25 Year Tax PILOT In Place

For Lease
41,115 SF New Construction
Delivering April 2027



9 PORETE AVENUE

NORTH ARLINGTON, NJ

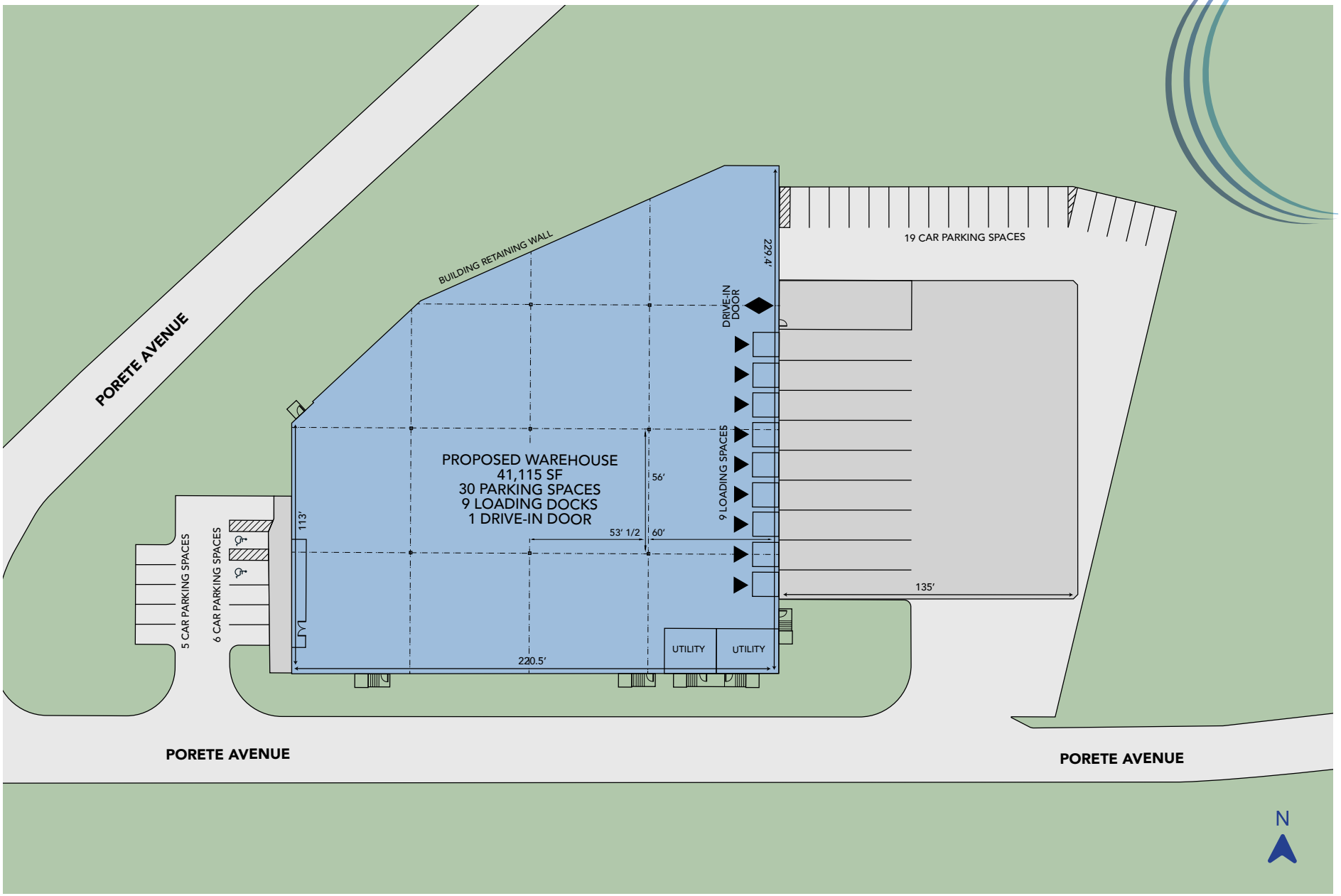
www.9poreteave.com

HAMPSHIRE | JLL

