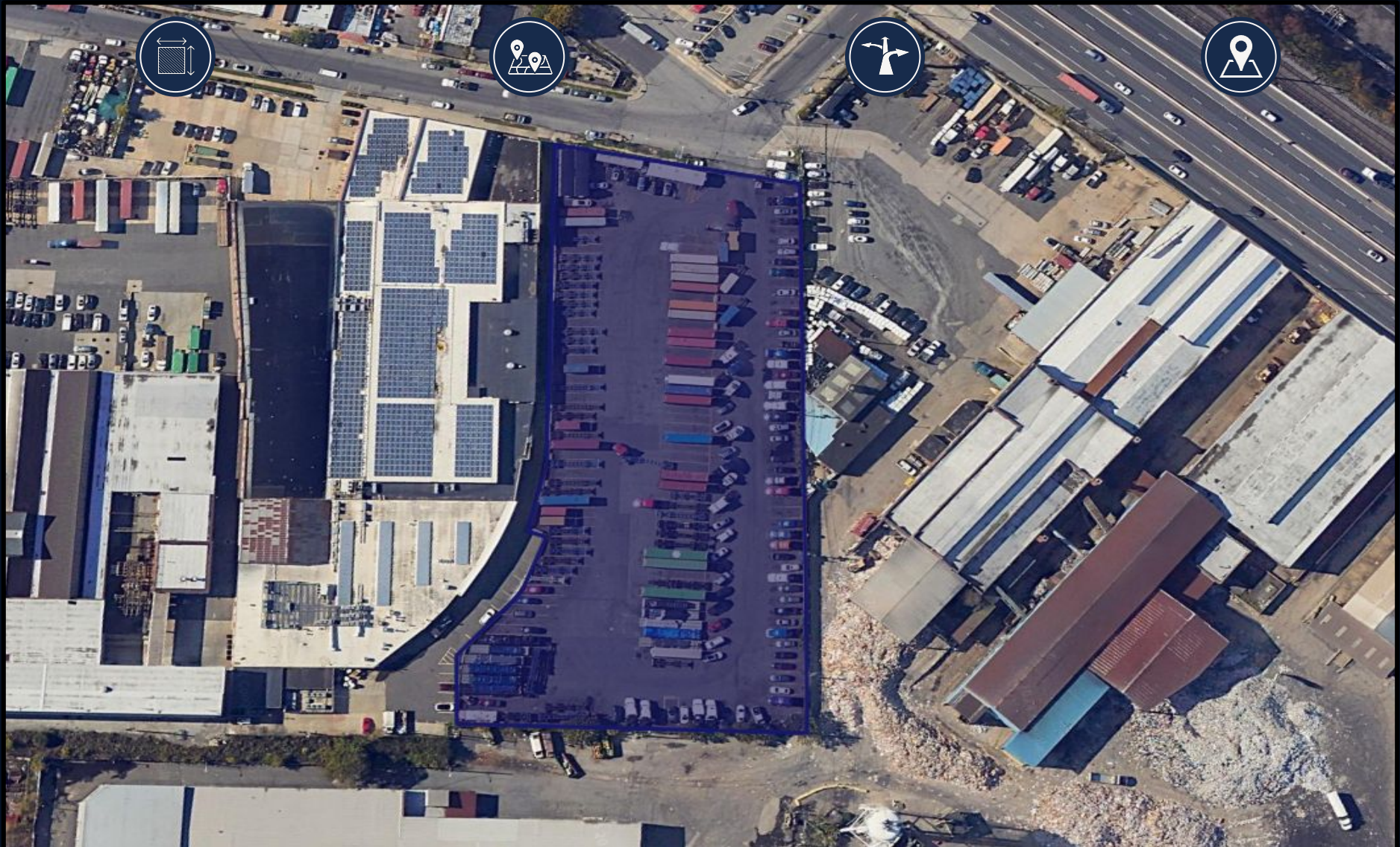


*Direct access to Port Newark*

*On site security guard, fenced,  
gated, surveillance system*

*Paved & Lined*

*On site switcher*





PROPERTY  
**PHOTOS**



PROPERTY  
**PHOTOS**





# PROPERTY PHOTOS





PROPERTY  
**PHOTOS**



PROPERTY  
**PHOTOS**





PROPERTY  
**PHOTOS**



# PROPERTY PHOTOS





# LOCATION OVERVIEW





## LOCATION

# NEIGHBORHOOD OVERVIEW

## PORT NEWARK

Within 5 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. 7 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 4 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

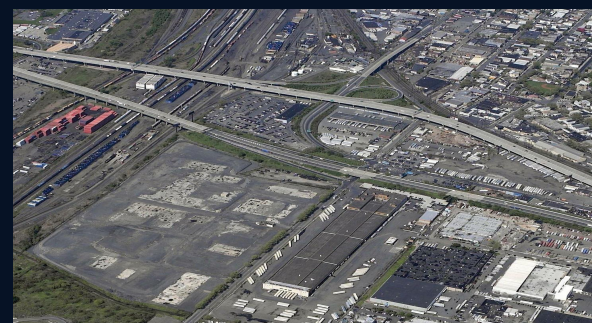
Located within 2 miles of the site Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Newark to key destinations such as New York City, Elizabeth, Kearny and other parts of New Jersey, making it a vital corridor for businesses, and freight transportation.

