

322 + 330 Manhattan Avenue Jersey City, New Jersey

**Available Immediately**Landlord improvements to the building and yard area





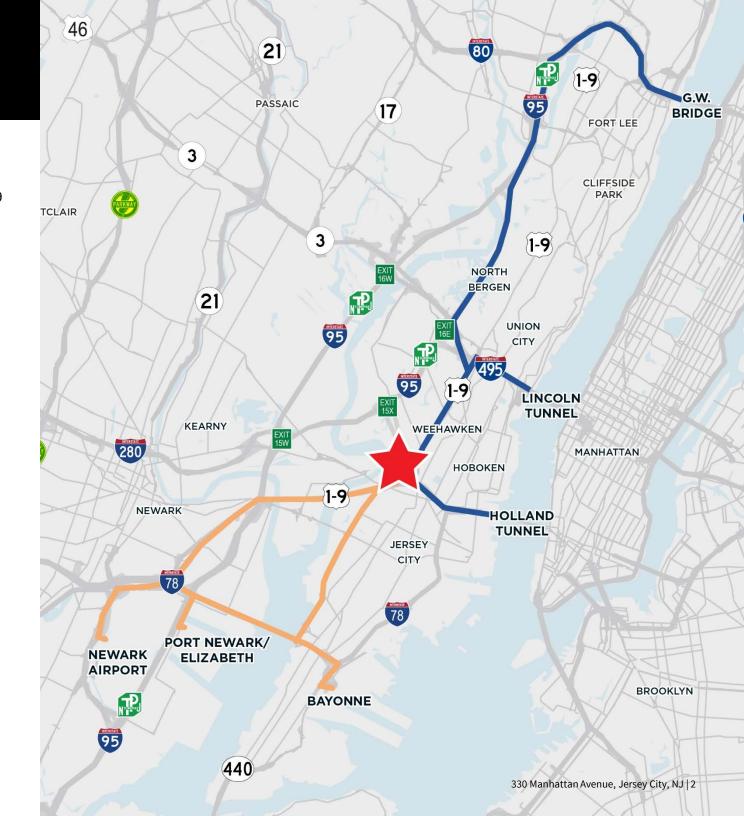
## **PROPERTY HIGHLIGHTS**

## **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





322 Manhattan Avenue

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

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













## For more information, contact:

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