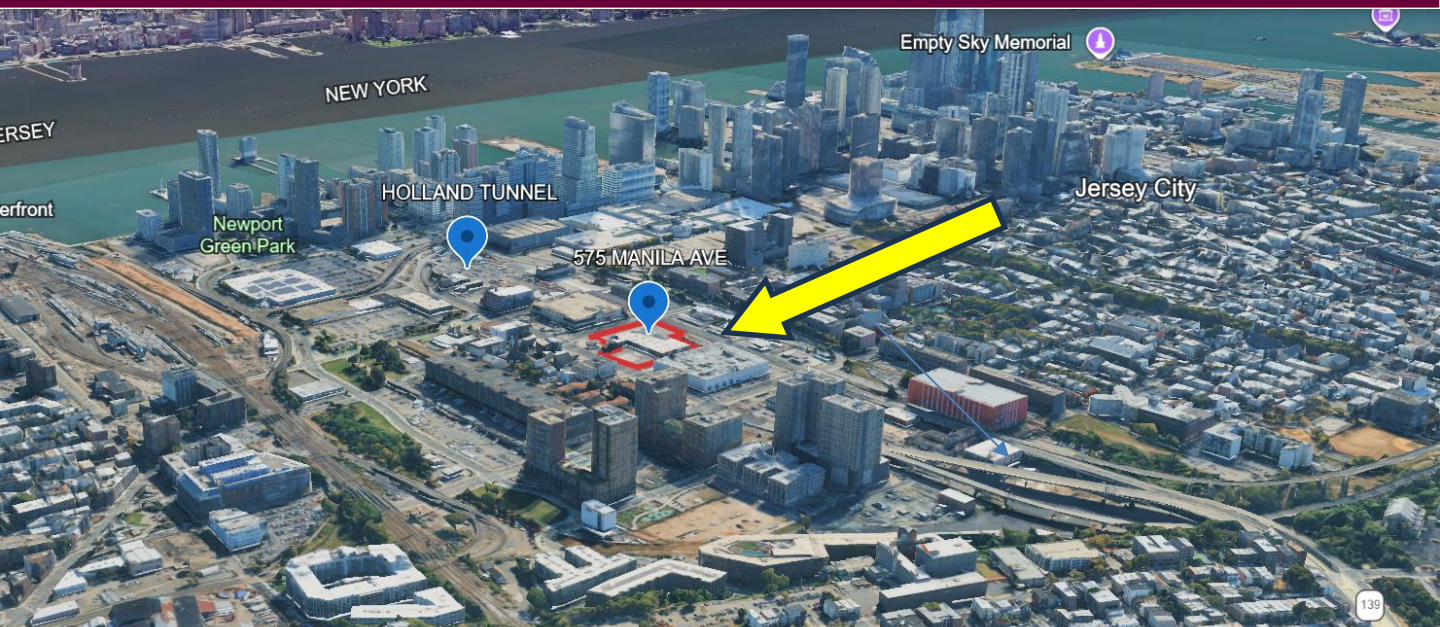
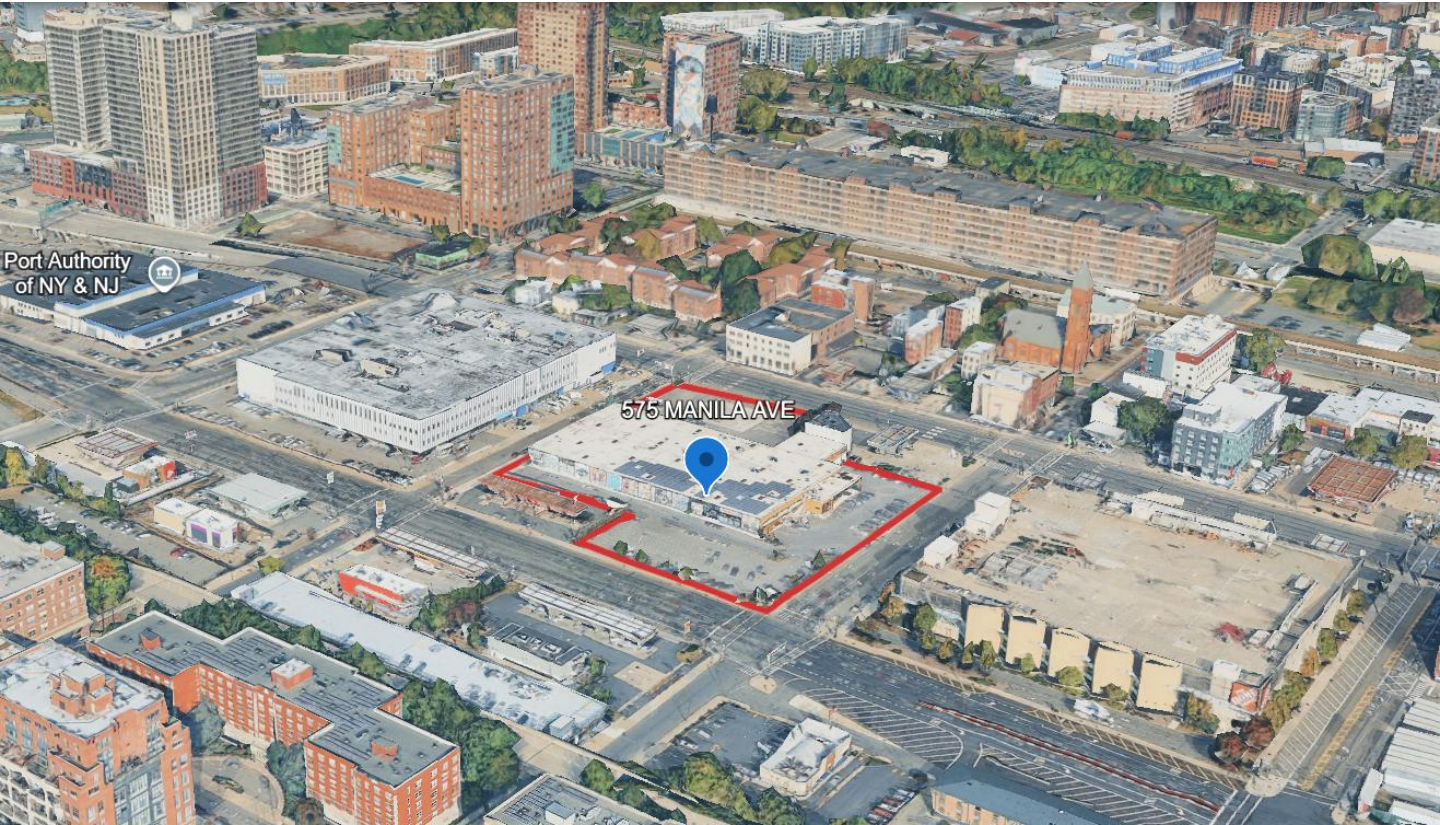


