

LOCATED IN THE BROADWAY/ MAIN ST. REDEVELOPMENT ZONE IN SOUTH AMBOY, NJ





M8.0



2.7M



4.0M





24M

Newark Liberty International Airport Port Newark

152,100 SF

Industrial Development For Lease 30-Year Tax PILOT Available Immediately



www.111mainsamboy.com Virtual Walk Through







SOUTH AMBOY I NJ

BUILDING SIZE 152,100 SF

PROPOSED OFFICE 4,000 SF

CAR PARKING 83 STRIPED SPACES

TRAILER PARKING ±26 SPACES

DOCK DOORS
25 DOCKS
23 ADDITIONAL
KNOCKOUT PANELS
2 DRIVE-IN DOORS

CLEAR HEIGHT 36'

SPRINKLER SYSTEM ESFR

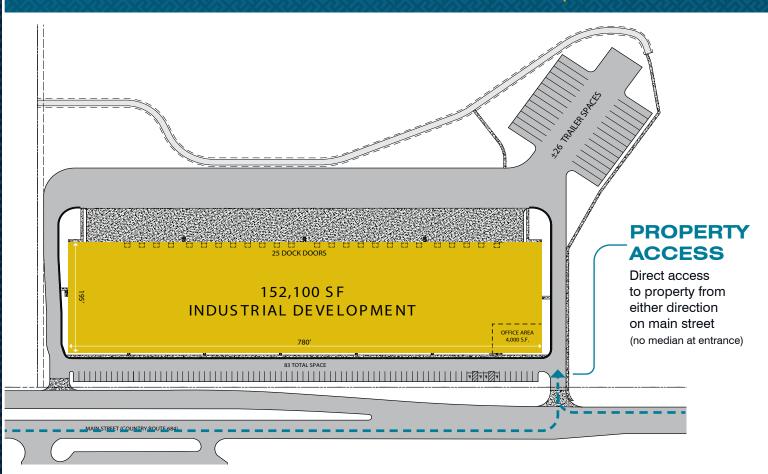
LIGHTING LED MOTION ACTIVATED LIGHTING

POWER 2,000 AMP SERVICE

COLUMN SPACING SPEED BAY: 60'-0" TYPICAL: 56'6"W X 45'0"D

152,100 SF

Industrial Development For Lease











SOUTH AMBOY I NJ

EASILY ACCESSIBLE TO/FROM

ROUTE 9 & GSP 0.8 MILES

NJTP 4 MILES

NJTP EXIT 11 INTERCHANGE 6.8 MILES

SOUTH AMBOY FERRY SERVICE 0.5 MILES WITH DIRECT WEEKDAY ACCESS TO DOWNTOWN AND MIDTOWN NYC

SOUTH AMBOY TRAIN STATION 0.6 MILES

ROUTE 440 2.7 MILES

NEWARK LIBERTY AIRPORT 16 MILES

NYC 27 MILES

VERRAZZANO 27 MILES

152,100 SF

Industrial Development For Lease







SOUTH AMBOY I NJ

LABOR & **DEMOGRAPHICS**

83,976

Transportation/ Warehouse Labor

111,981

Warehouse Related Jobs

2,133,732

Total Population

3.9%

Labor/Total Population

\$17.70

Median Warehouse Related Salary (US Median is \$17.12)

\$89.167

Median Household Income

7.5%

Unemployment Rate

37%

Percent no college education

20%

Percent blue-collar workers

152,100 SF

Industrial Development For Lease



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^{*} labor stats were taken from a 15 mile radius of the property (and excluding NYC)