

111 MAIN STREET
SOUTH AMBOY | NJ

FOR LEASE | 55,250 SF
Available Immediately



30-Year Tax PILOT

Located in the Broadway/ Main St. Redevelopment Zone in South Amboy, NJ



0.8M



2.7M



4.0M



24M

www.111mainsamboynj.com

WOODMONT
Industrial Partners



SPECIFICATIONS & SITE PLAN

BUILDING SIZE
152,100 SF

AVAILABLE SPACE
55,250 SF

PROPOSED OFFICE
To-Suit

CAR PARKING
30 Striped Spaces

DOCK DOORS
8 with 8 Additional
Knockout Panels

DRIVE-IN
1

CLEAR HEIGHT
36'

SPRINKLER SYSTEM
ESFR

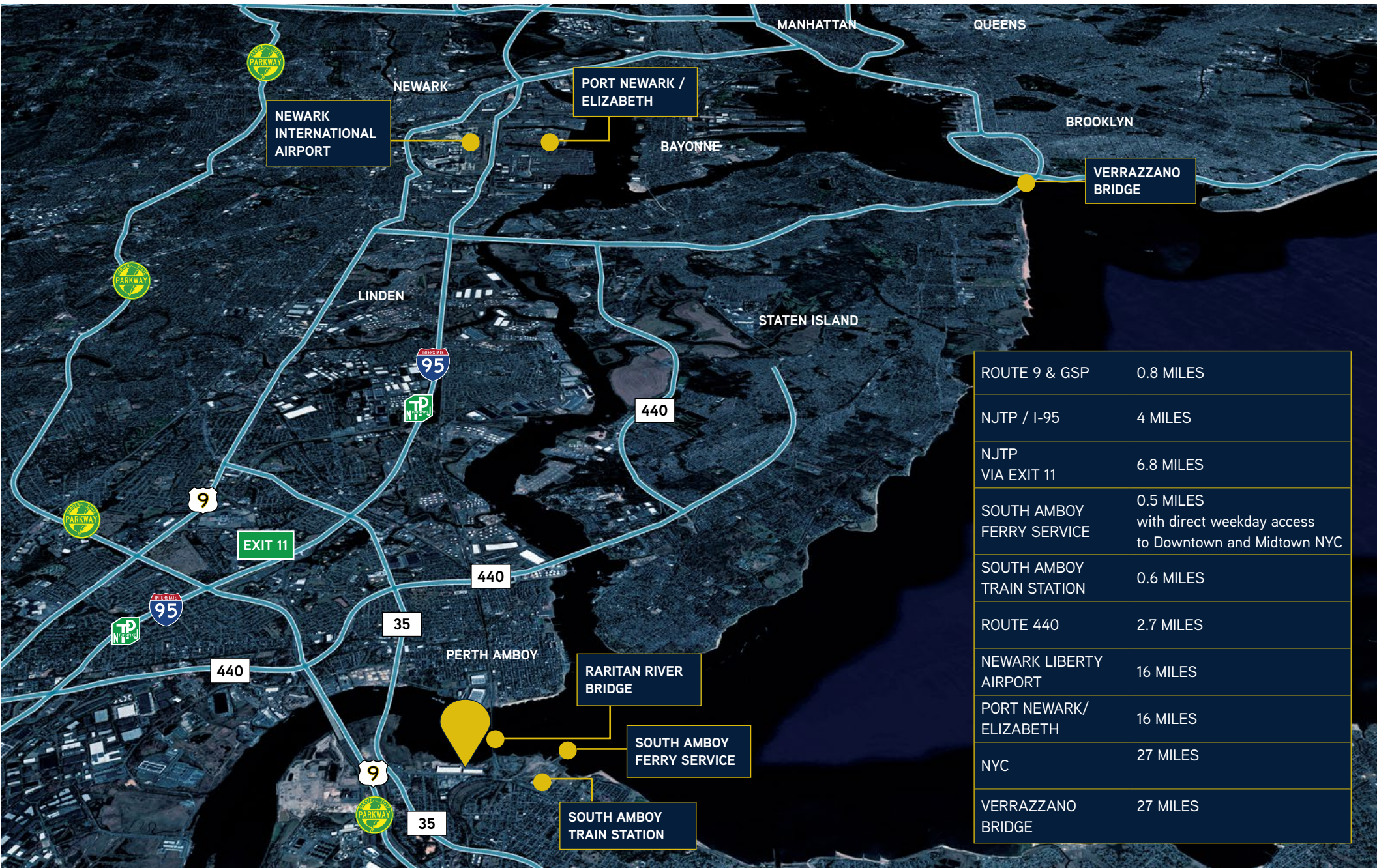
LIGHTING
LED
Motion Activated Lighting

COLUMN SPACING
Speed Bay: 60'-0"
Typical: 56'6" W X 45'0" D

SPACE DIMENSIONS
283'-4" X 195'