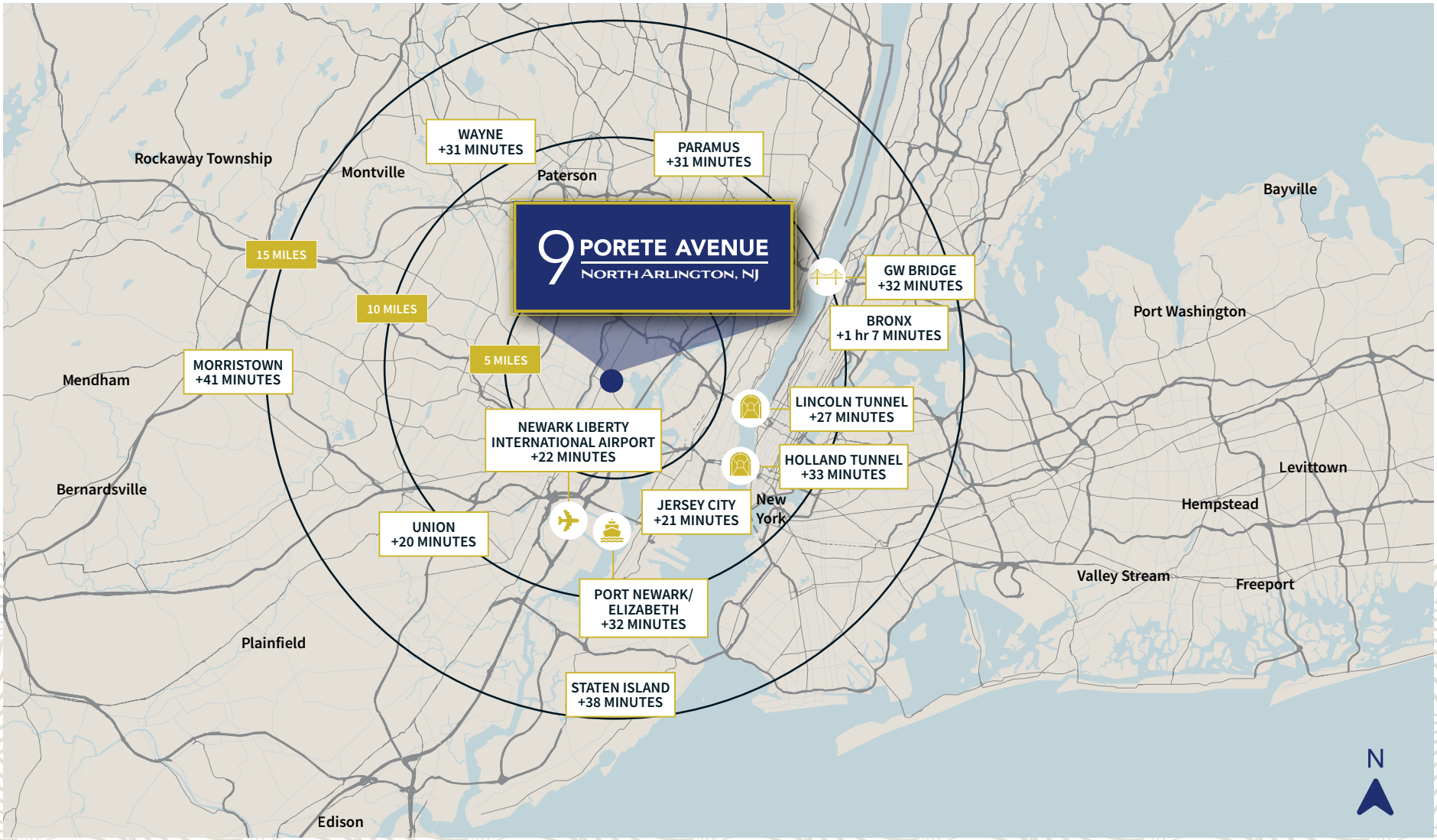
Building Specs

Apr 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

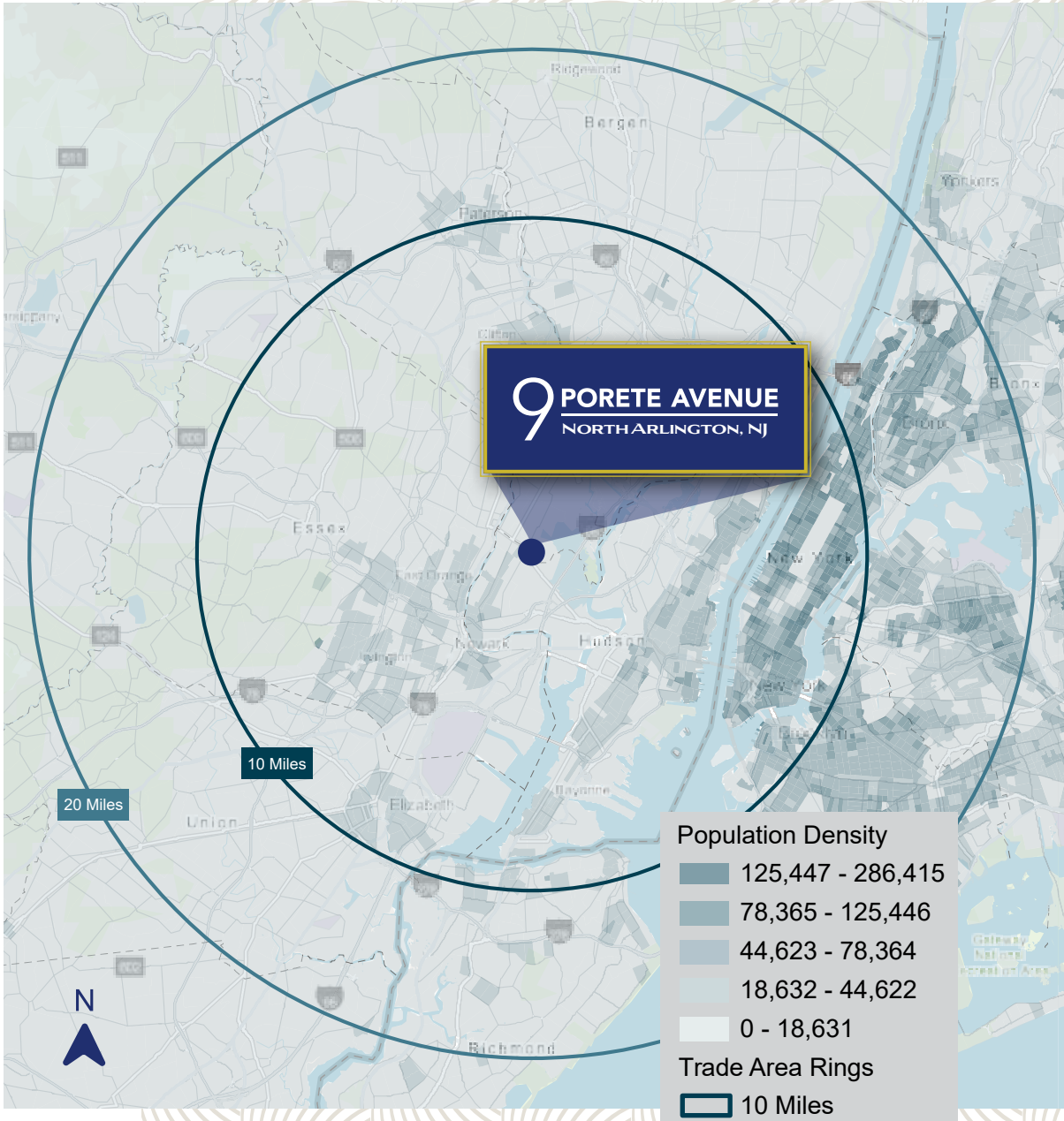

PORETE AVENUE
BUILDING RETAINING WALL
229.4'
19 CAR PARKING SPACES
DRIVE-IN DOOR
9 LOADING SPACES
PROPOSED WAREHOUSE
41,115 SF
30 PARKING SPACES
9 LOADING DOCKS
1 DRIVE-IN DOOR
56'
53' 1/2
60'
113'
135'
5 CAR PARKING SPACES
6 CAR PARKING SPACES
UTILITY
UTILITY
220.5'
PORETE AVENUE
PORETE AVENUE
N

