

Industrial Property in Opportunity Zone

5 Slater Drive

ELIZABETH, NJ

Available Space: 75,000 SF; divisible to 48,000 SF and 27,000 SF

Lease Rate: \$9.25 PSF NNN

Purchase Option To Be Considered

Asking Price: \$8,250,000

Location: In close proximity to NJ Turnpike, routes 78, 22, and 1 & 9; easy access to ports

Features:

- 3.79 acres
- Parking for up to 20 trailers
- 5 tailboards and 2 drive ins
- Additional loading to be built
- Heavy power
- Dry Sprinkler
- Ceiling height - 28'-32'
- Gas heat and radiant

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

David Fisher

Senior Vice President

973-214-6345 cell

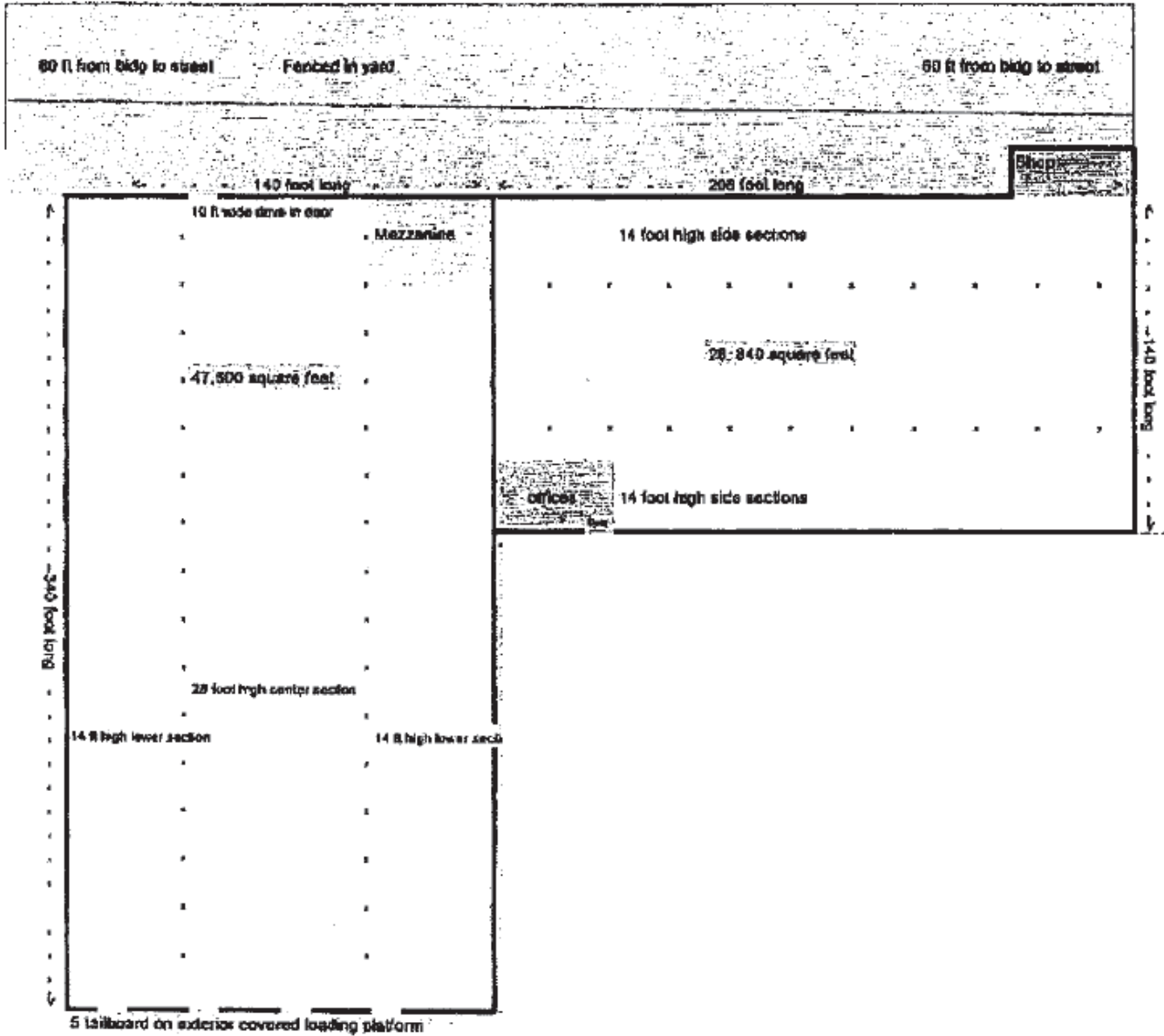
dfisher@weichertcommercial.com

225 Littleton Road • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Building Plan



