

**7708**

**RT 440**

JERSEY CITY, NJ



# For sale For lease

Industrial Outside  
Storage (IOS)  
16.1 Acres

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# 16.1 Acres - Port Industrial Zoned IOS Site



## Property Overview

- **Parcel Size: 16.1 Acres**
- **Zoning Designation: Port Industrial**
- **Rail Connectivity via Conrail Spur Available**
- **Ready for Occupancy: Q4 2025**
- **Multiple Uses Including:**
  - **Container Parking**
  - **Trailer Parking**
  - **Chassis Parking**
  - **Car Parking**
  - **Truck Parking**
  - **Fleet Parking**
  - **Heavy Equipment Storage**

## Fully Developed Site



## 517 53' Trailer Positions

### Trailer / Chassis parking capacity

- 517 53' trailer positions
- 569 40' trailer positions

# Location overview

Located in Jersey City, 7708 Route 440 provides immediate access to Routes 440 South, 185 South, I-78 and the New Jersey Turnpike (I-95). This premier location has a major highway network with direct connections to Port Newark/Elizabeth, Global Container Terminal and Newark Airport.

**1.0 mi**

Global Container Terminal

**7.9 mi**

Port Newark/Elizabeth

**0.5 mi**

NJ Turnpike / Interstate 78

**4.5 mi**

Routes 1&9

**14.9 mi**

Route 80

**4.5 mi**

Newark Airport

**5.8 mi**

Holland Tunnel

**7.0 mi**

Lincoln Tunnel

**9.0 mi**

Interstate 280