LOCAL ACCESS



ROUTE 9 & GSP	0.8 MILES
NJTP / I-95	4 MILES
NJTP VIA EXIT 11	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
PORT NEWARK/ ELIZABETH	16 MILES
NYC	27 MILES
VERRAZZANO BRIDGE	27 MILES

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

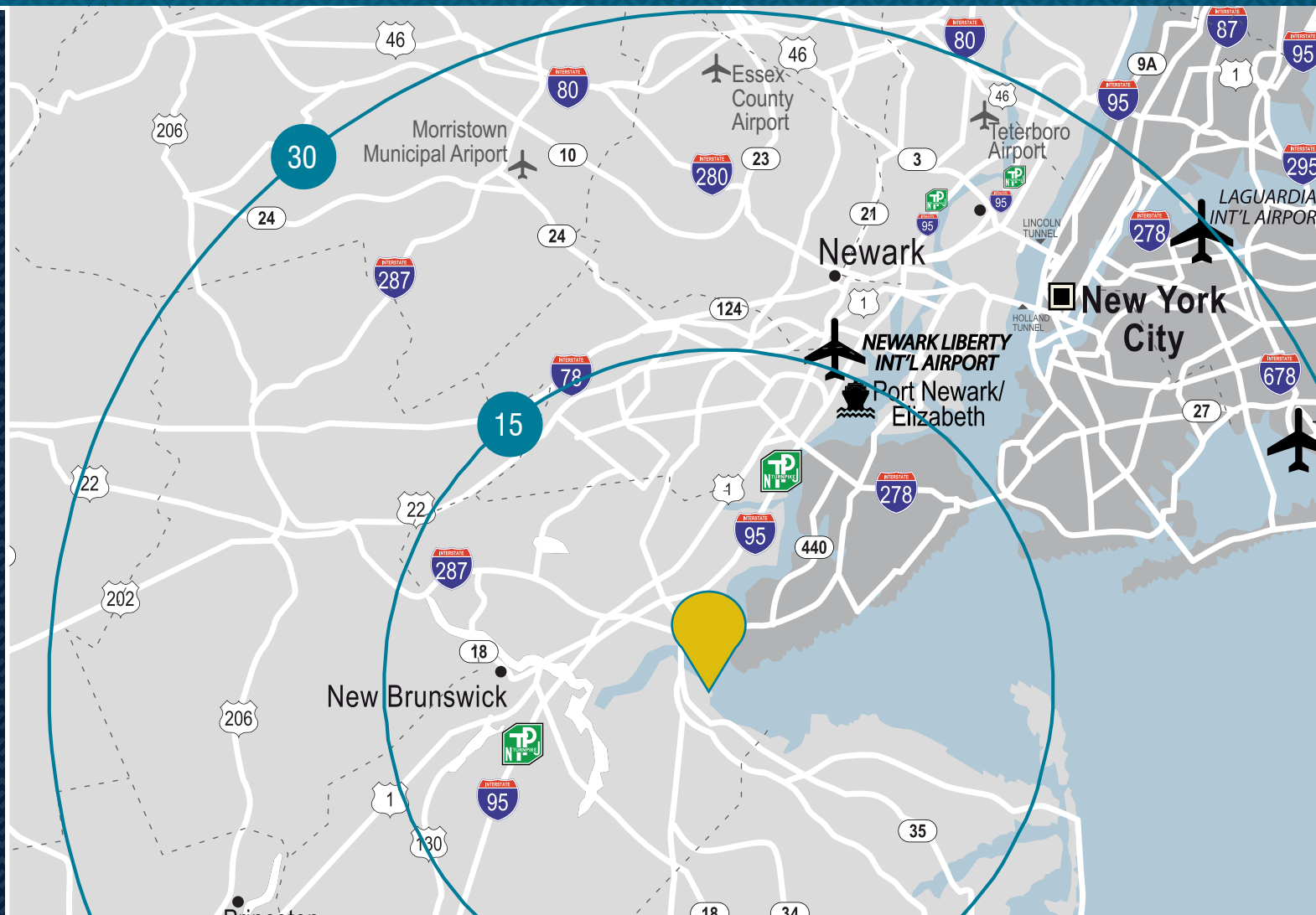
37%

Percent no college education

20%

Percent blue-collar workers

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



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