



**BID DEADLINE SEPTEMBER 30** ::::::::::::::::::::::::::::::

## Large-Scale Development Portfolio in Northern New Jersey

Mixed-Use, Multifamily & Industrial Opportunities in the River Bend District

 Harrison - Kearny - Barnegat - Boonton, NJ

**All Properties Sold Individually or in Any Combination**

**Excellent Opportunity to Acquire High-Impact Real Estate for Development & Income Generation in a Tier One Northern New Jersey Infill Market**

**Properties Are Well Positioned & Strategically Located for Long-Term Value Creation in High-Growth Markets**

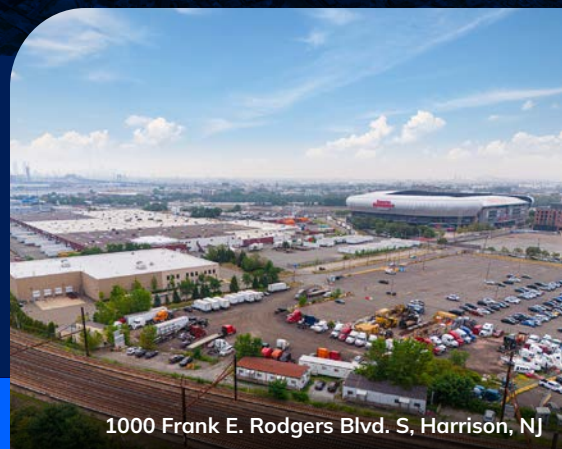
Properties Offer Strong Development Opportunities & Stable, In-Place Income with Upside Through Redevelopment, Lease-Up or Repositioning

Ideal for Investors Seeking Institutional-Quality Assets

U.S. Bankruptcy Court District of New Jersey,  
Petition No. 24-13427-slm | *In re:* Super Properties Enterprises LLC

**Christian Koulichkov**  
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**Jamie Coté**  
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jcote@hilcoglobal.com



1000 Frank E. Rodgers Blvd. S, Harrison, NJ



1-15 Railroad Ave., Harrison, NJ



600 Guyon Dr., Harrison, NJ





**1**

**1000-1002 Frank E. Rodgers Blvd. S, Harrison, NJ**

### Prime Lot Approved for Mixed-Use Development

**Lot Size:** 18.60± AC

**Zoning:** RDA

**Block/Lot #:** 136/1.07, 137/17.02;  
149/1.02; 151/5.02;  
172/1; 150/1601

- Approved for: 1,500 residential units, 500,000 SF of office, 149,000 SF of retail/entertainment, 200 key hotel & 4,163 space parking structure
- Located next to Sports Illustrated Arena
- Connected to Harrison PATH



**2**

**600 Guyon Dr., Harrison, NJ**

### Income Generating Industrial Facility

**Building Size:** 48,500± SF

**Year Built:** 2013

**Lot Size:** 3.16± AC

**Zoning:** Office-Tech Center/  
Waterfront  
Redevelopment

**Block/Lot #:** 150/16.01

- Leased on an as use basis for film/TV production
- The facility is comprised of the following spaces: lab (19,639± SF); office (15,791± SF); warehouse (13,070± SF)



**3**

**1-15 Railroad Ave., Harrison, NJ**

### Vacant Waterfront Site Approved for Multifamily Development

**Lot Size:** 1.13± AC

**Zoning:** Waterfront  
Redevelopment Residential

**Block/Lot #:** 72/322

- Located on the Passaic River
- Approved for construction of 91 multifamily units
- Footings in place & shovel ready for construction



**4**

**400 Supor Blvd., Harrison, NJ**

### Office Building Ideal for Industrial Redevelopment

**Building Size:** 70,836± SF

**Year Built:** 1933

**Lot Size:** 1.40± AC

**Zoning:** RDA

**Block/Lot #:** 201/1

- Vacant four-story building
- Property offers ample parking
- Ideally situated for industrial redevelopment



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12 Breiderhoft Rd., Kearny, NJ

### Income Generating Industrial Building

**Building Size:** 50,000± SF  
**Year Built:** 1950  
**Year Renovated:** 1997  
**Lot Size:** 4.00± AC  
**Zoning:** Light Industrial/  
Schuyler Redevelopment

- Shallow bay industrial building that is leased on an as use basis for film/TV production
- Positioned to take advantage of New Jersey's generous tax credits & grants for film & TV production