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

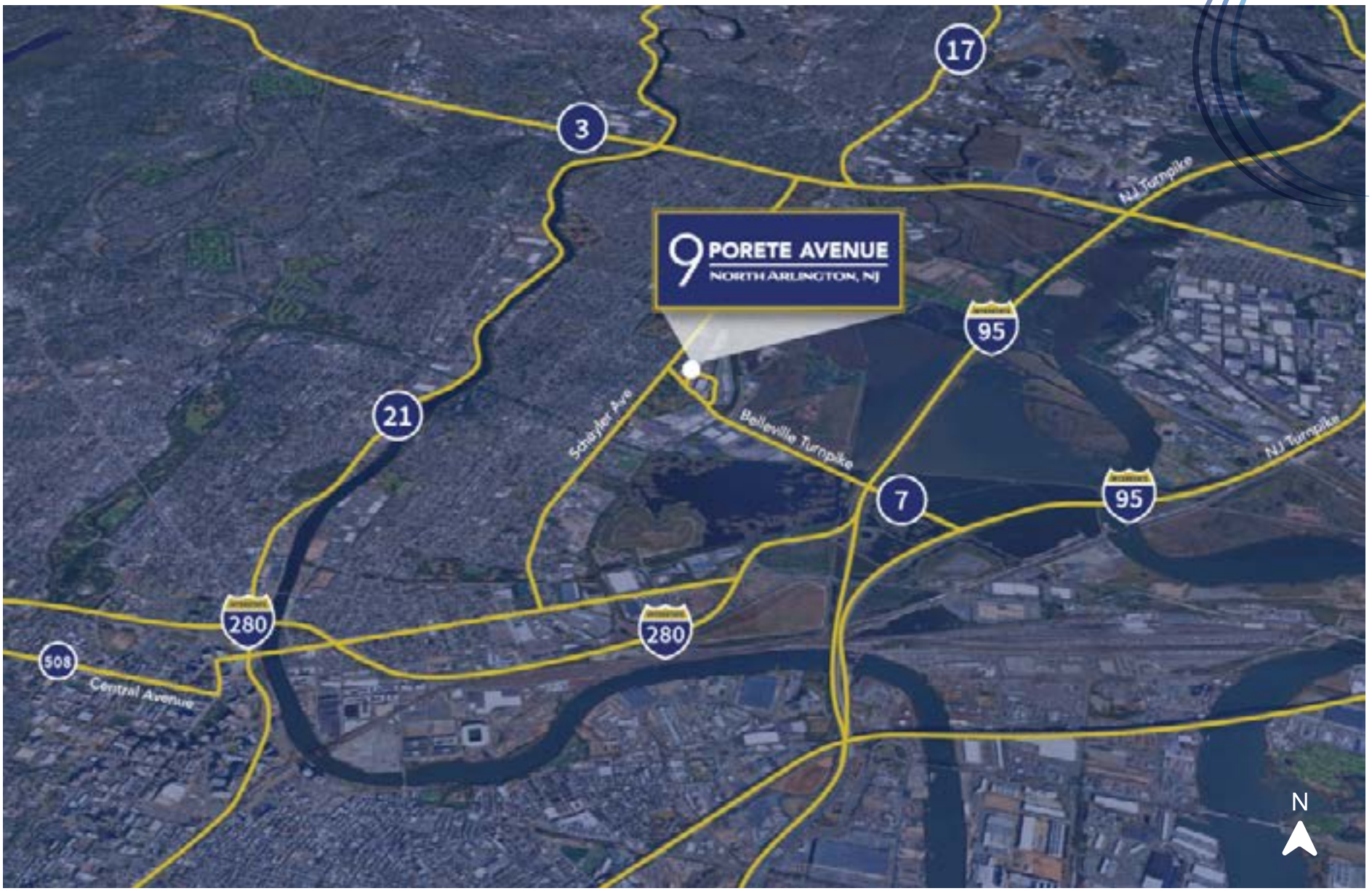


Excellent Labor Force Nearby

	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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