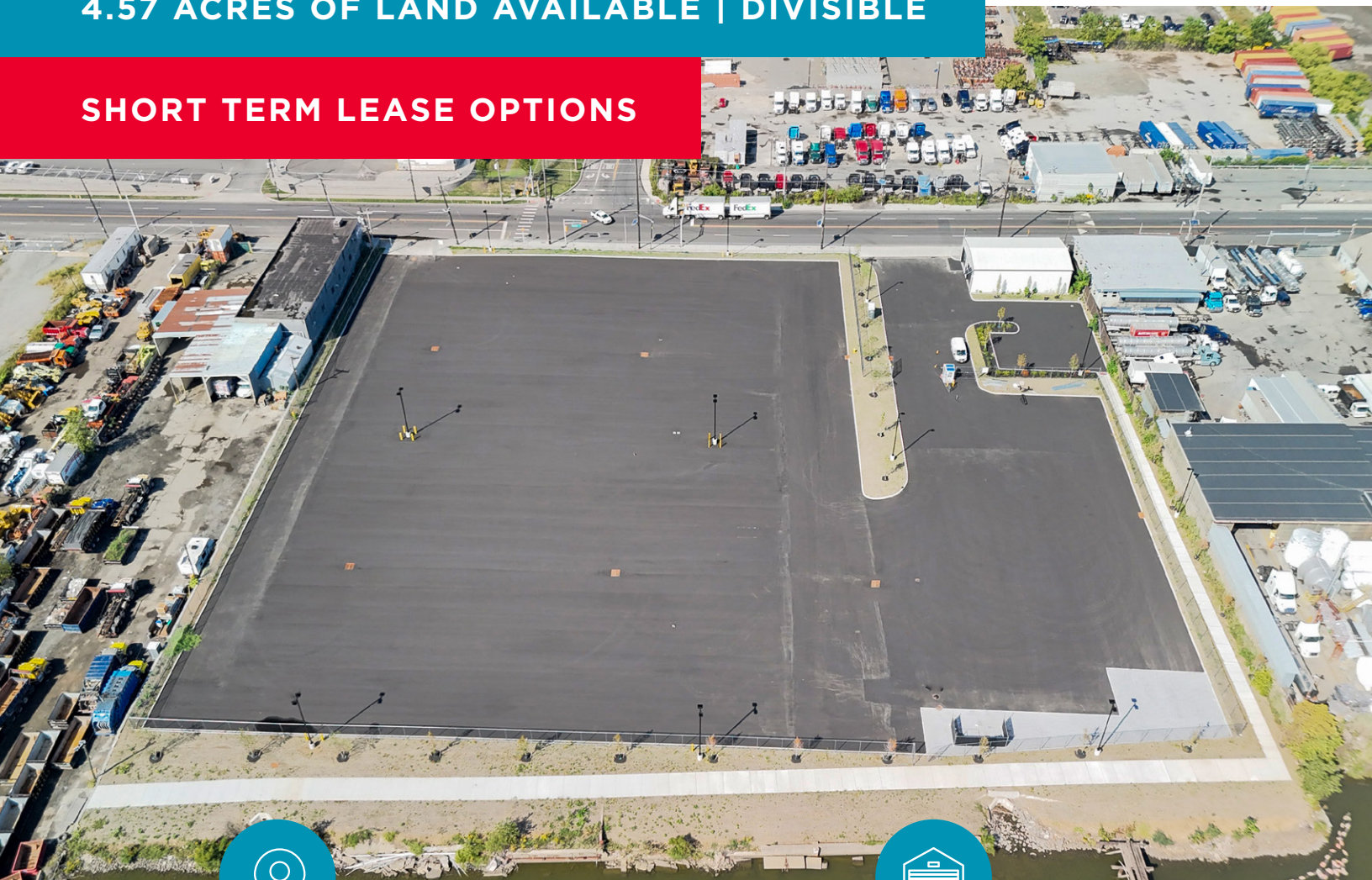


# 148 DOREMUS AVENUE

NEWARK, NEW JERSEY | **FOR LEASE**

4.57 ACRES OF LAND AVAILABLE | DIVISIBLE

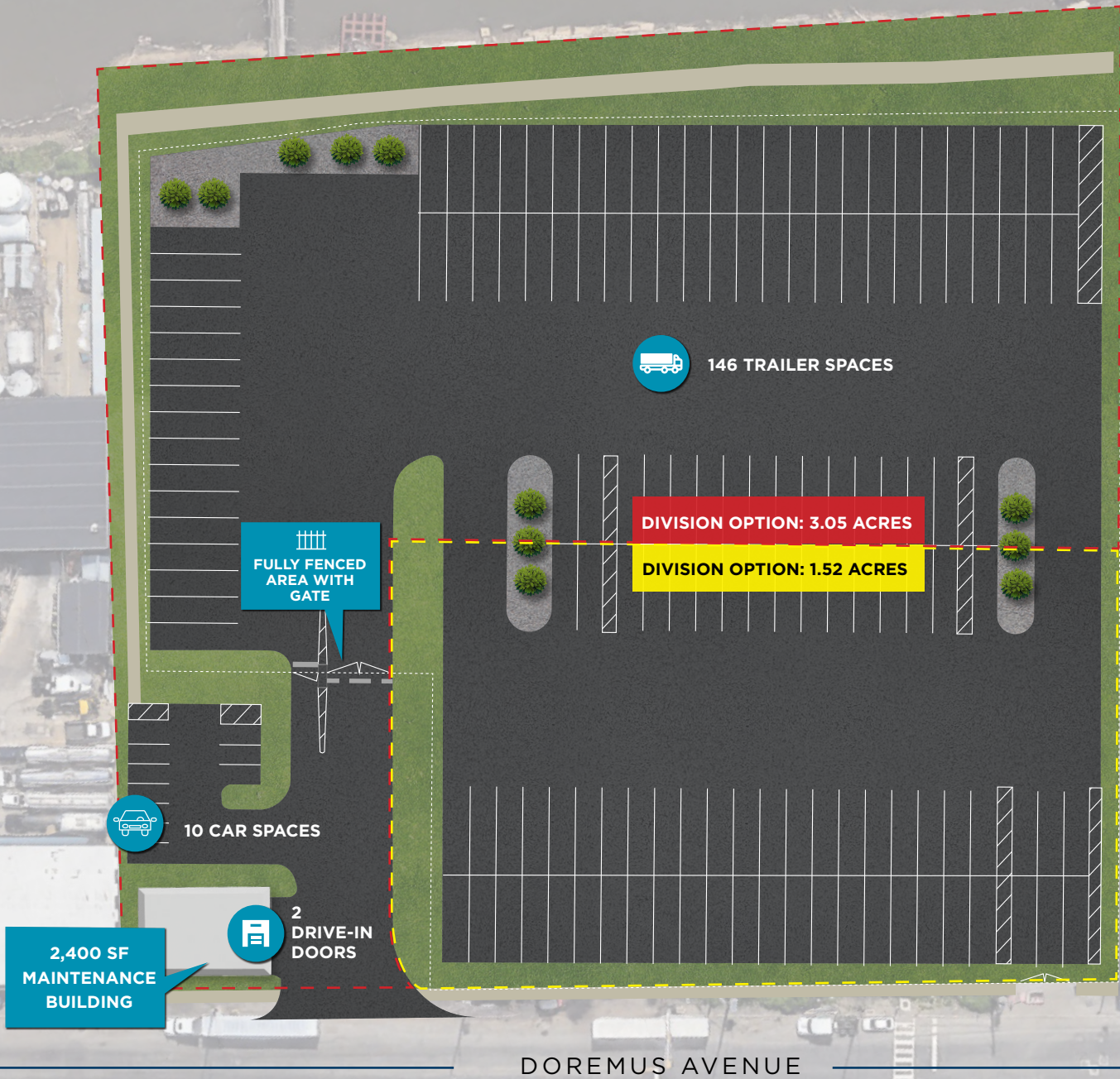
SHORT TERM LEASE OPTIONS



**PRIME NEWARK  
PORT LOCATION**



**IDEAL SITE FOR FLEET SERVICING,  
TRUCK / TRAILER PARKING, & OUTDOOR STORAGE**



# SITE PLAN



**Barge access** to the Passaic River



Available for a **Build-to-suit** facility



