

Delivering Q2 2027 41,115 SF  
New Construction For Lease



**9** **PORETE AVENUE**  
NORTH ARLINGTON, NJ

# BUILDING SPECS

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**Q2 2027**

Delivery Date

**9**

Dock Door

**60'**

Speed Bay

**41,115 SF**

Total Building SF

**1**

Drive-in Door

**800 AMPS  
@ 480/277  
VOLTS  
3-PHASE**

Power

**TO SUIT**

Office SF

**30 SPACES**

Car Parking

**ESFR**

Sprinklers

**40'**

Ceiling Height

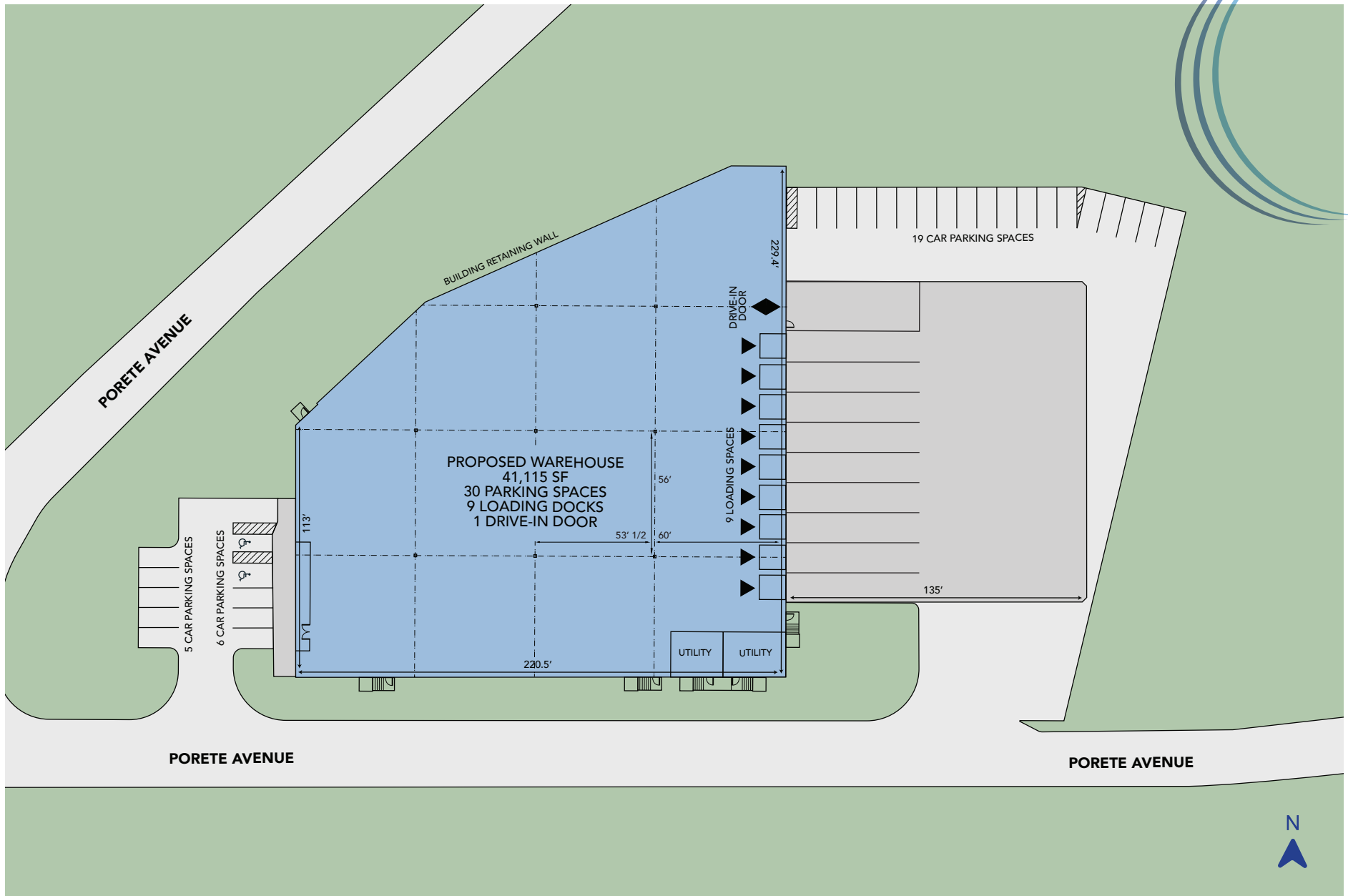
**56' X 53'6"**

Column Spacing

**135'**

Truck Court Depth

# SITE PLAN

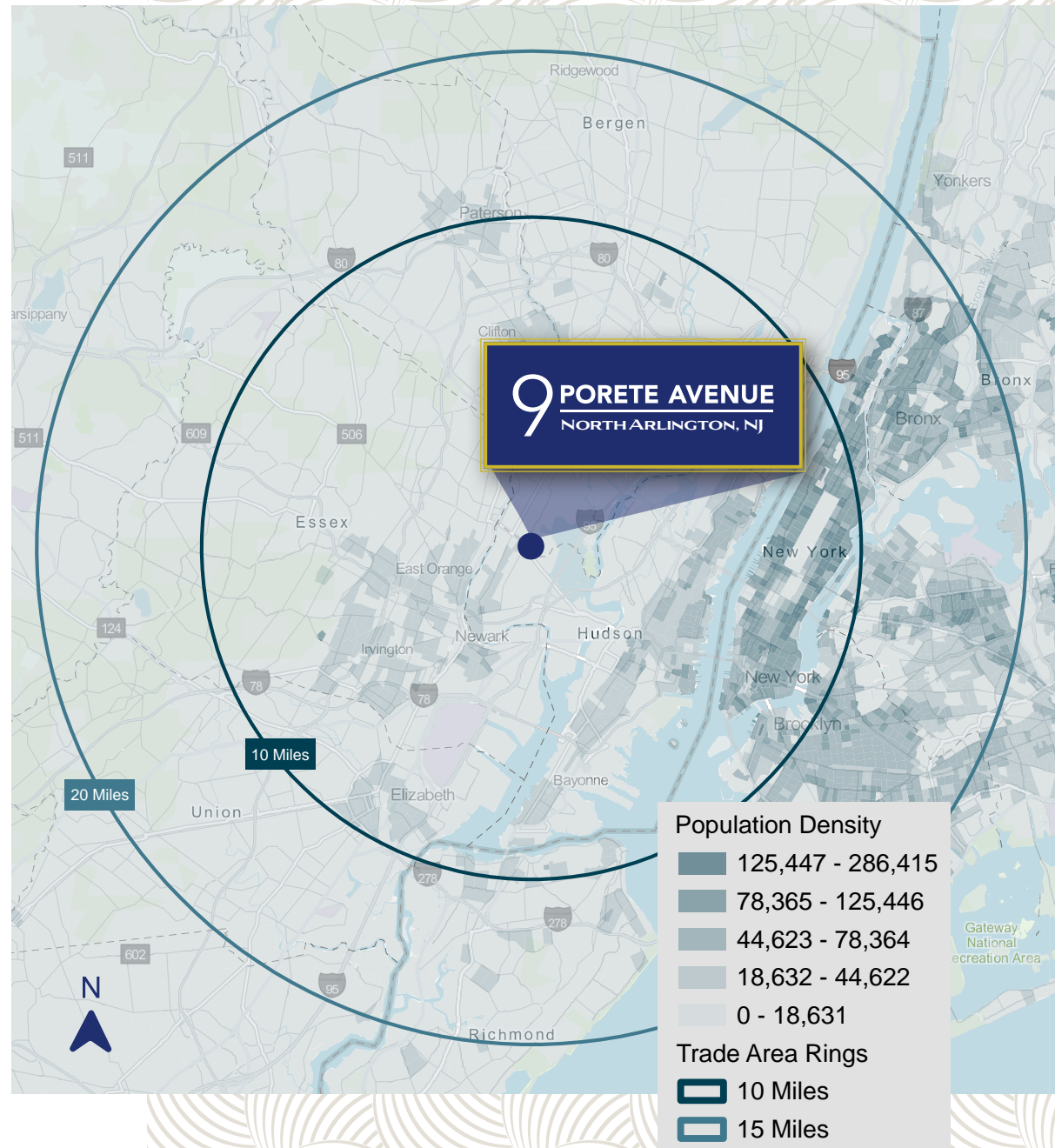


# REGIONAL CONNECTIVITY



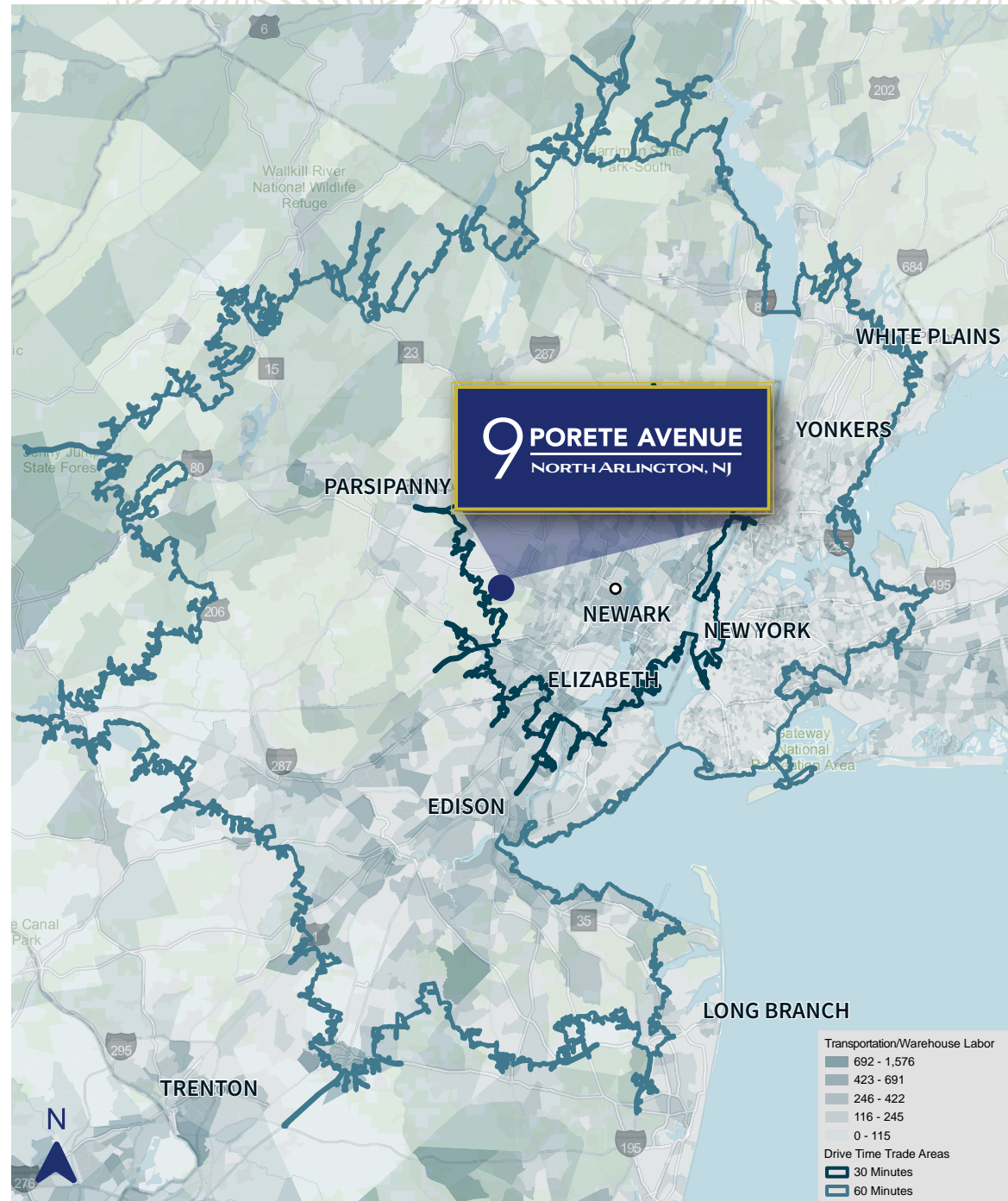
# OUTSTANDING CONSUMER REACH

|                              | 10 Mile   | 20 Mile    |
|------------------------------|-----------|------------|
| Total Population             | 4,207,676 | 12,795,964 |
| Number of Households         | 1,791,195 | 4,934,269  |
| Median Household Income      | \$102,963 | \$87,332   |
| Unemployment Rate            | 5.3       | 5.5        |
| Median Hourly Warehouse Wage | \$22.87   | \$22.31    |

