

Delivering Q2 2027, 41,115 SF
New Construction For Lease



9 PORETE AVENUE
NORTH ARLINGTON, NJ

BUILDING SPECS

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

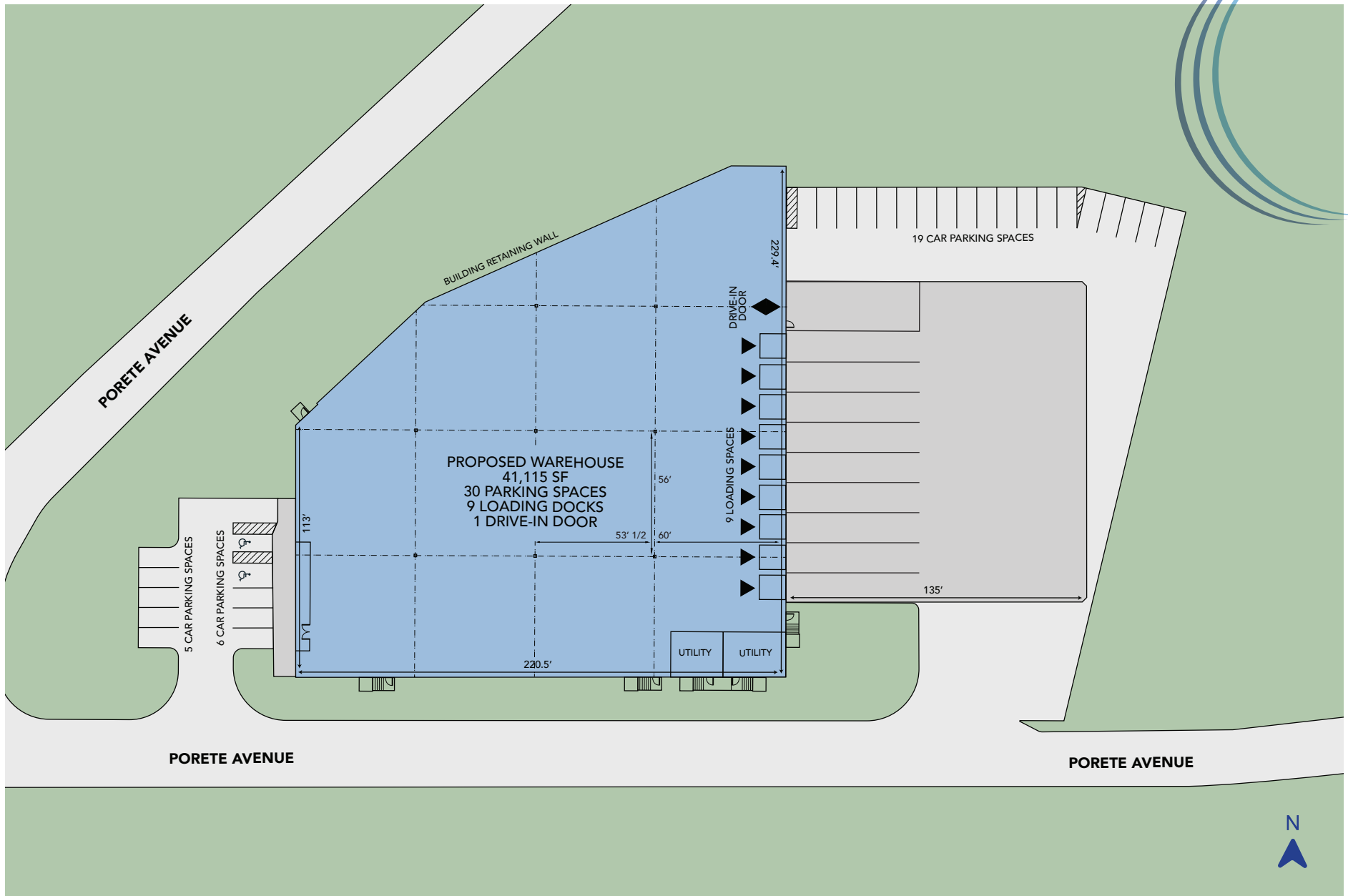
56' X 53'6"

