

CROSS STREET LOGISTICS CENTER



Construction Complete



2-Building Industrial Park for Lease

NJ Meadowlands Submarket

Ridgefield Park | 98,400 SF (divisible to 44,555 & 53,845 SF)

Bogota | 89,130 SF



Building Specifications

Building 1 - Ridgefield Park

Total SF	98,400 SF*
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Office SF	+/- 2,530 SF
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Clear Height	36'
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Dock Doors	11
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Drive-in Doors	1
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Car Parking	100 spaces
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Column Spacing	47'6" x 48'
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Speed Bay	60'
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Building 2 - Bogota

Total SF	89,130 SF
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Office SF	+/- 2,712 SF
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Clear Height	36'
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Dock Doors	10
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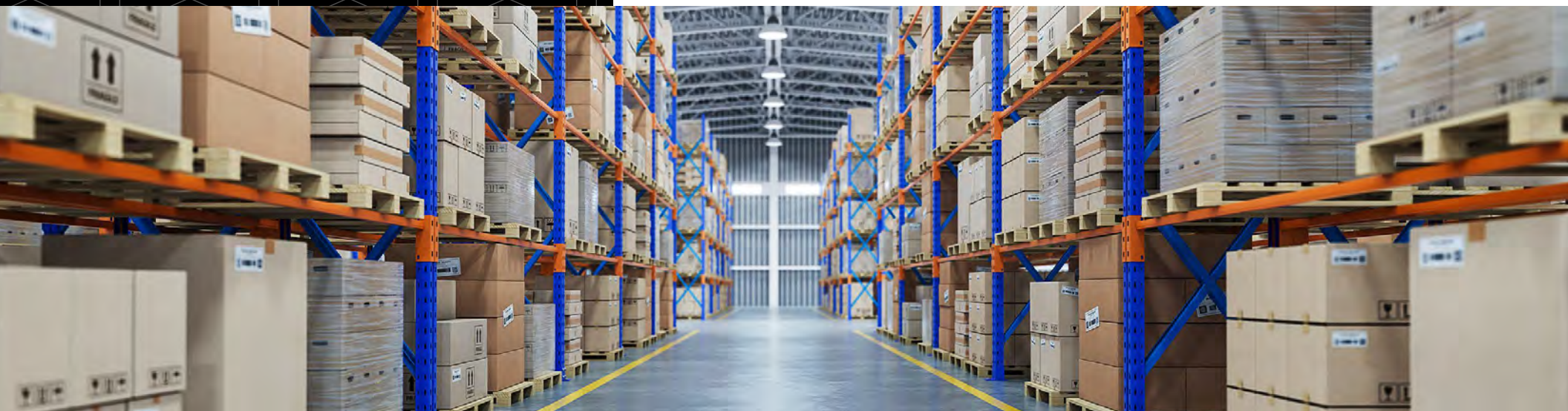
Drive-in Doors	1
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Car Parking	145 spaces
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Column Spacing	50' x 53'
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Speed Bay	60'
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**divisible to 44,555 & 53,845 SF*

