



**322 + 330 Manhattan Avenue  
Jersey City, New Jersey**



**REALTERM**  
LOGISTICS





# PROPERTY HIGHLIGHTS

## Location Highlights

- Immediate access from Routes 1 & 9 (Tonnelle Avenue)
- 1 mile to NJ Turnpike Exit 15X
- 2 miles to the Holland Tunnel
- 2 miles to I-78
- 2.5 miles to Route 3
- 3 miles to Lincoln Tunnel
- 3 miles to Ports Newark & Elizabeth
- 8 miles to the George Washington Bridge

## Potential User Types

- Third Party Logistics Operations
- Last Mile Fulfillment
- Food & Beverage
- Outside Parking & Storage
- Fleet Parking
- Regional Distribution





## PROPERTY OVERVIEW



330 Manhattan Avenue

322 Manhattan Avenue

### 322 Manhattan Avenue

|                          |                     |
|--------------------------|---------------------|
| <b>Building SF</b>       | 5,000 SF            |
| <b>Available SF</b>      | 5,000 SF            |
| <b>Parcel size</b>       | 0.6 acres           |
| <b>Office SF</b>         | 300 SF              |
| <b>Overhead Drive-in</b> | 1 overhead drive-in |
| <b>Ceiling height</b>    | 16'                 |
| <b>Parking</b>           | 25 box trucks       |
| <b>Power</b>             | 200-600 amps        |
| <b>Taxes</b>             | \$4.01/SF (2020)    |

### 330 Manhattan Avenue

|                     |                  |
|---------------------|------------------|
| <b>Building SF</b>  | 60,000 SF        |
| <b>Available SF</b> | 60,000 SF        |
| <b>Parcel size</b>  | 3 acres          |
| <b>Office SF</b>    | 4,000 SF         |
| <b>Clear height</b> | 16' clear        |
| <b>Loading</b>      | 54 docks         |
| <b>Drive-Ins</b>    | 1 drive-in       |
| <b>Car Parking</b>  | 25 spaces        |
| <b>Taxes</b>        | \$1.78/SF (2020) |





322 Manhattan Avenue



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**For more information, contact:**

**Dean Brody**, Licensed Real Estate Salesperson  
201-528-4410 | [dean.brody@am.jll.com](mailto:dean.brody@am.jll.com)



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