Column Spacing

135'

Truck Court Depth

SITE PLAN

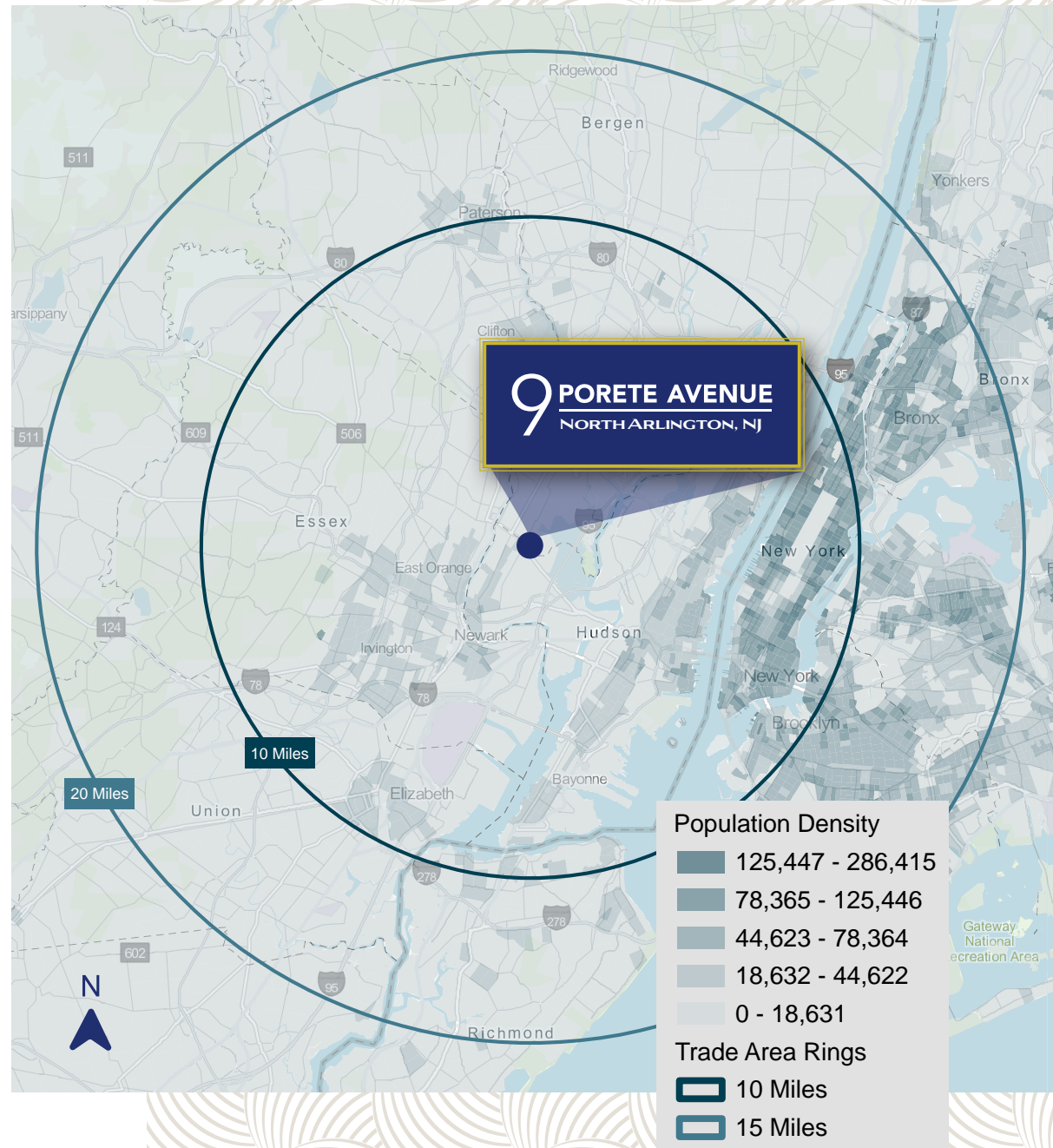


REGIONAL CONNECTIVITY



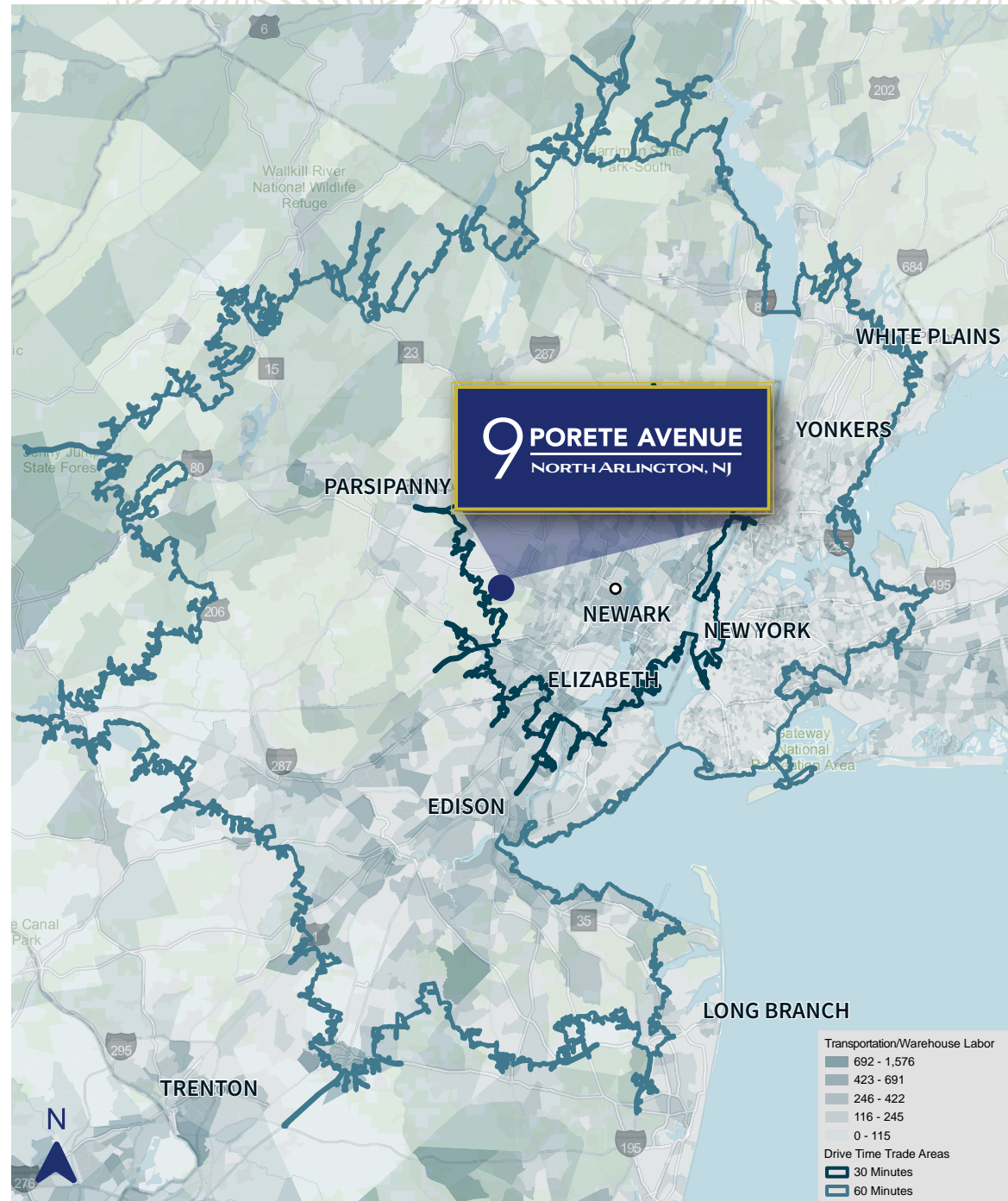
