

Asking Price
\$2,500,000

156-160 19th St,
Union City, NJ

7,900 SF Flex Warehouse/Office





REDEMPT
HEDSON

NO PARKING
FRIDAY
1PM TO 3PM

SPEED
BUMP
15
MPH

156

156-160 19th St,
Union City, NJ

7,900 SF Flex Warehouse/Office



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Property Highlights

Fully Renovated
High End Office Space

Tall Loft Style Ceilings
Bright & Airy Skylights

Rooftop Garden

In-house Movie Theatre

Pool table, Ping Pong and Foosball Table

Fully Furnished Office Spaces
High speed internet
Conference Room
Oversized Kitchen
Security System

Close Proximity to Mass Transit/NYC

Property Summary

Gross SF	7,900 SF
Zoning	R-M Medium-Density Residential District
Construction	Masonry - Block
Roof	Rubber – Silver Coated
HVAC	Combo Package Unit 15 Ton
Power	200 Amps – 240 Volts
Frontage	70'
Lot Size	75 X 100
Lot Block	70 175

156-160 19th Street offers a unique opportunity to investors and operators looking to establish a centralized headquarters in the New York Metro market place. The building is conveniently located within close proximity to mass transit to New York City.

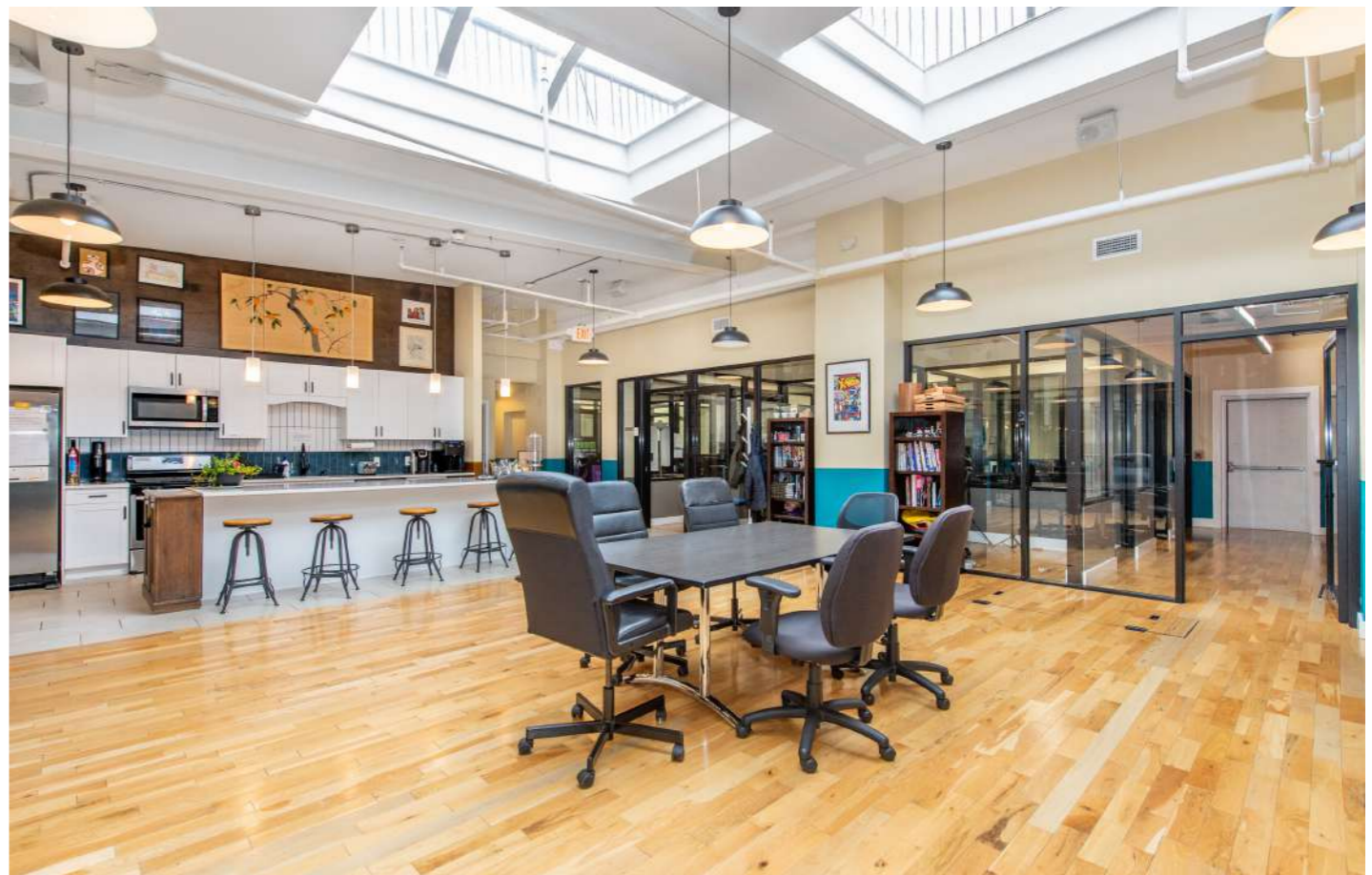
The property was recently gut renovated to provide fully furnished office spaces with high end finishes to a variety of local emerging businesses. The open floorplan with tall ceilings and bright light, along with the rooftop oasis among other amenities provides an exceptional opportunity to qualified investors and operators.



