

111 MAIN STREET

SOUTH AMBOY | NJ

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



0.8M

440

2.7M



4.0M



24M

Newark Liberty International Airport
Port Newark

ACCESSIBLE

152,100 SF

Industrial Development For Lease

30-Year Tax PILOT

Available Immediately



www.111mainsambo.com
Virtual Walk Through

WOODMONT
Industrial Partners



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

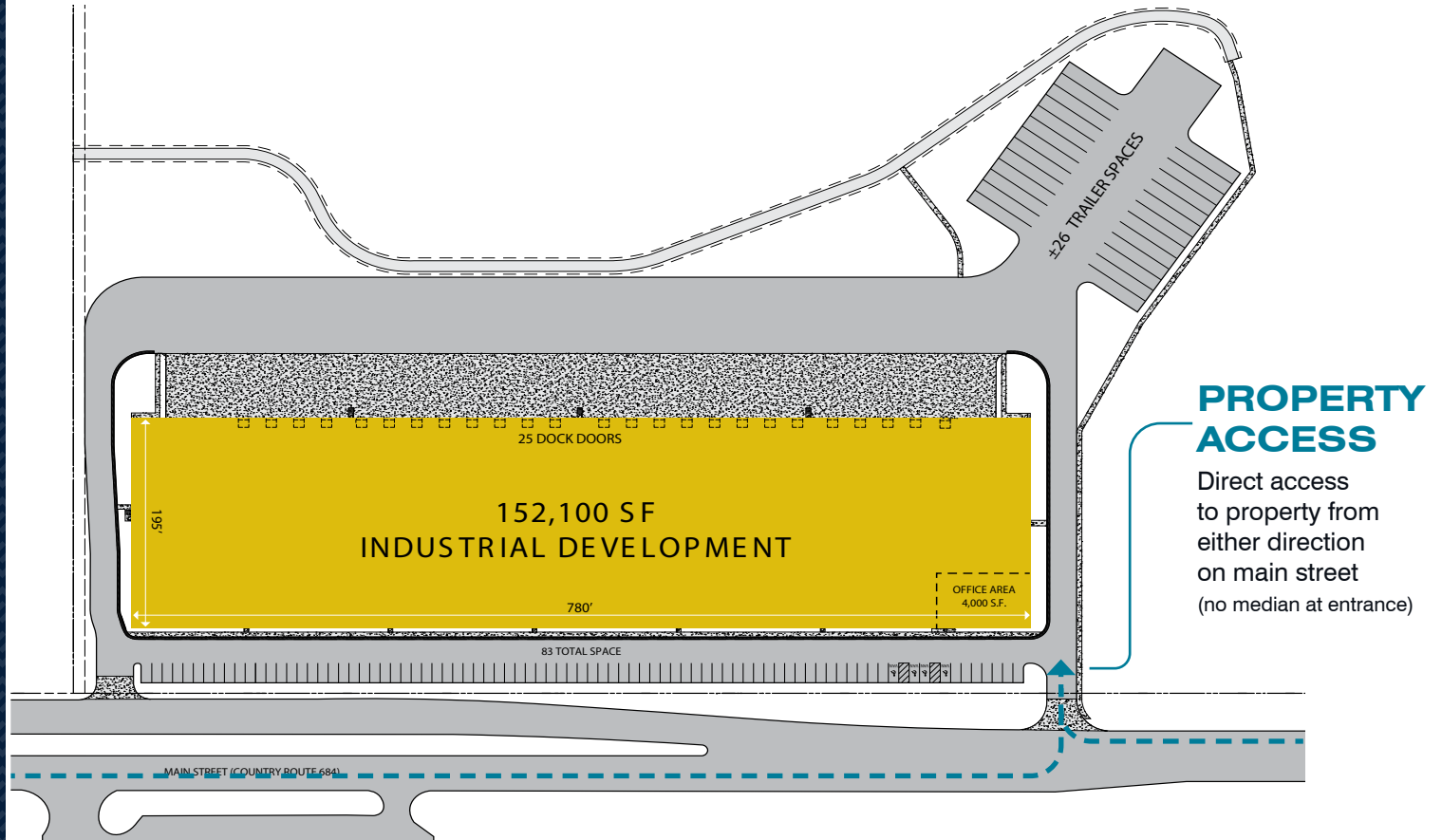
2,000 AMP SERVICE

COLUMN SPACING

SPEED BAY: 60'-0"

TYPICAL: 56'6"W X 45'0"D

152,100 SF
Industrial Development For Lease



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

LOCAL ACCESS

152,100 SF

Industrial Development For Lease





SOUTH AMBOY | 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

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

152,100 SF

Industrial Development For Lease