OUTSTANDING CONSUMER REACH

	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

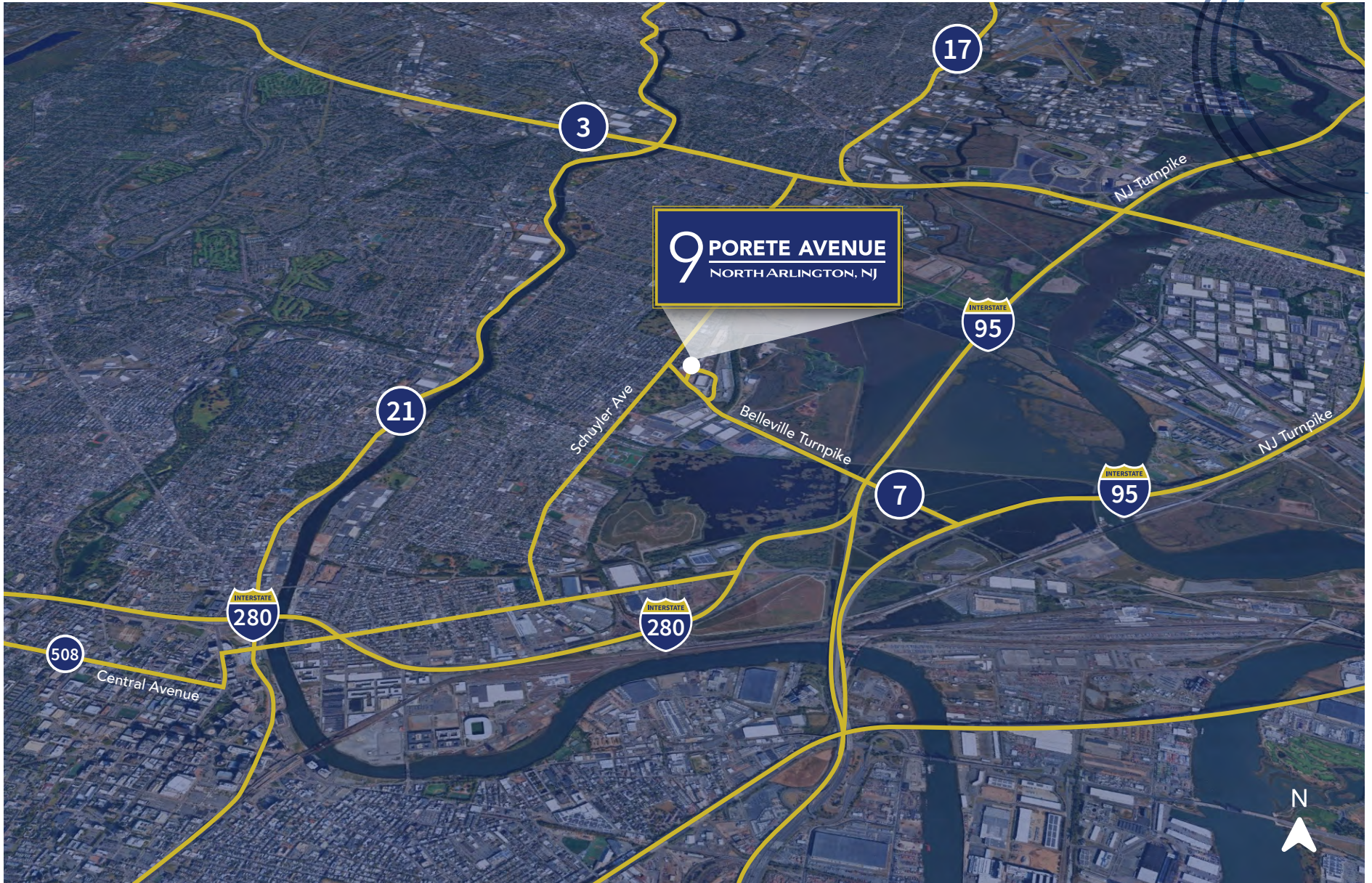


EXCELLENT LABOR FORCE NEARBY

	10-Mile	20-Mile
Total Labor Force	2,395,241	6,793,080
Transportation/ 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

NORTH ARLINGTON, NJ

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