GALLERY



GALLERY



GALLERY



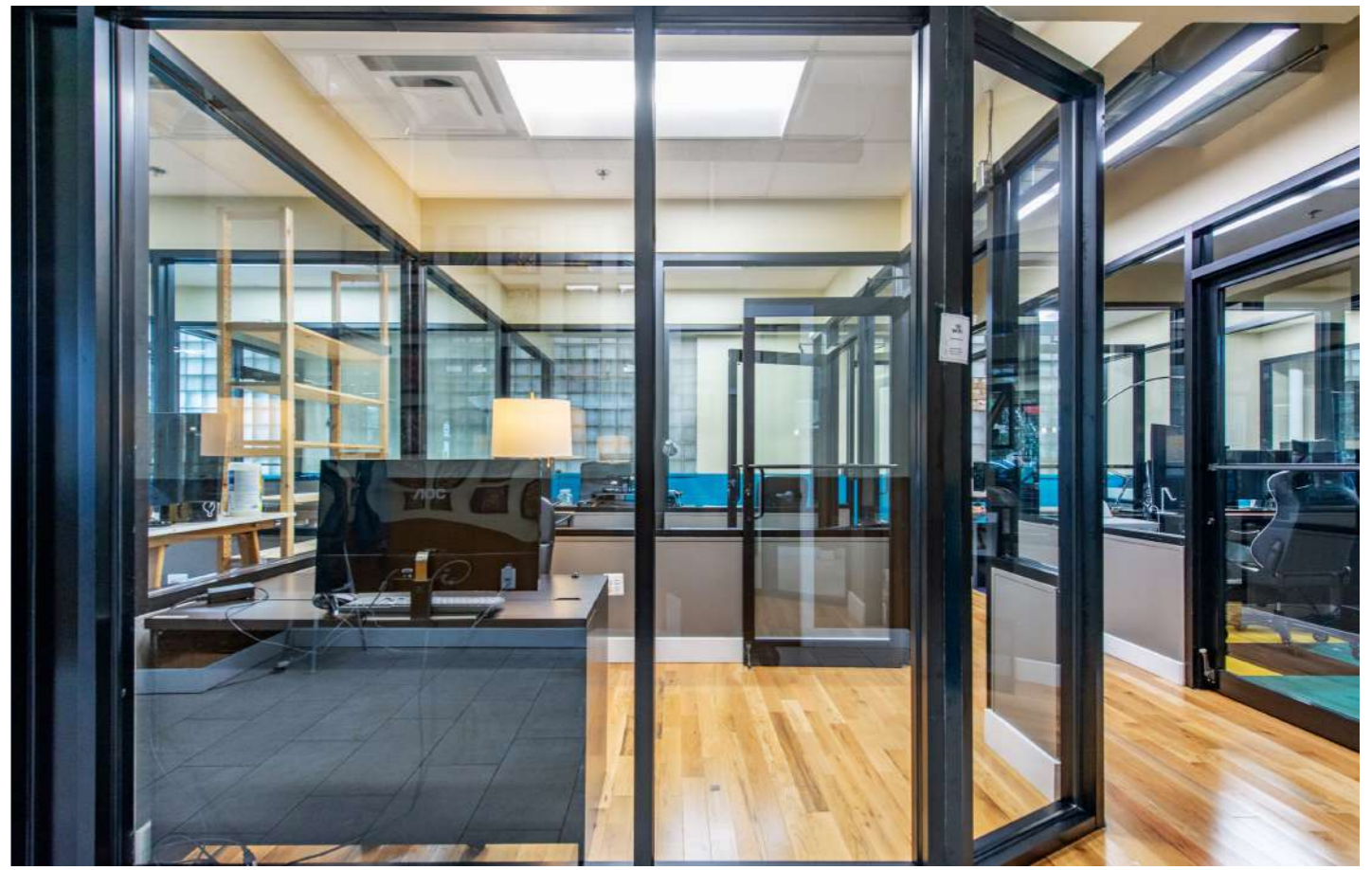
