

25 Year Tax PILOT In Place

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



9 PORETE AVENUE
NORTH ARLINGTON, NJ



BUILDING SPECS

Q2 2027

Delivery Date

41,115 SF

Total Building SF

TO SUIT

Office SF

40'

Ceiling Height

9

Dock Door

1

Drive-in Door

30 SPACES

Car Parking

56' X 53'6"

Column Spacing

60'

Speed Bay

**1,600 AMPS
@ 480/277**

VOLTS

3-PHASE

Power

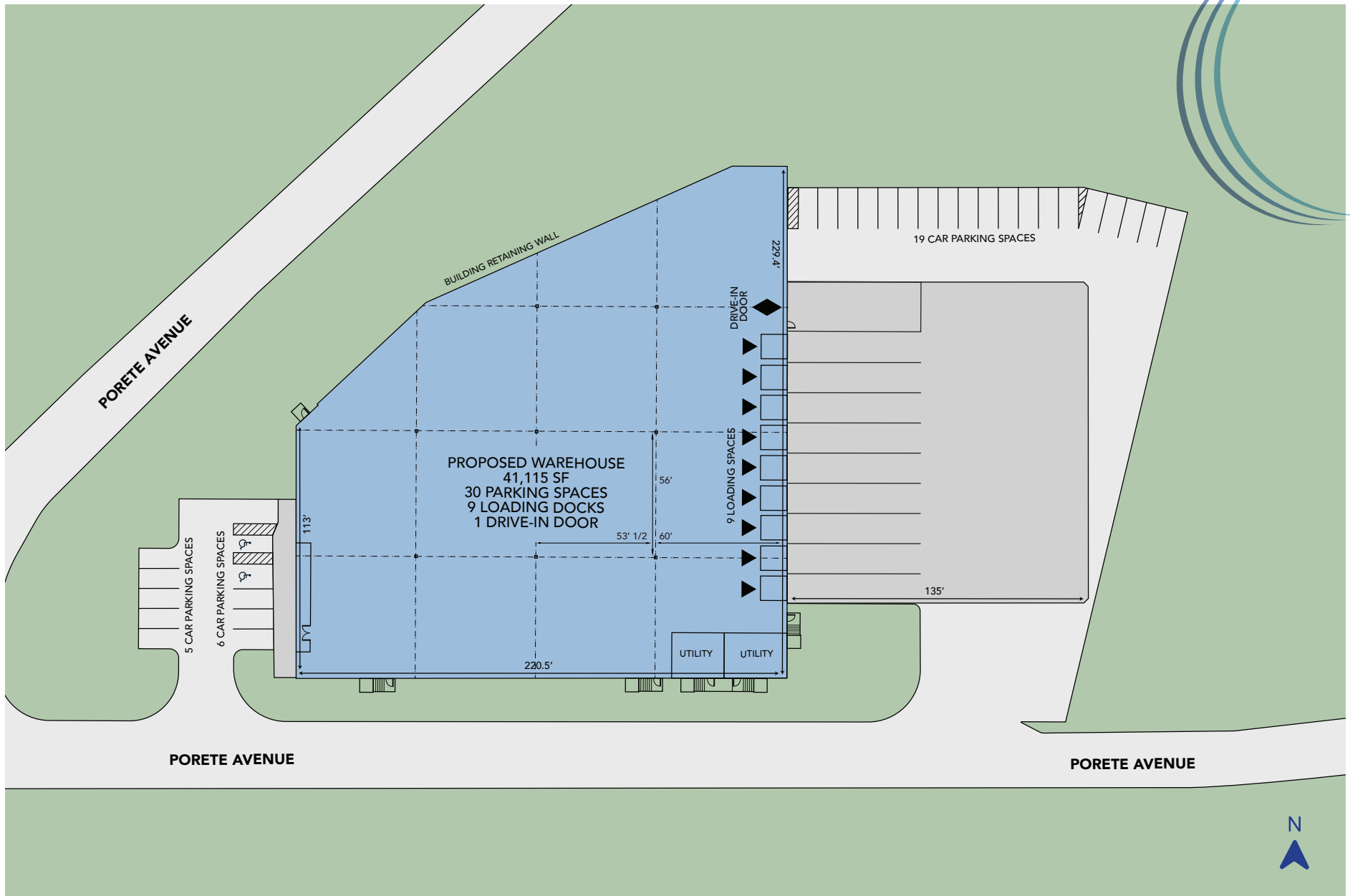
ESFR

Sprinklers

135'

