



# The Blau & Berg Company

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES  
 830 Morris Turnpike, Suite 201, Short Hills, NJ 07078  
 (973) 379-6644 • (908) 276-3355 • www.blauberg.com  
 Established in 1932 • Local Expertise | Global Reach

## 422 Frelinghuysen Avenue Newark, New Jersey

±10.66 AC Industrial Opportunity



### Property Features

- Existing Facility: ±30,000 SF
- Total Acreage: ±10.66 AC
- Zoning: EWR/EWS-S Airport Support
- Rental Rates: Call For Quote

### Availability

- Surface Park A: ±5 AC
- Surface Park B: ±5.66 AC
- Proposed Building: ±185,250 SF
- Existing Facility: ±30K on 10.66 AC

### Accessibility

- 2 Miles to Newark Int'l Airport & Port Areas
- 2 Miles to NJ Turnpike, Interchange 14 or 13A
- 10 Miles to New York City

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

**Jason M. Crimmins, CCIM, SIOR**  
 President  
 973-379-6644 x 122  
[JMCrimmins@blauberg.com](mailto:JMCrimmins@blauberg.com)

**Peter J. Murano, Jr., SIOR**  
 Senior Executive Director  
 973-379-6644 x 114  
[PJMurano@blauberg.com](mailto:PJMurano@blauberg.com)

**Alessandro (Alex) Conte, CCIM, SIOR**  
 Executive Vice President  
 973-379-6644 x 131  
[AConte@blauberg.com](mailto:AConte@blauberg.com)

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

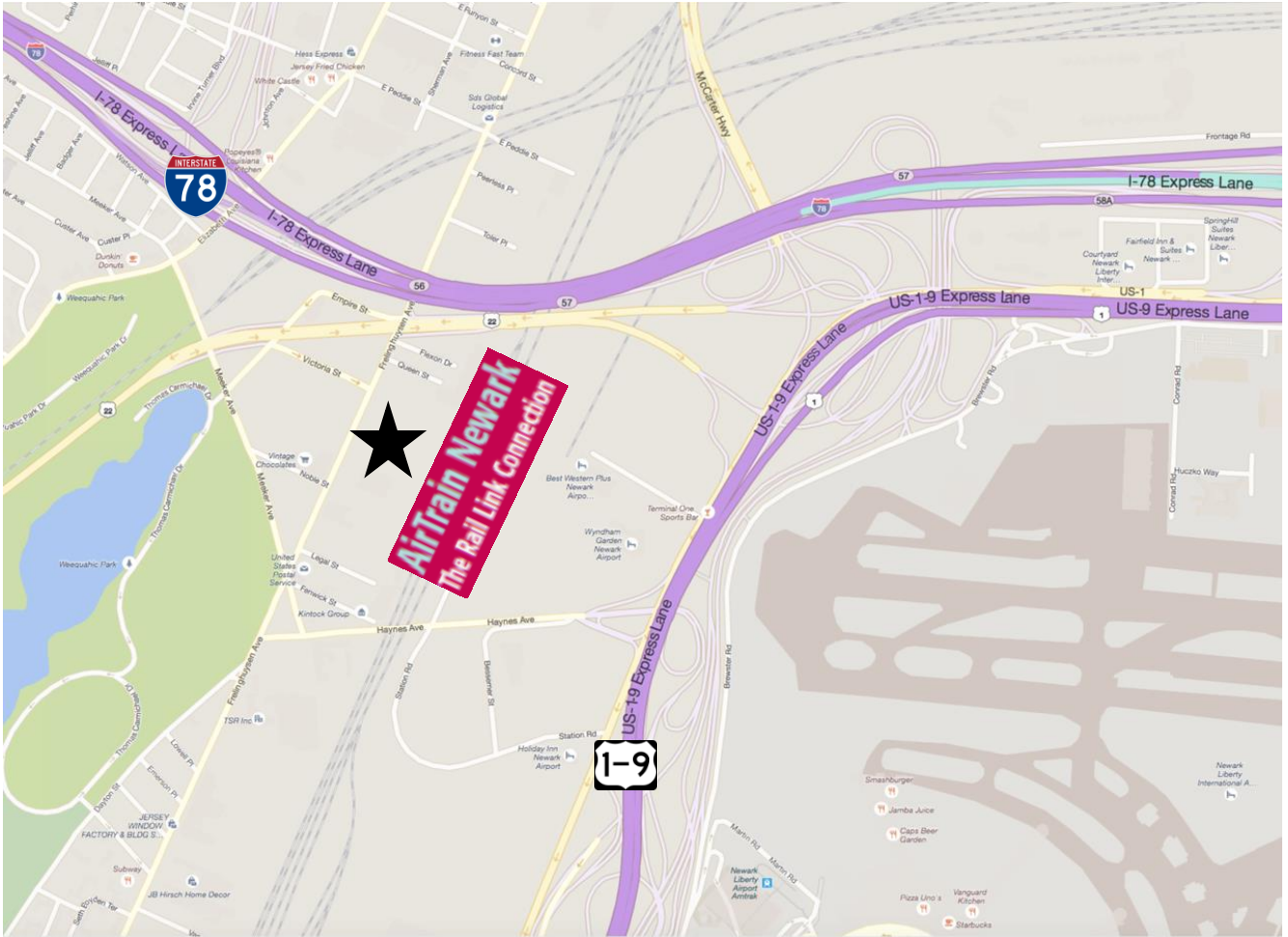


**The  
Blau  
&  
Berg  
Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES  
830 Morris Turnpike, Suite 201, Short Hills, NJ 07078  
(973) 379-6644 • (908) 276-3355 • www.blauberg.com  
Established in 1932 • Local Expertise | Global Reach