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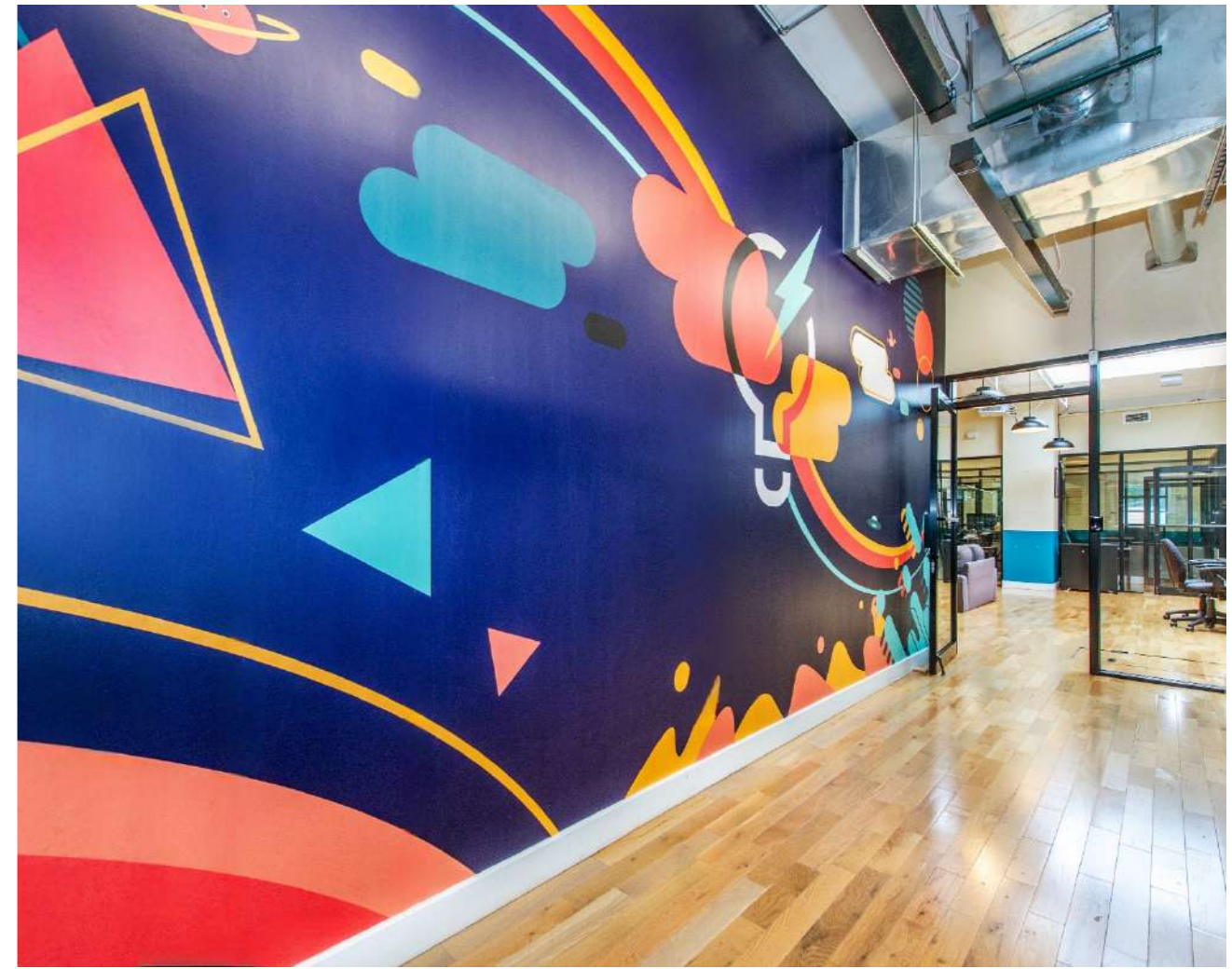
