



LAND

FOR LEASE

±2.07-AC INDUSTRIAL LAND

300 Thomas McGovern Drive , Jersey City, NJ 07305

For More Information, Contact the Exclusive Brokers

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

Direct Access to I-78
 5 Miles to I-95
 5 Miles to the Holland Tunnel
 7.5 Miles to the Lincoln Tunnel
 23 Miles to the George Washington Bridge

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	2.07 Acres
Lot Size:	2.07 Acres

PROPERTY HIGHLIGHTS

- ±2.07-Acre Lot (Block 21506, Lots 3 and 4)
- ±5,000 SF Garage with 2 Drive-Ins
- Fenced-In Parking Lot
- All Buildings Removed Except Garage
- Taxes at \$46,699.66 (2021)

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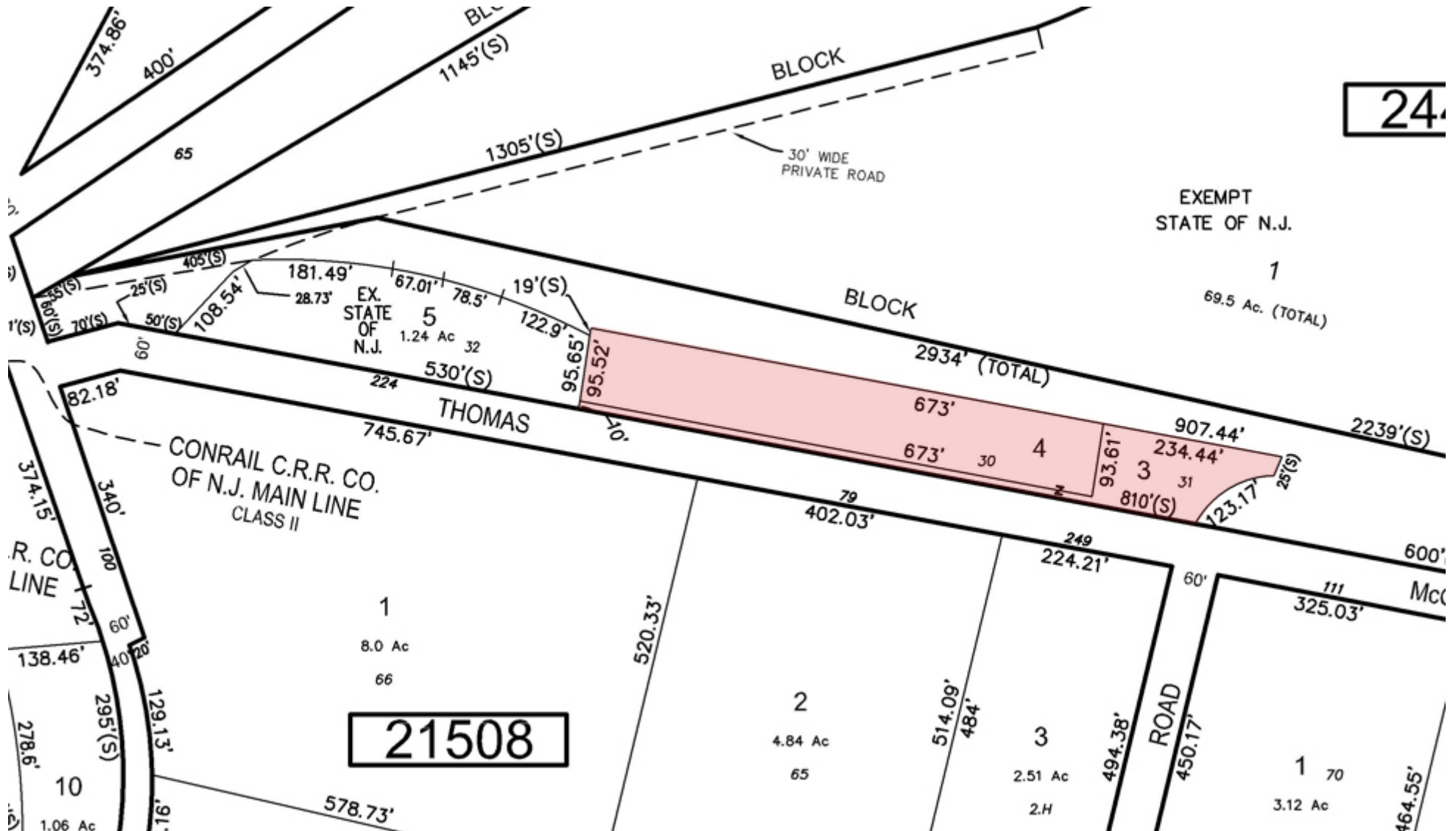


