



The Essex County Improvement Authority ("ECIA") is requesting Proposals from those interested in the purchase of Block 26, Lot 15.02 (the "Property"). The Property is more commonly known as 20-52 Bridge Street, Newark, NJ. The Property is approximately 34,008 square feet or 0.7807 acres.

General Information and a Request for Proposals (the "RFP") will be available on Wednesday, February 18, 2026 and can be downloaded from the ECIA website at www.eciaprocore.org. All inquiries and questions regarding the RFP should be sent via email to the attention of Lucy Sapinski at lsapinski@ecia.essexcountynj.org and all inquiries and questions shall be provided to all RFP recipients with the provided ECIA responses. No one shall rely upon any oral answers or representations. No inquiries or questions will be permitted after 12 p.m. on Monday, April 6, 2026.

All proposals shall be evaluated in accordance with the criteria provided in the RFP. ECIA RESERVES THE RIGHT TO REJECT ANY AND ALL SUBMITTALS IN ITS SOLE DISCRETION.

The property is being sold "AS IS". The ECIA will not retain an interest in the Property, and the Property is subject to the local zoning laws and ordinances of the City of Newark.

All proposals shall be accompanied by a non-refundable deposit in the amount of five percent (5%) of the proposed purchase price which shall be applied to the ultimate purchase price at closing. If a proposal is rejected and/or not awarded the deposit shall be refunded.

Brokers are not welcome and the ECIA will not pay any broker fees.

All proposals must be delivered to the offices of the ECIA, Attention, Steven C. Rother, Executive Director, 27 Wright Way, Building M, Fairfield, NJ 07004 on Wednesday, April 22, 2026 at 11:00 a.m. All submissions must be received in conformity with the stated requirements of the RFP. Late submissions shall not be accepted. Email copies and fax copies shall not be accepted.