422 Frelinghuysen Avenue  
Newark, New Jersey

±10.66 AC Industrial Opportunity



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



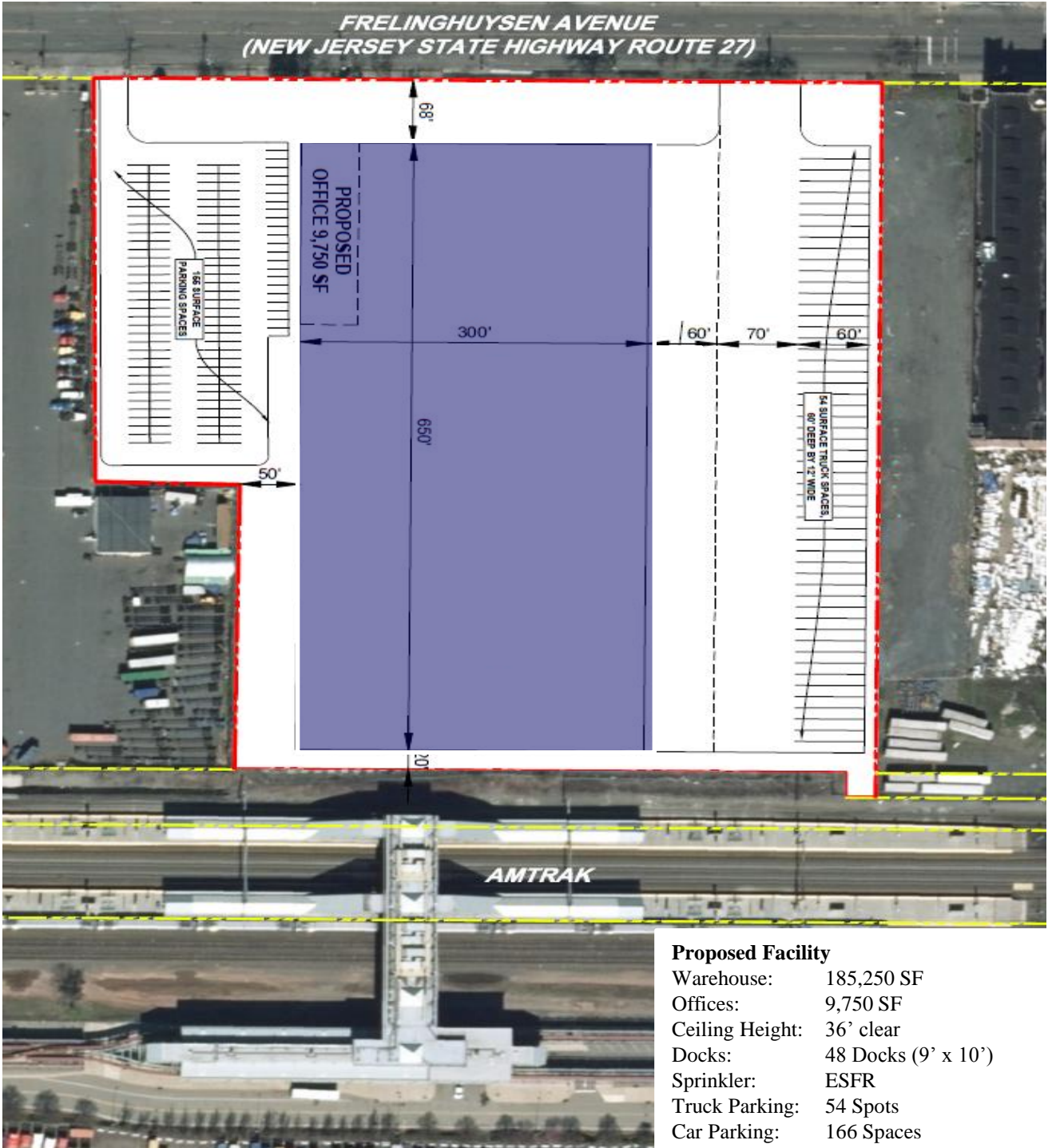


**The  
Blau  
&  
Berg  
Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES  
830 Morris Turnpike, Suite 201, Short Hills, NJ 07078  
(973) 379-6644 • (908) 276-3355 • www.blauberg.com  
Established in 1932 • Local Expertise | Global Reach

422 Frelinghuysen Avenue  
Newark, New Jersey

±185,250 SF Proposed Industrial Opportunity



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.