6

201 Devon Terr., Kearny, NJ

### Unencumbered Lot Ready for Development

**Lot Size:** 4.90± AC  
**Zoning:** Light Industrial  
**Block/Lot #:** 252/4.02

- Adjacent to the Breiderhoft property
- Unencumbered lot ready for immediate occupancy
- Primed for light industrial development
- Alternate development options exist as property is located in the Schuyler Redevelopment Area zone



7

95 Fulton St., Boonton, NJ

### Industrial Building with Office

**Building Size:** 55,000± SF  
**Year Built:** 1992  
**Lot Size:** 14.20± AC  
**Zoning:** I-1  
**Block/Lot #:** 69/73

- Includes 10,000± SF of office space
- 40' clear ceiling height
- 2 exterior loading docks & 1 drive-in dock
- 5 bridge cranes: 22 to 3 ton capacity; 10 jib cranes
- Power: 4000 Amp / 480 V 3 Phase



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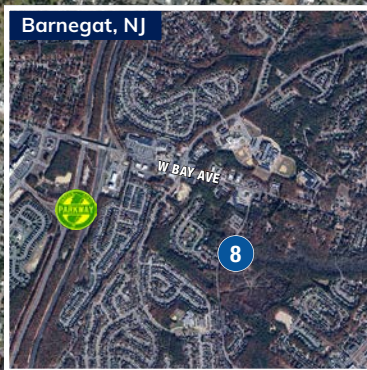
160 Gunning River Rd., Barnegat, NJ

### Large Development Site

**Lot Size:** 48.00± AC  
**Zoning:** R20  
(Town Center Overlay)  
**Block/Lot #:** 174/  
13,36,37,47,47.01,48

- Town Center Overlay zoning allows for dense multifamily housing
- Only four miles from Barnegat Beach
- Less than a mile from Garden State Parkway, 45 minutes to Atlantic City & less than two hours to Philadelphia or New York City





ID#	Address	City
1	1000-1002 Frank E. Rodgers Blvd. S	Harrison
2	600 Guyon Dr.	Harrison
3	1-15 Railroad Ave.	Harrison
4	400 Supor Blvd.	Harrison
5	12 Breiderhoft Rd.	Kearny
6	201 Devon Terr.	Kearny
7	95 Fulton St.	Boonton
8	160 Gunning River Rd.	Barnegat

## Harrison - Kearny - Barnegat - Boonton, NJ

### LOCATION INFORMATION

The Newark, New Jersey MSA offers a strong foundation for real estate investment. With a population of more than 2.2 million and a median household income of approximately \$103,182, the area sits well above national averages. As part of the broader New York-Newark-Jersey City MSA, which boasts nearly 20 million residents and consistent income growth, the region benefits from deep labor pools, diverse industries and sustained demand for residential, commercial and mixed-use space. This combination of affluence, population density and economic stability positions the Newark MSA as a compelling market for investors and developers seeking long-term value.

### HILCO REAL ESTATE SALES

Hilco Real Estate (HRE), a Hilco Global company, is a full-service strategic real estate advisory firm specializing in property valuation, lease renegotiation, and innovative sales and marketing techniques. With decades of experience in complex transactions and a vast industry network, HRE delivers customized solutions to optimize the value of clients' real estate portfolios.



Subject to approval by the U.S. Bankruptcy Court, District of New Jersey, Petition No. 24-13427-slm | In re: Super Properties Enterprises LLC. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2025 Hilco Global, LLC.

### SALE INFORMATION

#### BID PROCEDURES

This sale is being conducted subject to the bid procedures, available for download from the Hilco Real Estate Sales (HRE) website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

#### ON-SITE INSPECTIONS

By Appointment Only

#### BID DEADLINE

September 30 by 5:00 p.m. (ET)

#### BID SUBMISSION

All bids should be made on the Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Christian Koulichkov at [ckoulichkov@hilcoglobal.com](mailto:ckoulichkov@hilcoglobal.com) and Jamie Coté at [jcote@hilcoglobal.com](mailto:jcote@hilcoglobal.com).

#### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

**Christian Koulichkov**  
847.449.7757  
[ckoulichkov@hilcoglobal.com](mailto:ckoulichkov@hilcoglobal.com)

**Jamie Coté**  
847.418.2187  
[jcote@hilcoglobal.com](mailto:jcote@hilcoglobal.com)

**855.755.2300**  
**HilcoRealEstateSales.com**