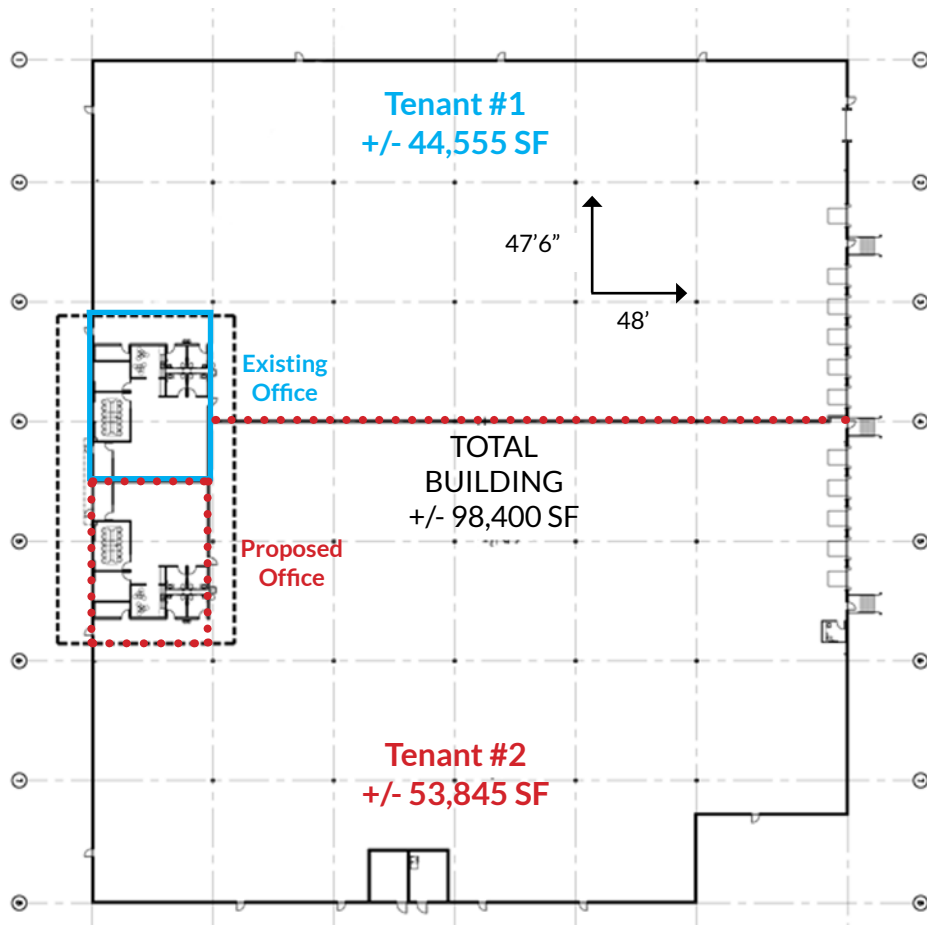


Site Plan

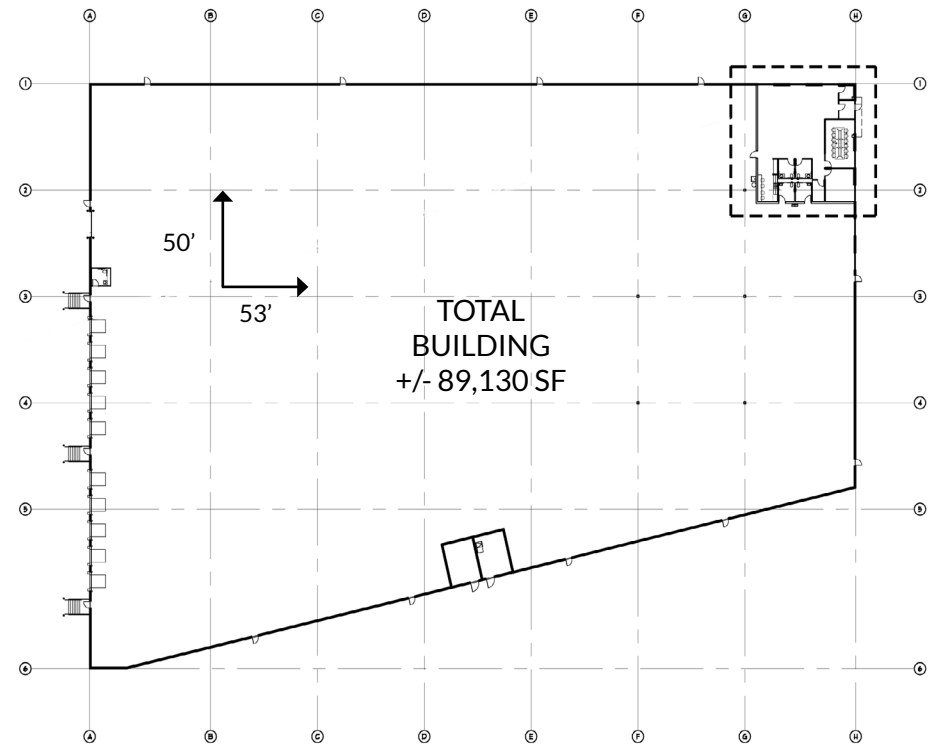


Building Plans

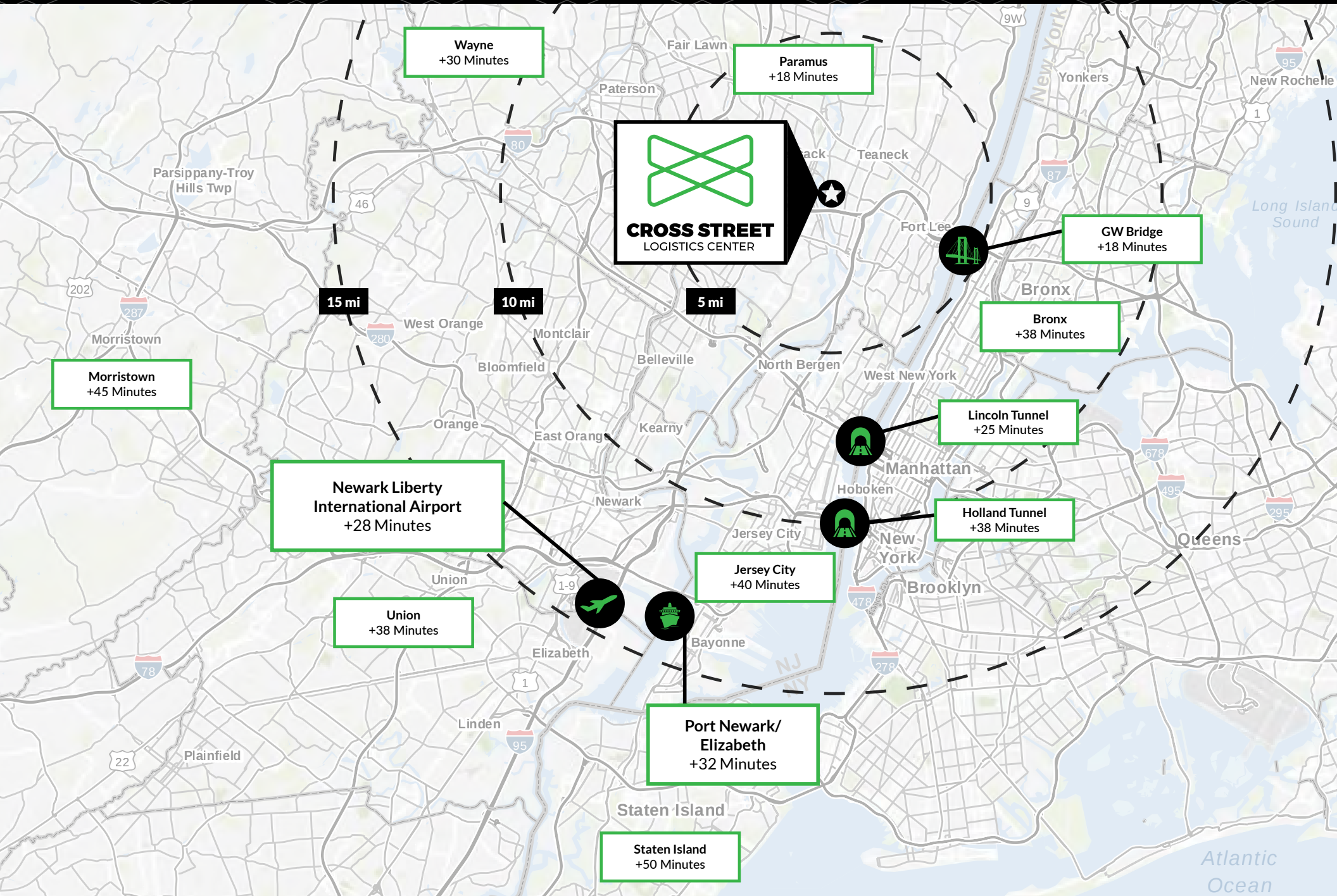
30 Cross St.
Ridgefield Park, NJ Bldg.1



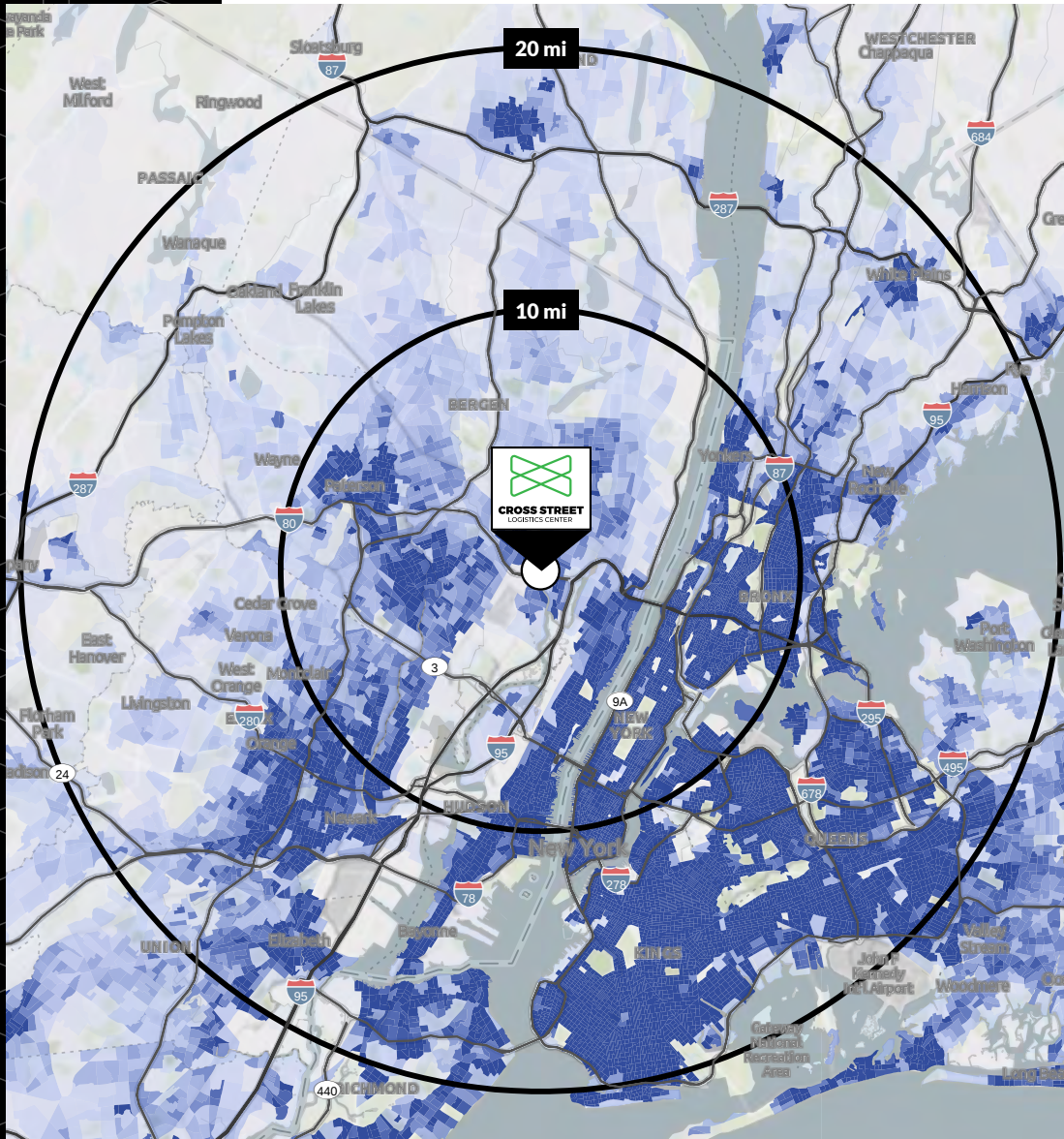
30 Cross St.
Bogota, NJ Bldg.2



Regional Connectivity

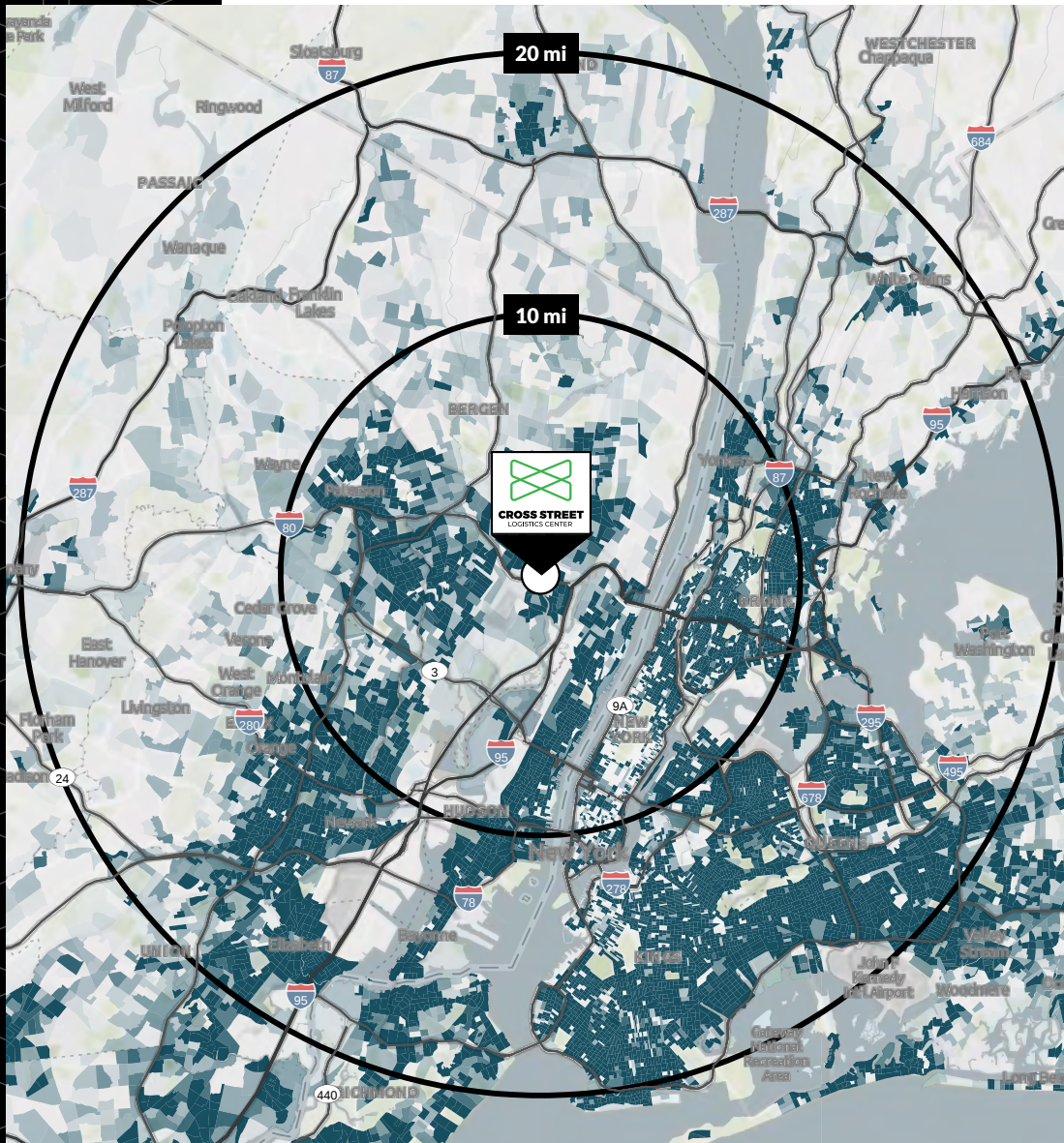


Outstanding Consumer Reach Throughout the Northeast