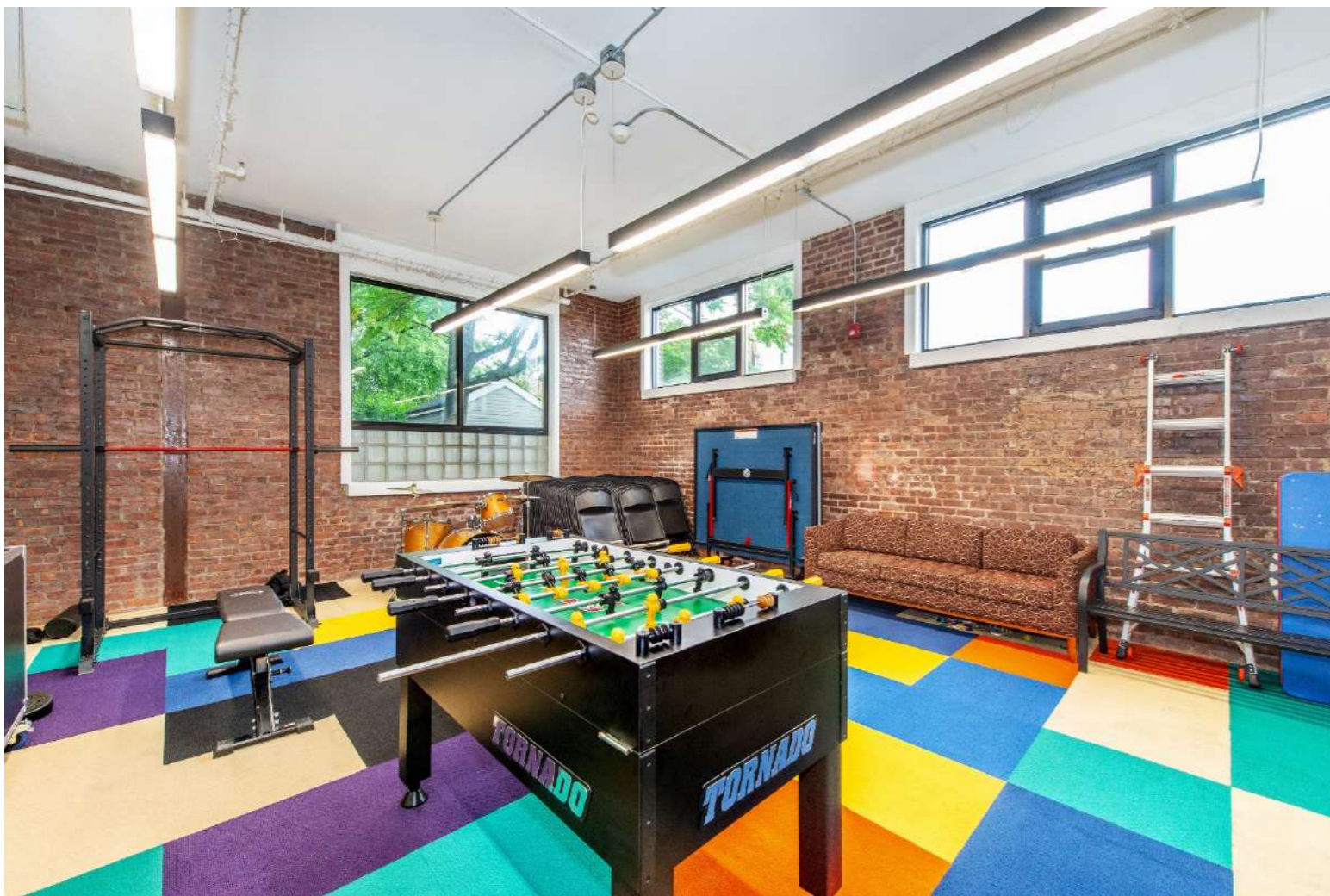
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GALLERY