Truck Court Depth

SITE PLAN

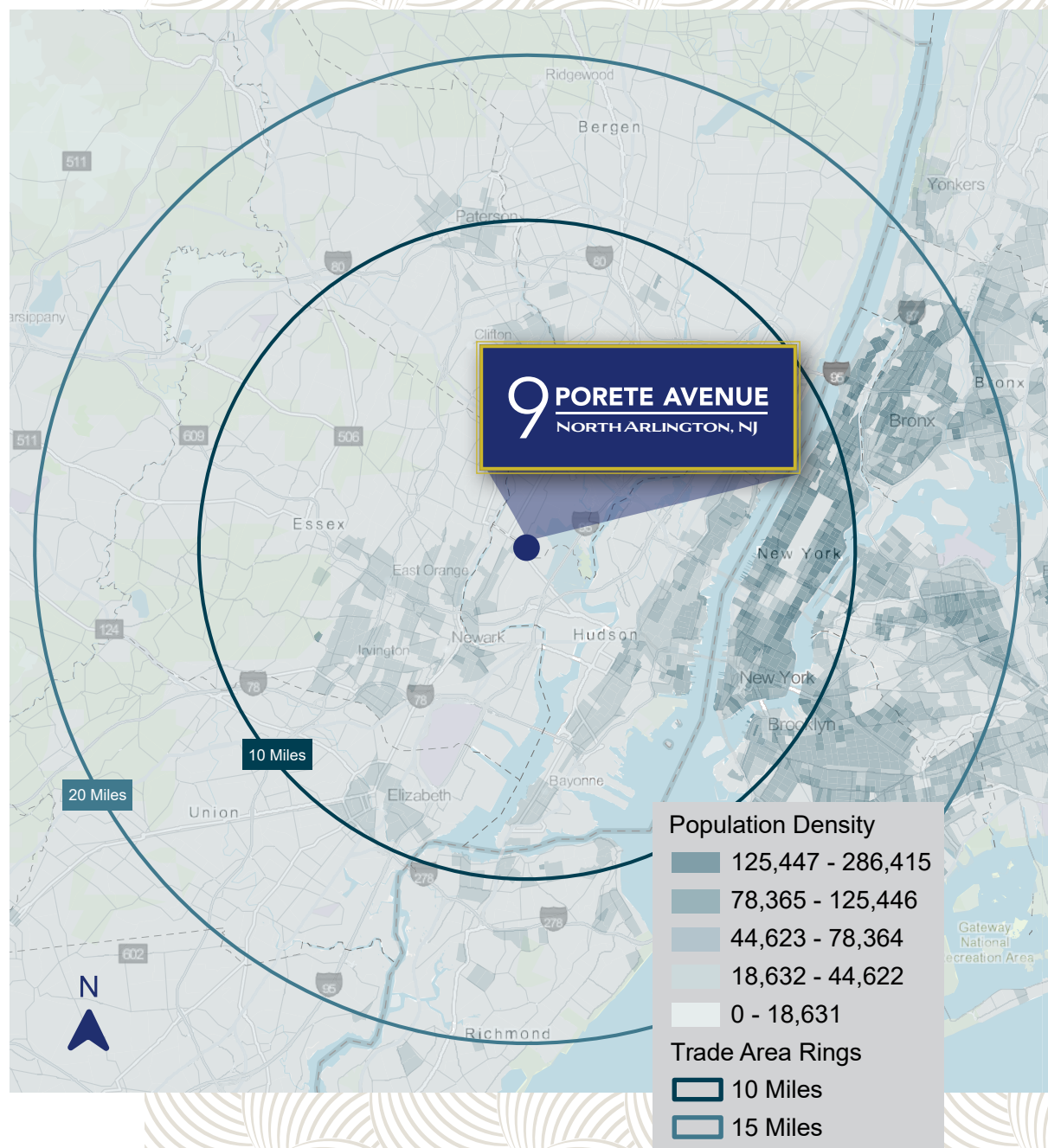


REGIONAL CONNECTIVITY



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

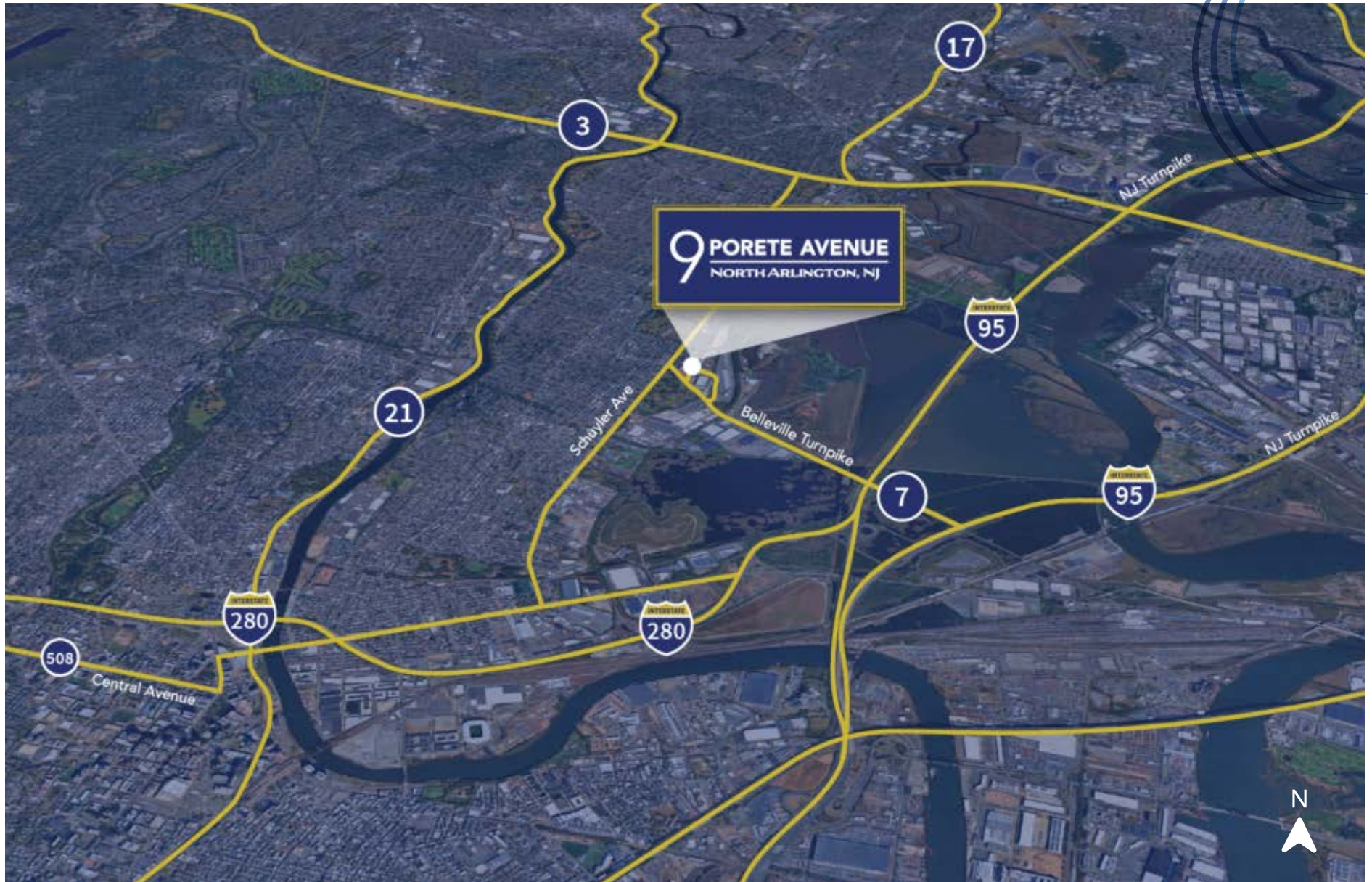


	10 Mile	20 Mile
Total Labor Force	2,395,241	6,793,080
Transportation/ Warehouse Workers	135,009	336,567
Blue-Collar Workers	326,801	1,019,410
No-College Education	1,266,085	4,453,793

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LOCATION MAP



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Contact:

CHRIS HILE

T +1 201 528 4416

M +1 201 304 3427

chris.hile@jll.com

DOUG RODENSTEIN

T +1 201 528 4340

M +1 617 893 0202

doug.rodenstein@jll.com

HAROLD IMPERATORE

T +1 201 528 4430

M +1 908 938 0865

harold.imperatore@jll.com



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