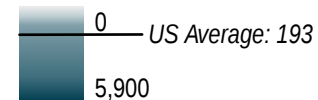
	10 Miles	20 Miles
Total Population	4,849,688	12,875,710
Number of Households	1,950,634	4,858,132
Median Household Income	\$79,971	\$81,531
Unemployment Rate (US is 3.6% as of June 2023)	7.0%	7.0%
Median Hourly Warehouse Wage (US median is \$18.52)	\$20.54	\$19.98
Population Density per sq. mi.	0 — US Average: 8,273 260,000	

Excellent Labor Force Nearby



	10 Miles	20 Miles
Total Labor Force	2,388,529	6,170,318
Transportation/ Warehouse Workers	139,186	417,932
Blue-Collar Workers	16%	17%
No-college Education	36%	37%

Labor Density per sq. mi.





David E. Knee, SIOR

T: +1 201 528 4440
M: +1 201 304 3424
david.knee@jll.com

Chris Hile

T: +1 201 528 4416
M: +1 201 304 3427
chris.hile@jll.com

Douglas Rodenstein

T: +1 201 528 4340
M: +1 617 893 0202
douglas.rodenstein@jll.com

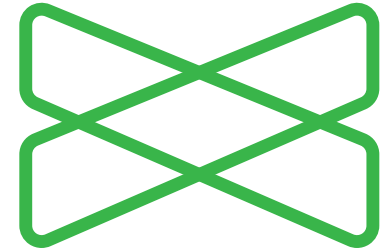
Harold J. Imperatore

T: +1 201 528 4430
M: +1 908 938 0865
harold.imperatore@jll.com

Jones Lang LaSalle Brokerage, Inc.

A licensed real estate agent
1 Meadowlands Plaza, Suite 804, East Rutherford, NJ 07073
+1 201 528 4400

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