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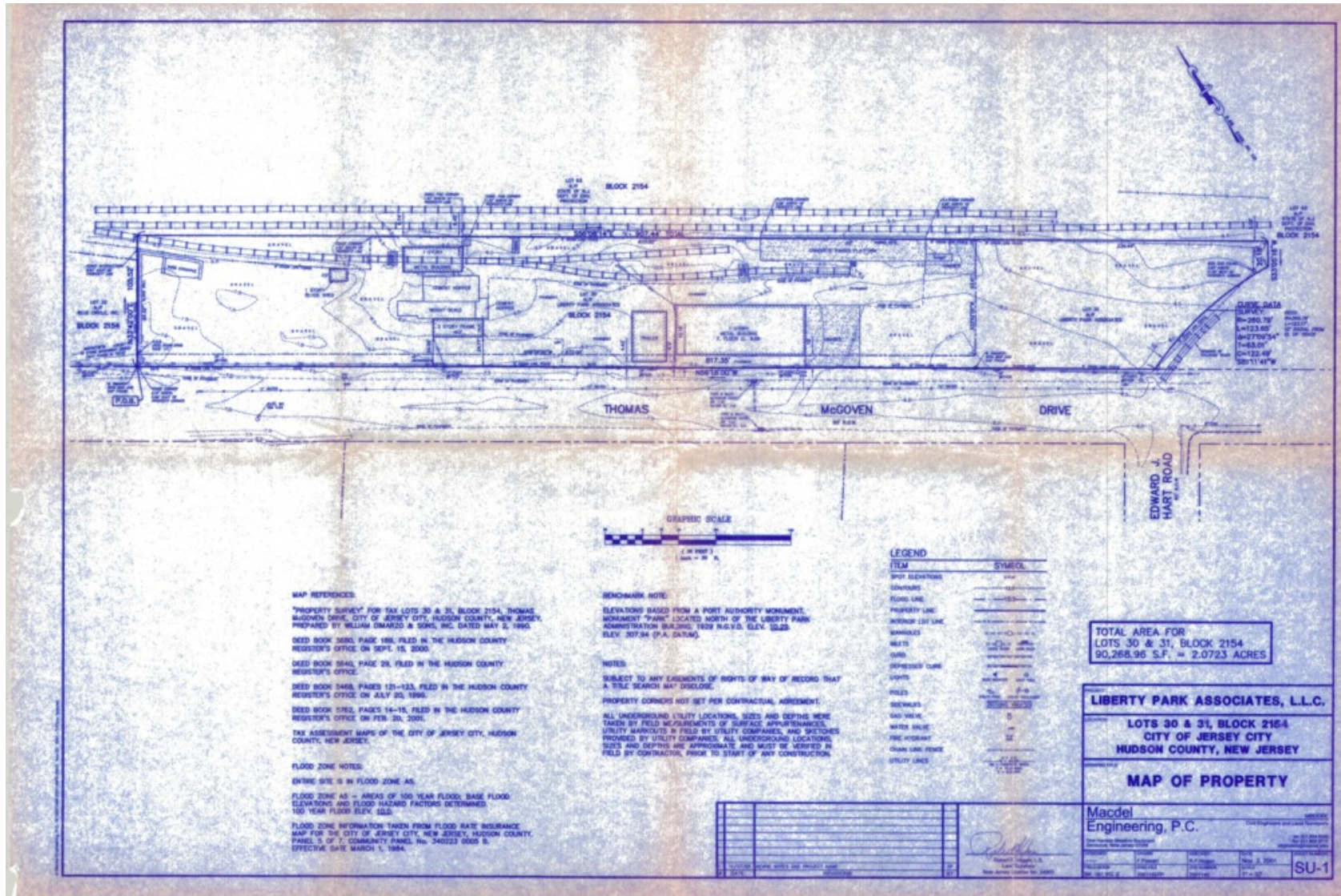