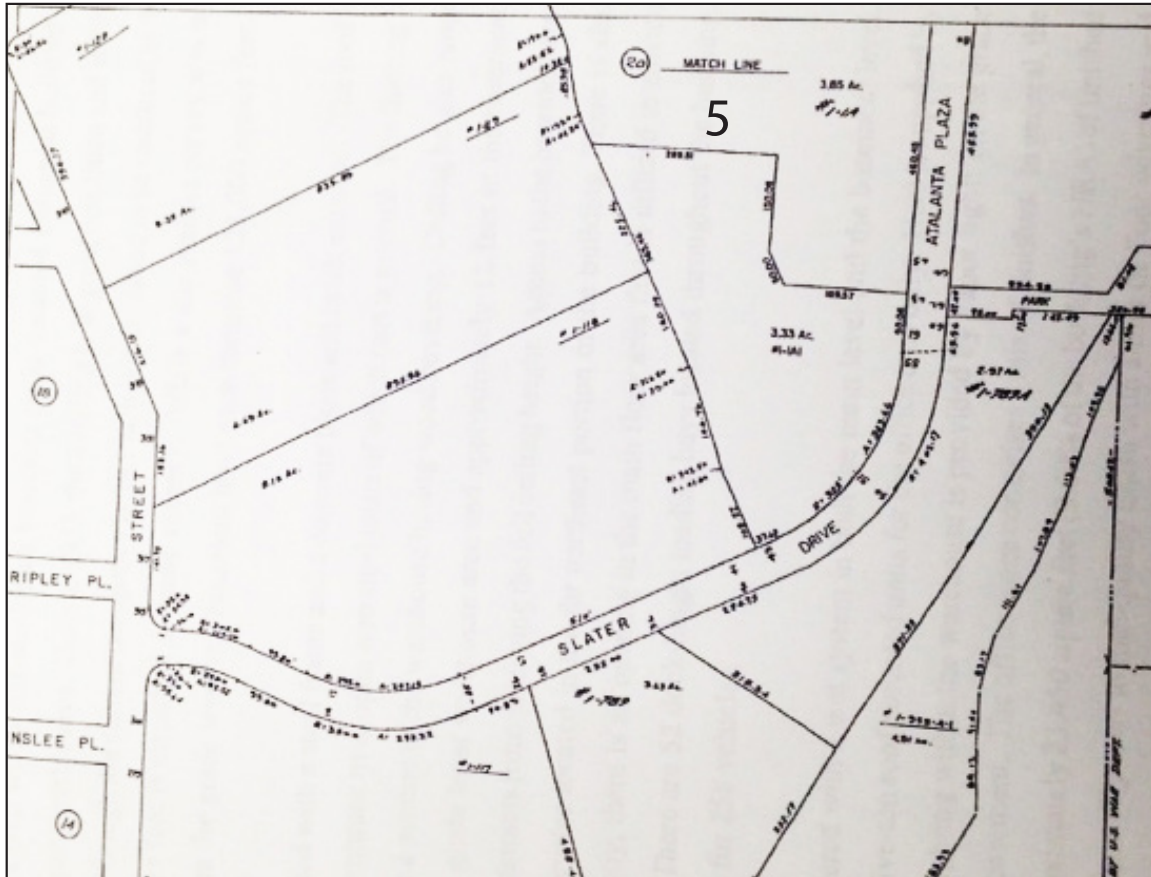
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Tax Map



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Property Detail Report

Owner Information

Owner Name	PRIDE URBAN RENEWAL CORP	TAX Billing Zip	ELIZABETH, N J 07206
Billing Address	5 SLATER DR	TAX Billing Zip+4	
Billing City & State	ELIZABETH, N J 07206	Owner Occupied	No

Location Information

County	Union	X-Coordinate	40.6517601	Qualifier
Municipality	Elizabeth	Y-Coordinate	-74.1747894	Prior Block
Zoning		Block #	1	Prior Lot
GIS Pin	2004_1_1.A	Lot #	1.A	Prior Qual

Characteristics

Land Description	3.79 AC	Additional Lots	Building Class
Acreage	3.79	Class 4 Code	Building Description -
Year Built	0	Property Class	Building SQ FT 0