Supreme location at **signalized intersection**

## Specifications

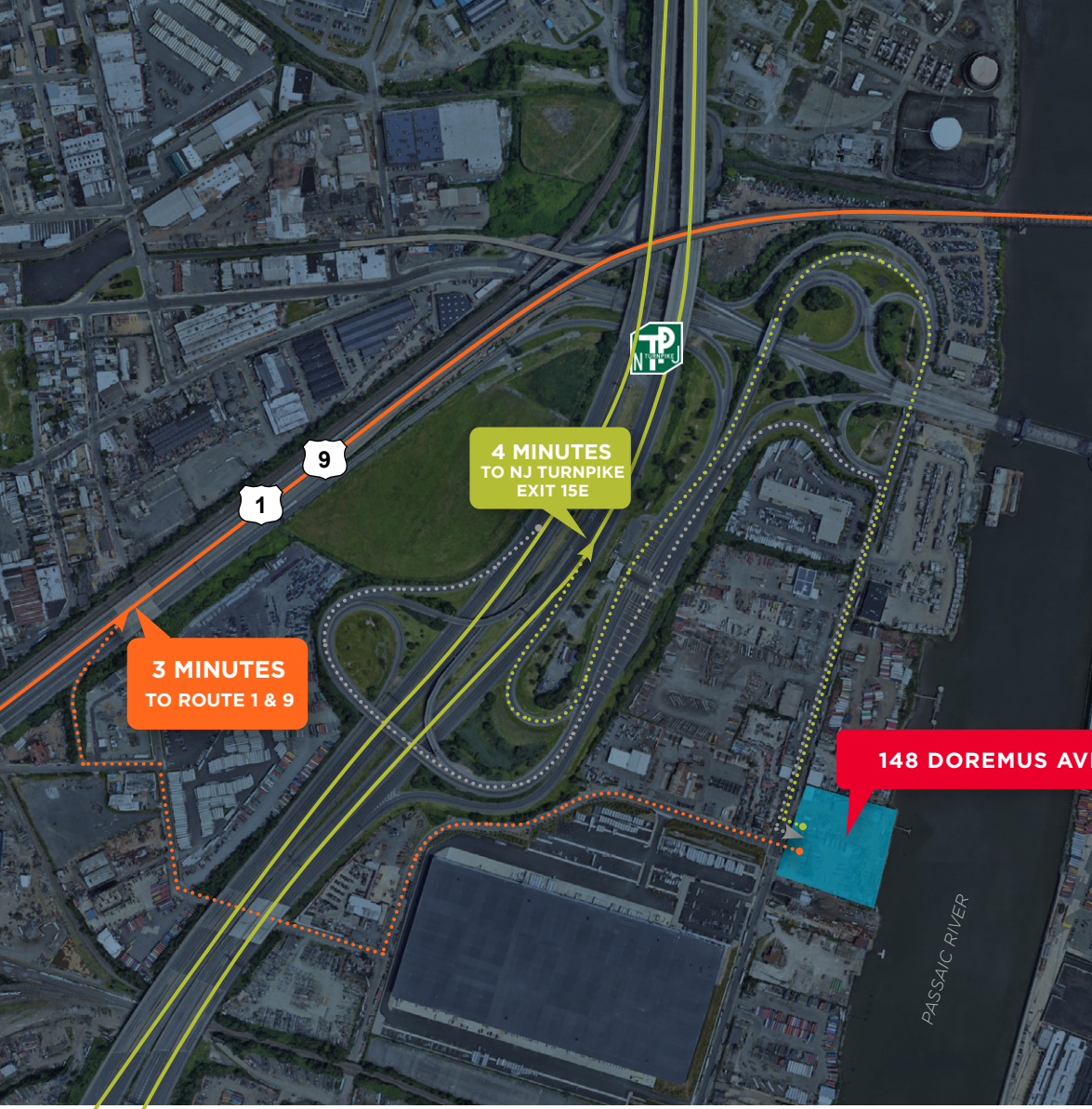
<b>Total Acreage</b>	4.57 Acres
<b>Maintenance Building</b>	2,400 SF
<b>Loading</b>	2 Drive-Ins
<b>Car Parking</b>	10 Spaces
<b>Trailer Parking</b>	146 Spaces

# EXCELLENT HIGHWAY CONNECTIVITY

A premier Newark location with immediate proximity to NJ Turnpike and Route 1 & 9. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 1 & 9	0.5 mi
NJ Turnpike	0.8 mi
Route 78	2.8 mi
Route 280	3 mi
Newark Airport	4.5 mi
Port of Newark/Elizabeth	4.5 mi
Holland Tunnel	6.2 mi
Lincoln Tunnel	9.5 mi
Goethals Bridge	10 mi





**3 MINUTES**  
TO ROUTE 1 & 9

**4 MINUTES**  
TO NJ TURNPIKE  
EXIT 15E

**148 DOREMUS AVE**



**4 Minutes**  
to NJ Turnpike



**7 Minutes**  
to Newark Airport



**10 Minutes**  
to Port of Newark

## CONTACT US

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