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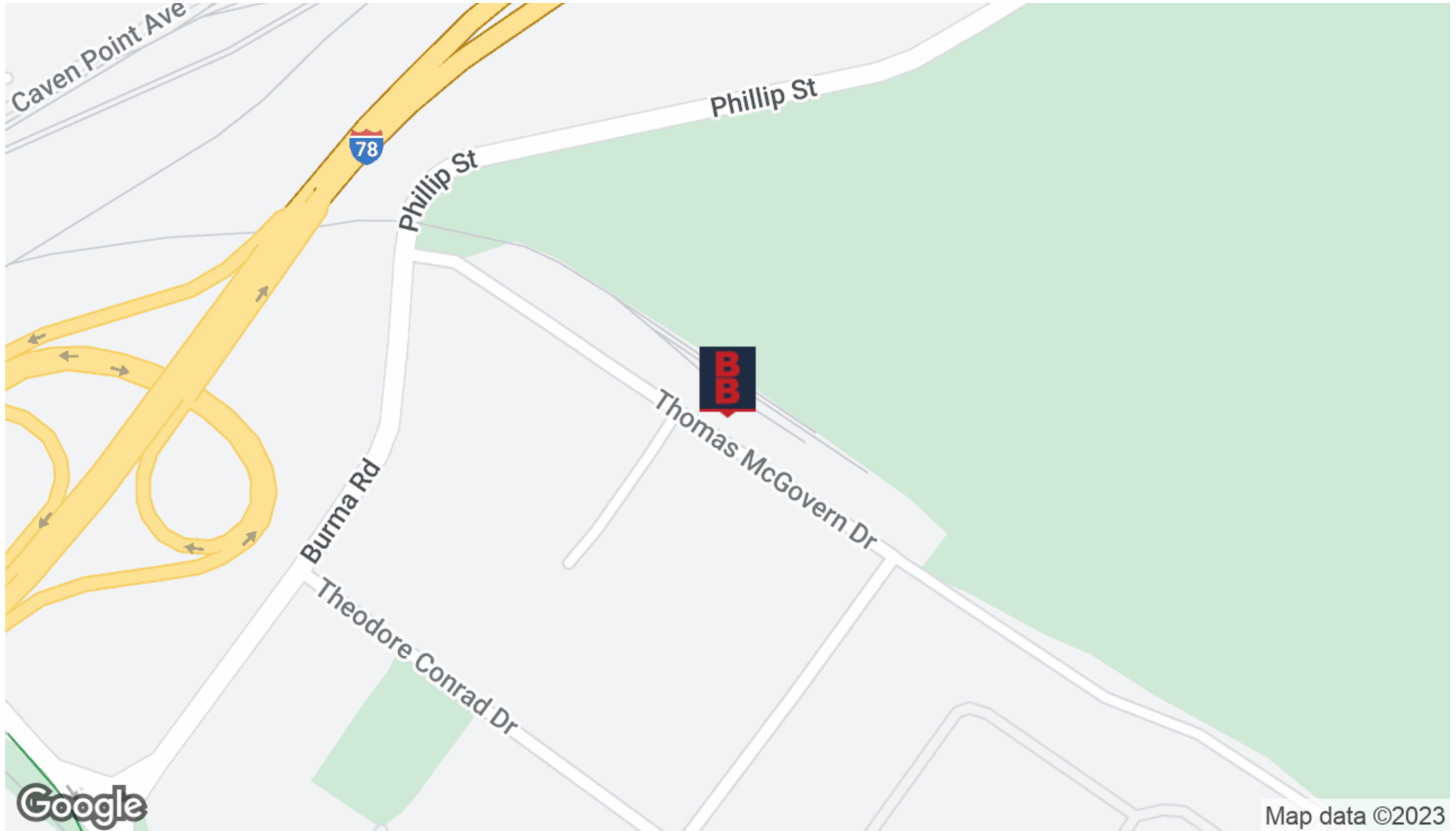