Tax Information

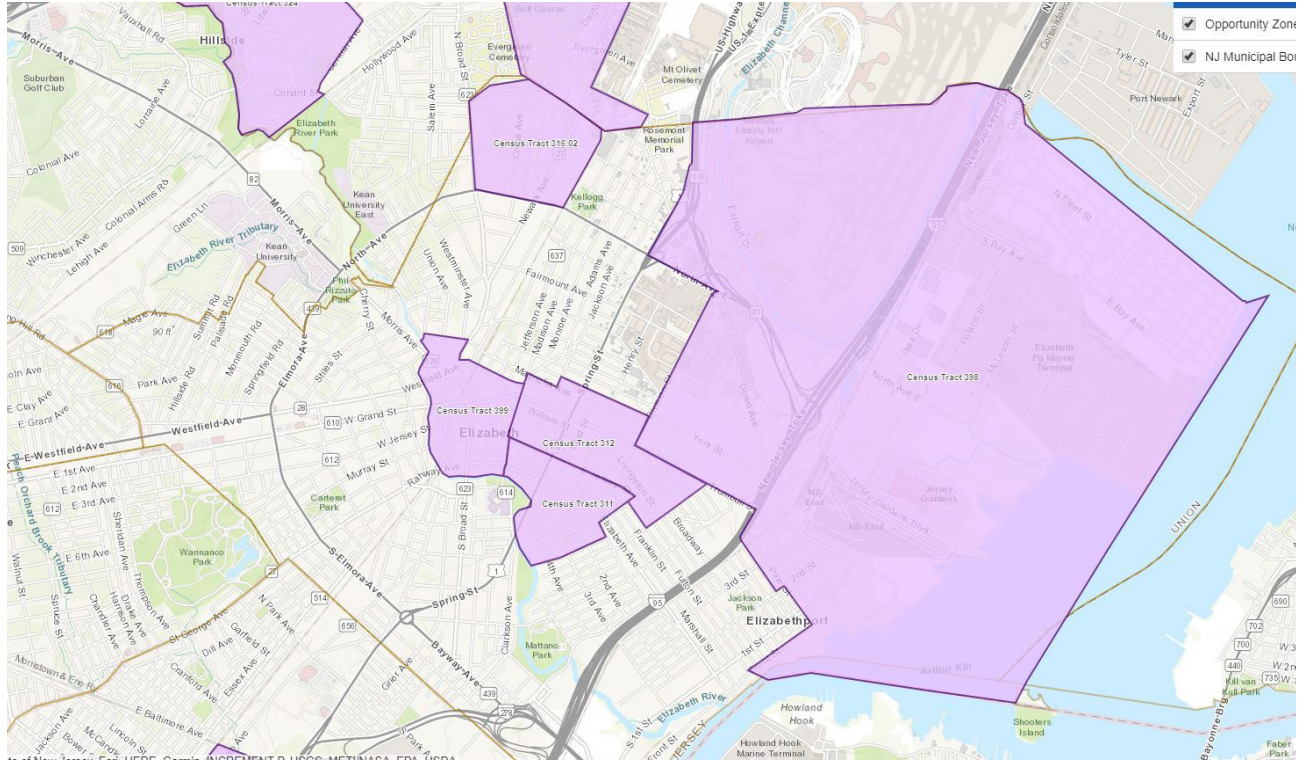
Calculated Tax	\$23,699.71	Tax Non-Usable Code	3
% Improved	30%	Tax Rate	27.747
Legal Description	3.79 AC	Tax Ratio	13.09%
Tax Code		Deed Book/Page	5762/853

Deed Information

Deed Date	04/15/2009	Deed Price	\$1,500,000.00
Deed Book/Page	5762/853	Assessor Code	3

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Opportunity Zone



The Opportunity Zones program was enacted as part of the 2017 federal Tax Cuts and Jobs Act and is designed to drive long-term capital investments into low-income rural and urban communities. This federal program provides opportunities for private investors to support investments in distressed communities through participation in Qualified Opportunity Funds.

Investors can defer paying federal taxes on capital gains reinvested in Qualified Opportunity Funds that invest in low-income communities, under rules released by the U.S. Department of the Treasury. Reinvested capital gains are deferred from taxation until exit from a Qualified Opportunity Fund or December 31, 2026, whichever comes first.

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How does the Opportunity Zone program work?

- Opportunity Funds must hold at least 90 percent of their assets in Qualified Opportunity Zone stock, partnership interests, or business property.
- To receive tax deferrals, capital gains must be reinvested in Qualified Opportunity Funds within 180 days of the date of sale or exchange producing the gains.
- Tax deferrals last until December 31, 2026, after which the Opportunity Zone program will end absent reauthorization by Congress.

Municipalities With At Least One Opportunity Zone

Atlantic City (Atlantic County)	Lower Twp (Cape May County)
Egg Harbor City (Atlantic County)	Bridgeton (Cumberland County)
Egg Harbor Twp (Atlantic County)	Vineland (Cumberland County)
Pleasantville (Atlantic County)	Millville (Cumberland County)
Somers Point (Atlantic County)	East Orange (Essex County)
Cliffside Park (Bergen County)	Irvington (Essex County)
Englewood (Bergen County)	Newark (Essex County)
Fairview (Bergen County)	Orange (Essex County)
Garfield (Bergen County)	Deptford (Gloucester County)
Hackensack (Bergen County)	Glassboro (Gloucester County)
Lodi (Bergen County)	Woodbury (Gloucester County)
South Hackensack (Bergen County)	Bayonne (Hudson County)
Teterboro (Bergen County)	Kearny (Hudson County)
Burlington City (Burlington County)	Jersey City (Hudson County)
Palmyra (Burlington County)	North Bergen (Hudson County)
Pemberton Twp (Burlington County)	Union City (Hudson County)
Riverside (Burlington County)	WSussex Borough (Sussex County)
Willingboro (Burlington County)	Elizabeth (Union County)
Camden City (Camden County)	Hillside (Union County)
Lindenwold (Camden County)	Plainfield (Union County)
Pennsauken (Camden County)	Linden (Union County)
Pine Hill (Camden County)	Rahway (Union County)
Wildwood (Cape May County)	Phillipsburg (Warren County)
West Wildwood (Cape May County)	

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