## ROUTE 1 & 9

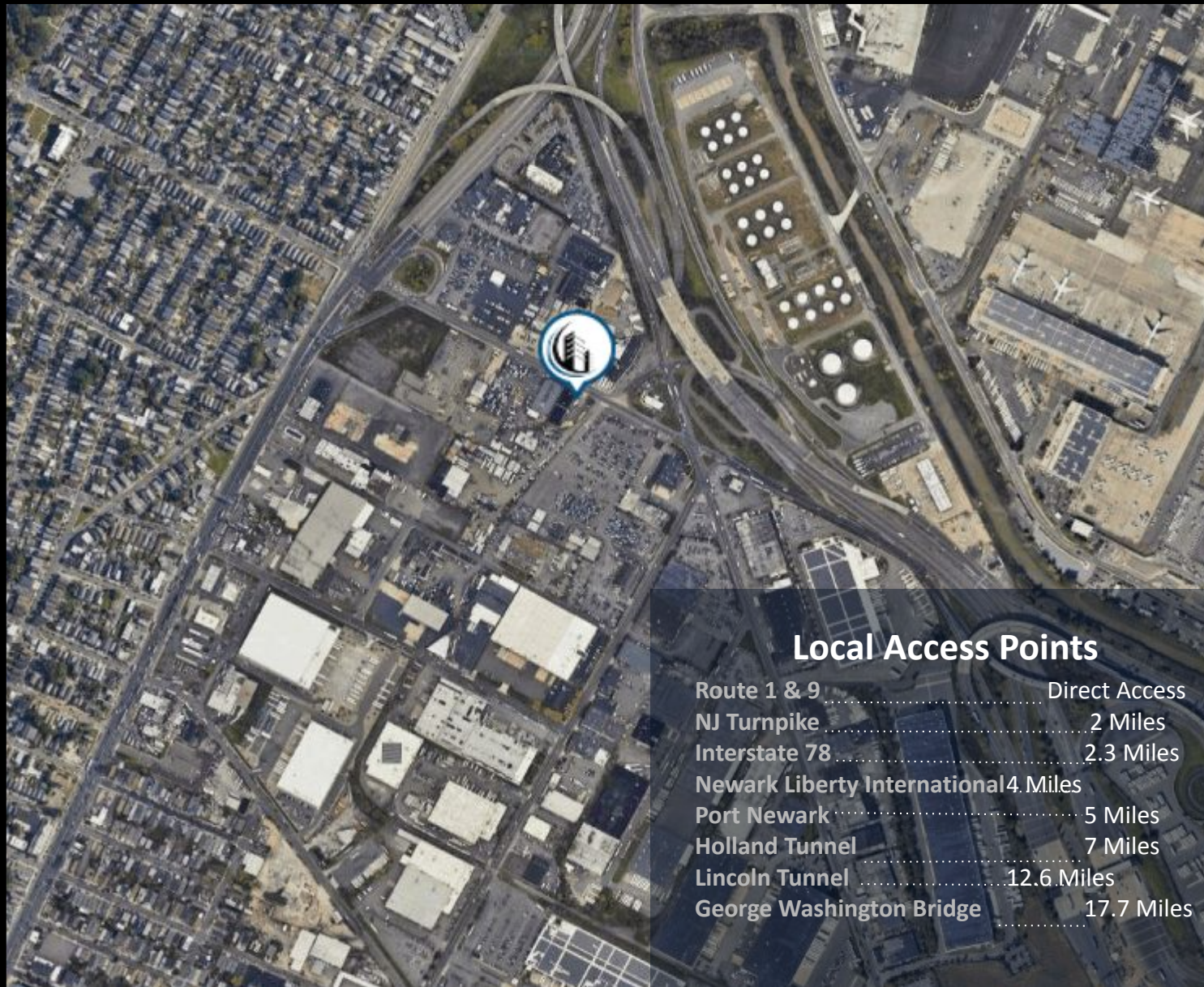
U.S. Route 1 & 9 is a major highway that primarily serves the East Coast and stretches over 2,000 miles. Beginning in Key West, Florida and ending in Fort Kent, Maine at the Canadian border. This site provides direct access to this major truck route ensuring the convenient transportation of goods and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

## INTERSTATE 78

Located within 2.3 miles of the site, Route 78 serves as an East - West highway beginning in Harrisburg, Pennsylvania and ending 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	Direct Access
NJ Turnpike	2 Miles
Interstate 78	2.3 Miles
Newark Liberty International	4 Miles
Port Newark	5 Miles
Holland Tunnel	7 Miles
Lincoln Tunnel	12.6 Miles
George Washington Bridge	17.7 Miles