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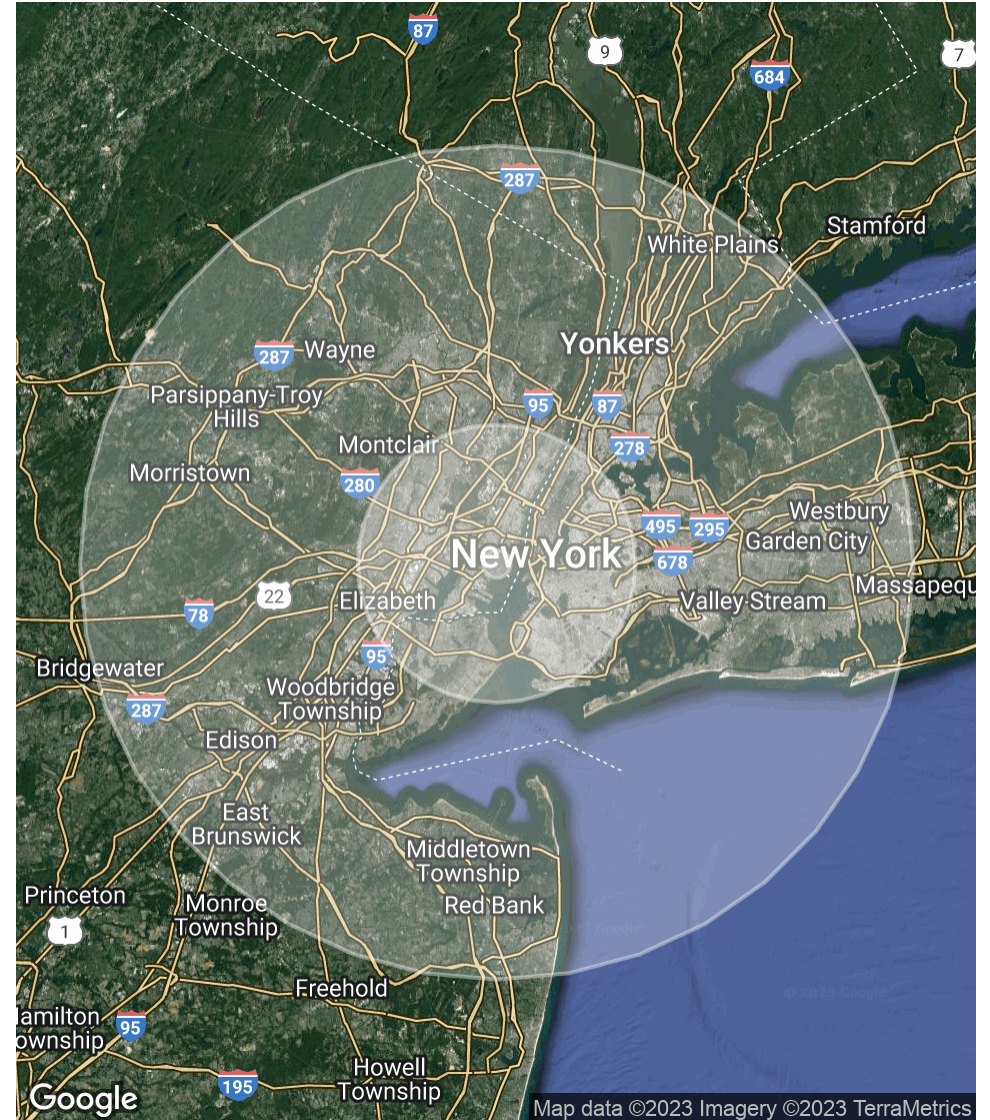
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	13,603	5,390,085	18,214,886
Average Age	29.8	35.3	36.6
Average Age (Male)	26.2	34.2	35.2
Average Age (Female)	33.5	36.4	38.0

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	4,287	2,188,418	6,767,084
# of Persons per HH	3.2	2.5	2.7
Average HH Income	\$59,678	\$93,900	\$85,927
Average House Value	\$688,408	\$644,263	\$530,719

* Demographic data derived from 2020 ACS - US Census



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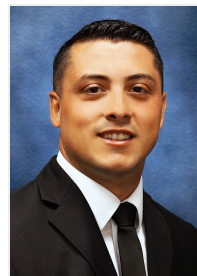


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