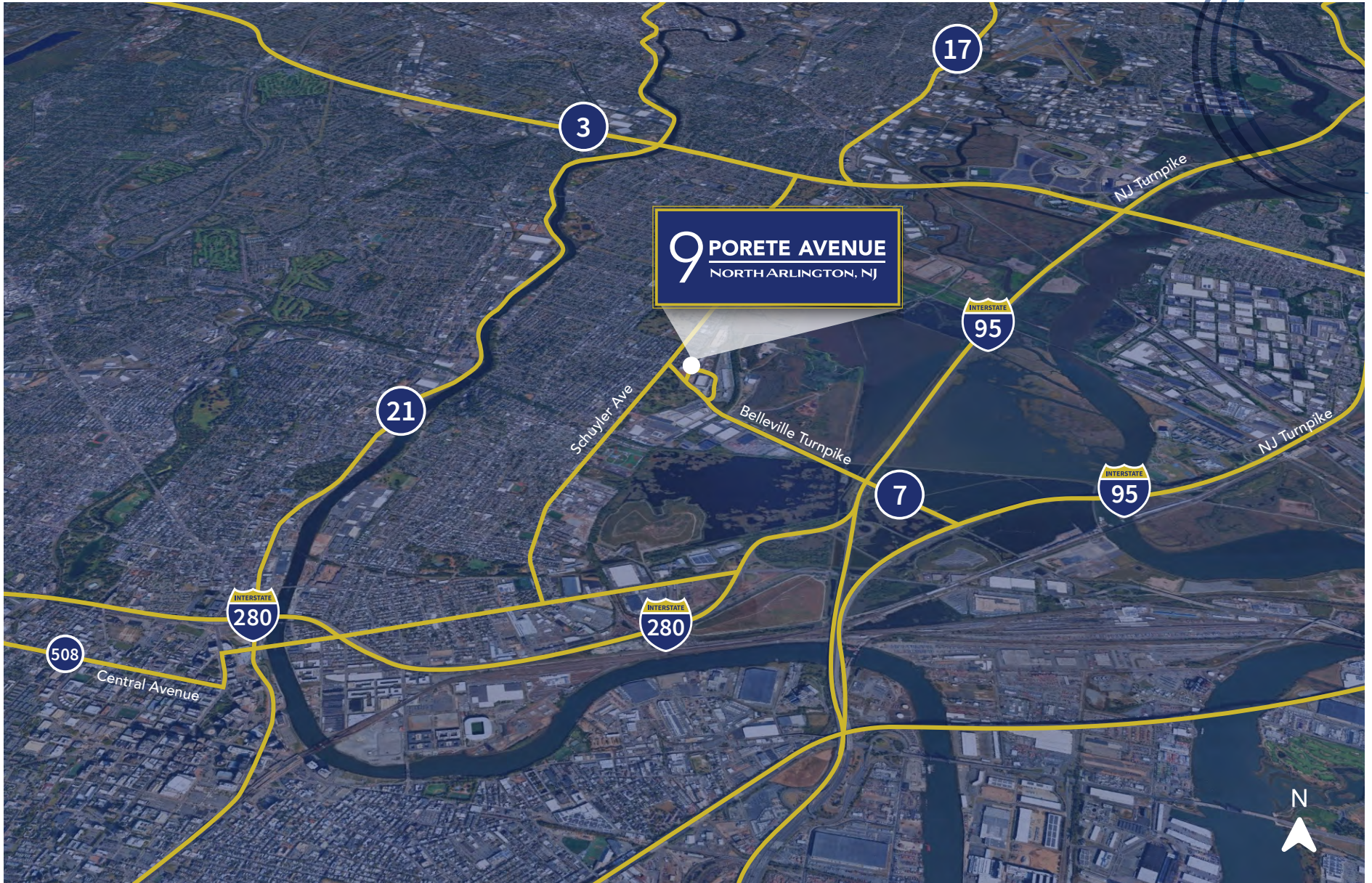


# EXCELLENT LABOR FORCE NEARBY

|                                      | 10 Mile   | 20 Mile   |
|--------------------------------------|-----------|-----------|
| Total Labor Force                    | 2,395,241 | 6,793,080 |
| Transportation/<br>Warehouse Workers | 135,009   | 336,567   |
| Blue-Collar Workers                  | 326,801   | 1,019,410 |
| No-College Education                 | 1,266,085 | 4,453,793 |



# LOCATION MAP



# 9 PORETE AVENUE

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NORTH ARLINGTON, NJ

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