GALLERY



GALLERY



Current Floor Plan



Current Lease Rates

Conference Room			H1	H2	H3	H
			7.5'x8.5' \$563.25	7.5'x8.5' \$563.25	7.5'x12' \$853.00	
			I1	I2		I
			7.5'x8.5' \$563.25	7.5'x8.5' \$563.25		
			J1	J2	J3	J
			7.5'x8.5' \$565.25	7.5'x8.5' \$565.25	7.5'x12' \$855.00	
G	G1	G2	G3			
	7.5'x6.5' \$463.125	7.5'x6.5' \$463.125	7.5'x7' \$498.75			
F	F1	F2	F3			
	11.33'x6.5' \$625.95	8'x6.5' \$494.00	7'x8' \$532.00			
E	E1	E2				
	12.5'x6' \$456.00	12.5'x6' \$712.50				
D	D1	D2				
	8'x7' \$532.00	12.5'x7' \$831.25				
C	C1	C2	C3			
	13.5'x5.5' \$705.38	5.25'x9' \$448.88	5.5'x9' \$470.25			
B	B1	B2	B3			
	5.5' x 9.5' \$496.38	5.25' x 9.5' \$496.38	5.5' x 9.5' \$448.88			
			A1	A2	A3	
			6'x6.75' \$384.75	6'x6.75' \$384.75	6'x6.75' \$384.75	
			O6	O5	O4	
			8'x6' \$456.00	8'x5.5' \$418.00	8'x5.5' \$418.00	
			O6	O4		
			10'x7' \$665.00	15'x7' \$1,265.00		

The entrance on 150 19th street

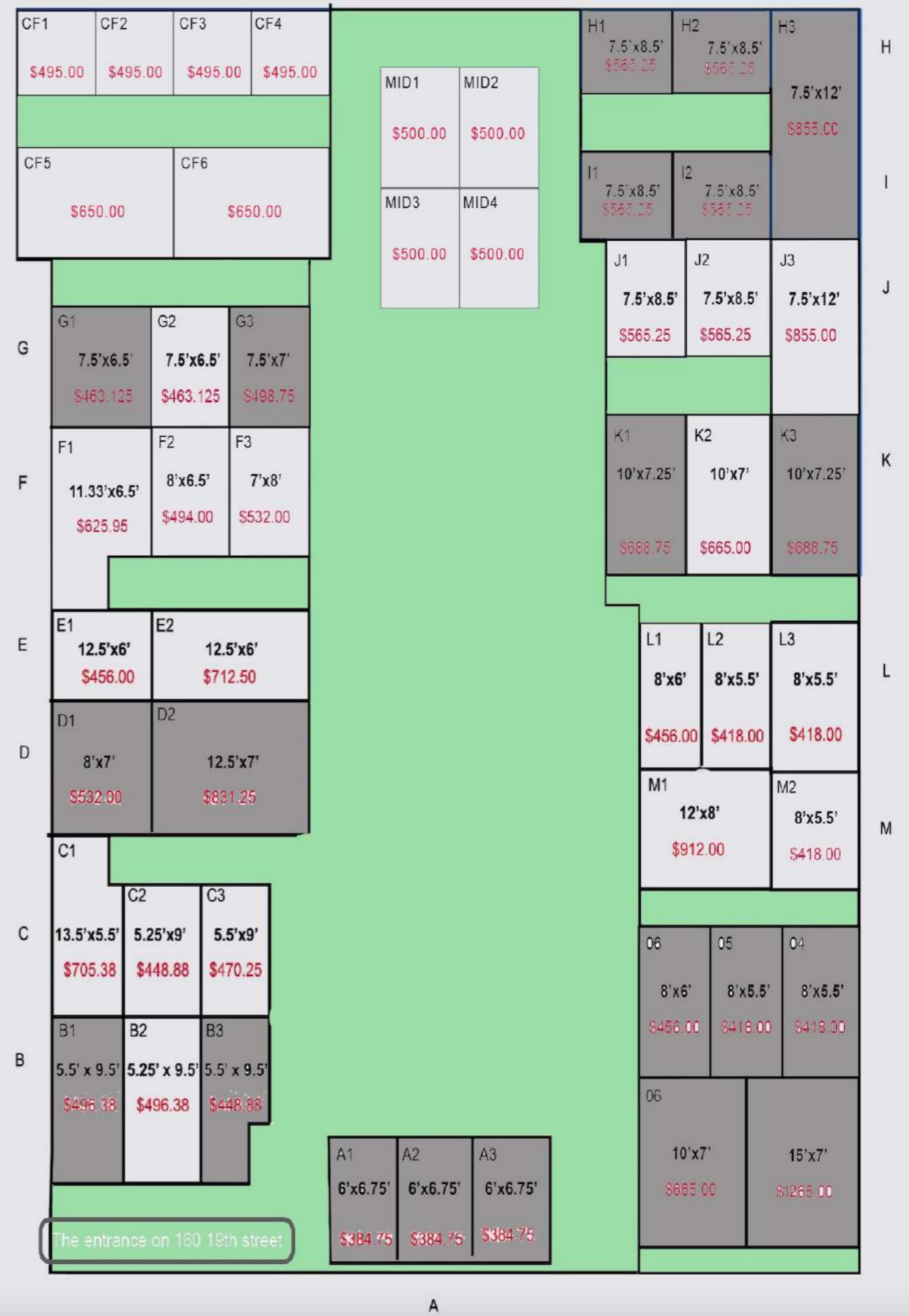
Opportunity:
Currently very limited marketing efforts for lease ups

Potential to convert Conference Room & Lounge to additional offices/revenue source.

