

For lease

525 Main Street, Belleville, NJ
45,500 SF Available



Chris Hile
chris.hile@jll.com
+1 201 528 4416

Doug Rodenstein
douglas.rodenstein@jll.com
+1 201 528 4340

www.525mainstreet.com

Specifications

Building size:	200,000 SF
Available space:	45,500 SF
Office space:	2,365 SF
Ceiling height:	15'6"
Column spacing :	40' x 40'
Loading:	4 loading docks (3 mechanical pit levelers and 1 with EOD loading), and 1 ramped drive-in
Sprinkler:	Wet - .5 GPM/2,000 SF density
HVAC:	Natural gas suspended unit heaters
Power:	400 amps @ 208 V three phase
Parking:	28 car spaces 5 trailer spaces - expandable
Availability:	Vacant
Estimated OPEX:	\$3.30 PSF



Total Population - 673,469
(7% of NJ's total population)



Transportation/Warehouse Workers - 30,487
(7% of NJ's transportation & warehouse workers)



Total Labor Force - 366,127
(7% of NJ's total labor force)



Unemployment Rate - 6.2%
(5.2% of NJ's total population)



Median Household Income - \$79,813
(compared to NJ as a state which is \$101,875)

*Labor and location stats within a 5 mile radius