Alternative Floor Plan



Converting Conference Room & Adding 4 Interior



FINANCIALS

Price	\$2,500,000	
Gross Annual Income	\$337,126	Pro-Forma
Total Expenses	\$98,126	
Vacancy – 10%	\$33,712	
Adjusted Gross Income	\$303,414	
NOI	\$205,287	
Cap Rate	8.2%	

EXPENSES		%
Office Supplies & Software	\$119.98	0%
Cleaners	\$23,200	7%
Utilities - PSEG & Water/Sewer	\$14,946	5%
GL & Property Insurance	\$9,736	3%
Taxes:	\$32,166	10%
Property Management	\$10,959	4%
Repairs and Maintenance	\$7,000	2%
Total Expenses	\$98,126	29%

A1	\$384.75
A2	\$384.75
A3	\$384.75
B1	\$496.38
B2	\$496.38
B3	\$448.88
C1	\$705.38
C2	\$448.88
C3	\$470.25
D1	\$532.00
D2	\$831.00
E1	\$456.00
E2	\$712.50
F1	\$625.50
F2	\$495.00
F3	\$532.00
G1	\$463.25
G2	\$463.25
G3	\$498.00
H1	\$565.00
H2	\$565.00
H3	\$855.00
I1	\$565.00
I2	\$565.00
J1	\$565.00
J2	\$565.00
J3	\$855.00
K1	\$688.00
K2	\$665.00
K3	\$688.00
L1	\$456.00
L2	\$418.00
L3	\$418.00
M1	\$912.00
M2	\$418.00
N1	\$456.00
N2	\$418.00
N3	\$418.00
N4	\$665.00
N5	\$1,265.00
CF1	\$495.00
CF2	\$495.00
CF3	\$495.00
CF4	\$495.00
CF5	\$650.00
CF6	\$650.00
Middle 1	\$500.00
Middle 2	\$500.00
Middle 3	\$500.00
Middle 4	\$500.00
TOTAL	\$28,093.90

RENT ROLL -- PRO-FORMA

** Grey Boxes are Currently Rented

TRANSPORTATION

New York City

Lincoln Tunnel
to NYC

Lincoln
Harbor Station
Light Rail Station



Lincoln Harbor
Ferry Terminal



Park Ave at 19th St (1584N)



Park Ave at 19th St (1584N)



19th Street

Willow Ave At 19th St



Mountain Rd At 18th St#



Mountain Rd At 18th St#



LOCATION

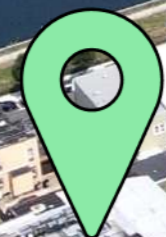


New York City

Weehawken Stadium



Troy Towers



Hudson Elementary School

LOCATION



gotan



Palisade Ave

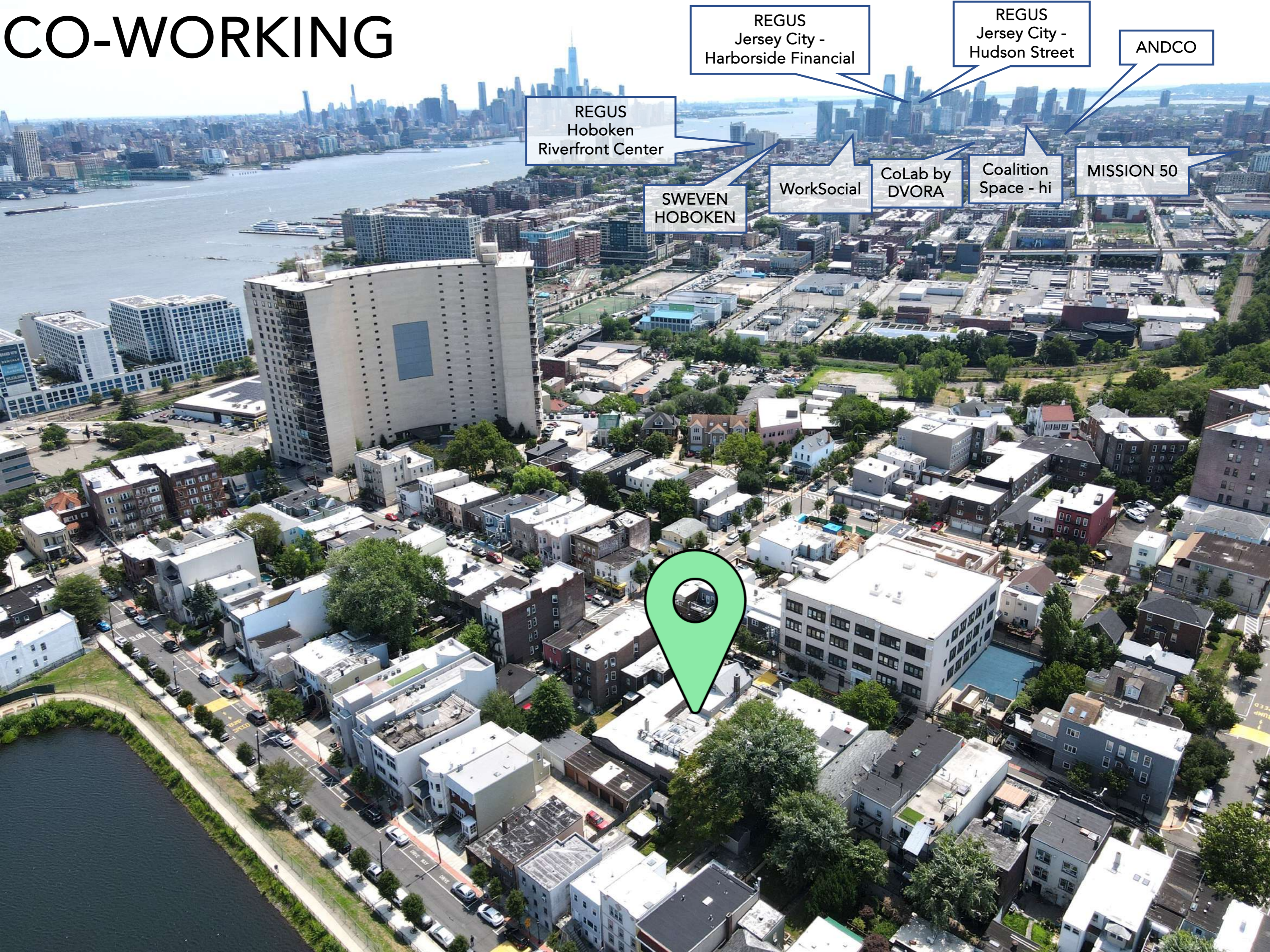
Hackensack Reservoir



Hudson Elementary School

19th Street

CO-WORKING



REGUS
Jersey City -
Harborside Financial

REGUS
Jersey City -
Hudson Street

ANDCO

REGUS
Hoboken
Riverfront Center

SWEVEN
HOBOKEN

WorkSocial




CoLab by
DVORA

Coalition
Space - hi

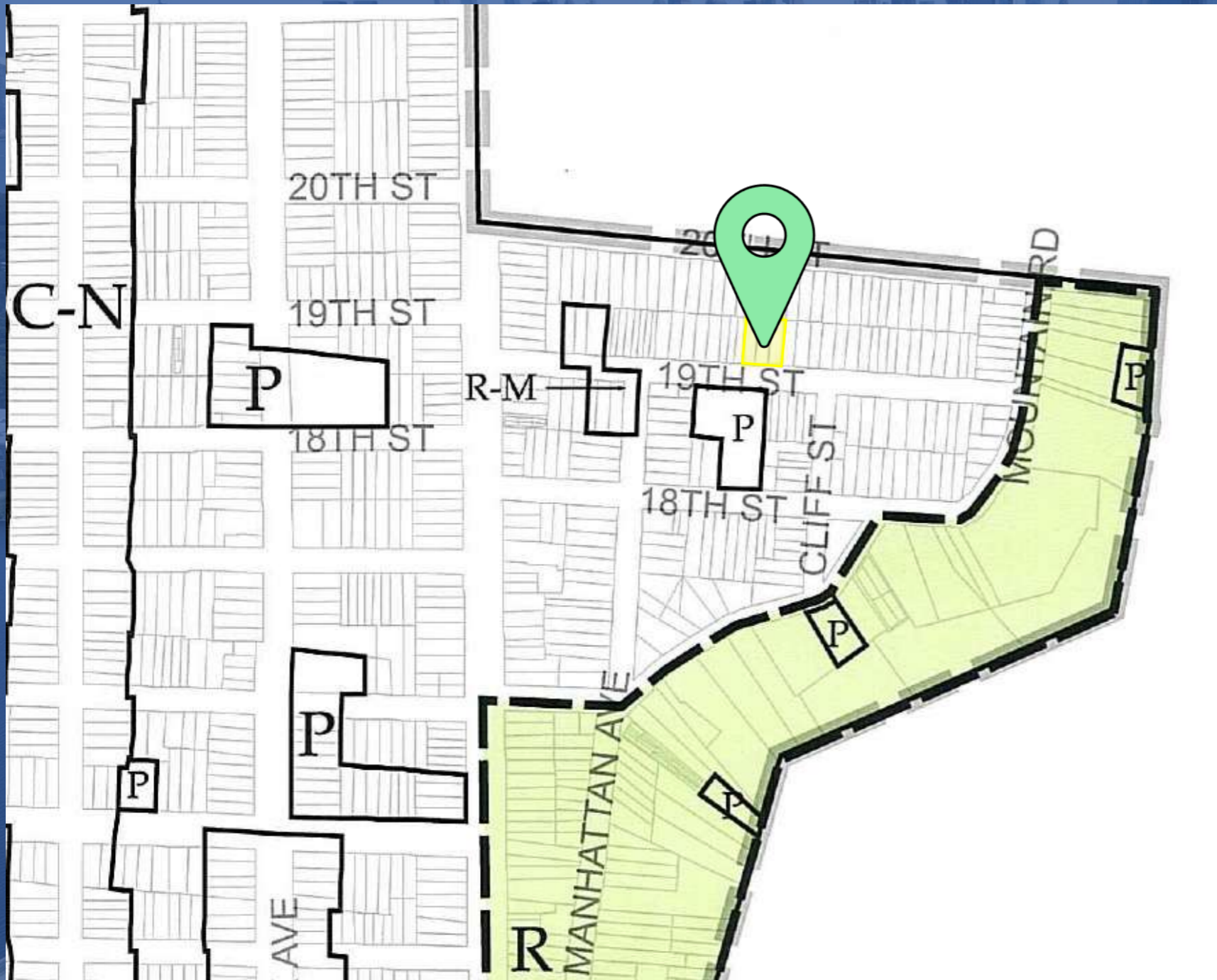
MISSION 50



DEMOGRAPHICS

POPULATION	1- MILE	3- MILES	5- MILES	3- MILE RADIUS DEMOGRAPHICS
2021 Projection	88,758	719,384	1,857,884	 719,384 DAYTIME POPULATION
HOUSEHOLDS 2021 Households	1 - MILES 36,606	3 - MILES 386,750	5 - MILES 996,859	 84,523 TOTAL HOUSEHOLDS
INCOME Median	1 - MILES \$51,338	3 - MILES \$75,851	5 - MILES \$74,923	 \$75,851 AVERAGE HOUSEHOLD INCOME

ZONING



Zoning Districts:

- R - Low Density Residential
- R-M - Medium Density Residential
- C-C - Center City Core
- C-G - Gateway Commercial
- C-N - Neighborhood Commercial
- MU - Multiple Use
- P - Public
- P-A - Parks-Air Rights

Redevelopment Districts:

- D-BG - Bus Garage Redevelopment
- D-RS-A - Roosevelt Stadium Redevelopment
- D-RS-B - Roosevelt Stadium Redevelopment
- D-RS-S - Roosevelt Stadium Redevelopment
- D-ST - Swiss Town Redevelopment
- D-Y - Yardley Building Replacement

R-M Medium-Density Residential District

ZONING

Permitted principal uses.

- a. One-family dwellings, subject to the requirements of the R District.
- b. Two-family dwellings, subject to the requirements of the R District.
- c. Three-family dwellings, subject to the requirements of the R District.
- d. Row houses.
- e. Low-rise apartment buildings.
- f. Mid-rise apartment buildings.
- g. Assisted living facilities.
- h. Nursing homes.
- i. Municipal uses.
- j. Public parks and playgrounds.

Permitted accessory uses.

- a. Uses which are customarily incidental and accessory to the principal use.
- b. Recreation areas.
- c. Minor home occupations.
- d. Family day-care homes.

Permitted conditional uses.

- a. Clubs for civic, political, charitable, social service, recreation or veterans' organizations, subject to institutional use requirements.
- b. Public and private parking garages.
- c. Schools, subject to institutional use requirements.
- d. Places of worship, subject to institutional use requirements.
- e. Wireless telecommunications facilities.
- f. Non accessory parking lots.



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