Available For Lease – 56,849SF - \$39 PSF NNN
Ground lease possibility – call for pricing – 2.62 Acres
575 Manila Ave, Jersey City, NJ 07310

- This site sits on 2.62 acres just outside the inlet and outlet of the Holland Tunnel.
- **56,849SF on 2.075 acres** with parking - Asking \$39 PSF NNN
- 0.544 acres for ground lease or possible BTS of approximately 11,000SF
- Ground lease **ALL 2.62 acres** possible – call for pricing
- Incredible traffic and visibility. The block this site sits on is surrounded by 4 signalized intersections.
- Over 83,000 VPD pass this site daily. Multiple site access points.
- The existing 56,849SF building has **3 loading docks/doors and 1 drive in door.**
- Zoning – This site sits in the Holland Tunnel Redevelopment Plan.
- Zoning allows a plethora of uses, including **retail, restaurant, wholesale, distribution, warehouse, office, medical, utilities, automobile service station, car wash, bus terminal, parking facilities, manufacturing and more. Multi-family potential on a ground lease.**
- Amazing population and income demographics with tremendous population growth.
- Spectacular branding opportunity for any business with **billboard type signage** opportunity with cars stopped at traffic signals viewing this amazing property.
- A phenomenal pairing of vehicular and foot traffic with a plethora of **new Class A multi-family** properties and extreme population density within a short walk.



Site Aerial





Growth Potential

- Thousands of Apartments being built in Jersey City
- Visible retail & commercial corridor.
- Enormous demographic growth.



Strategic Location

- Holland Tunnel Redevelopment Plan is flexible – Build up to 11 stories.
- Immediate access to and from NYC via Holland Tunnel.
- Easy access for bulk deliveries via highway infrastructure.



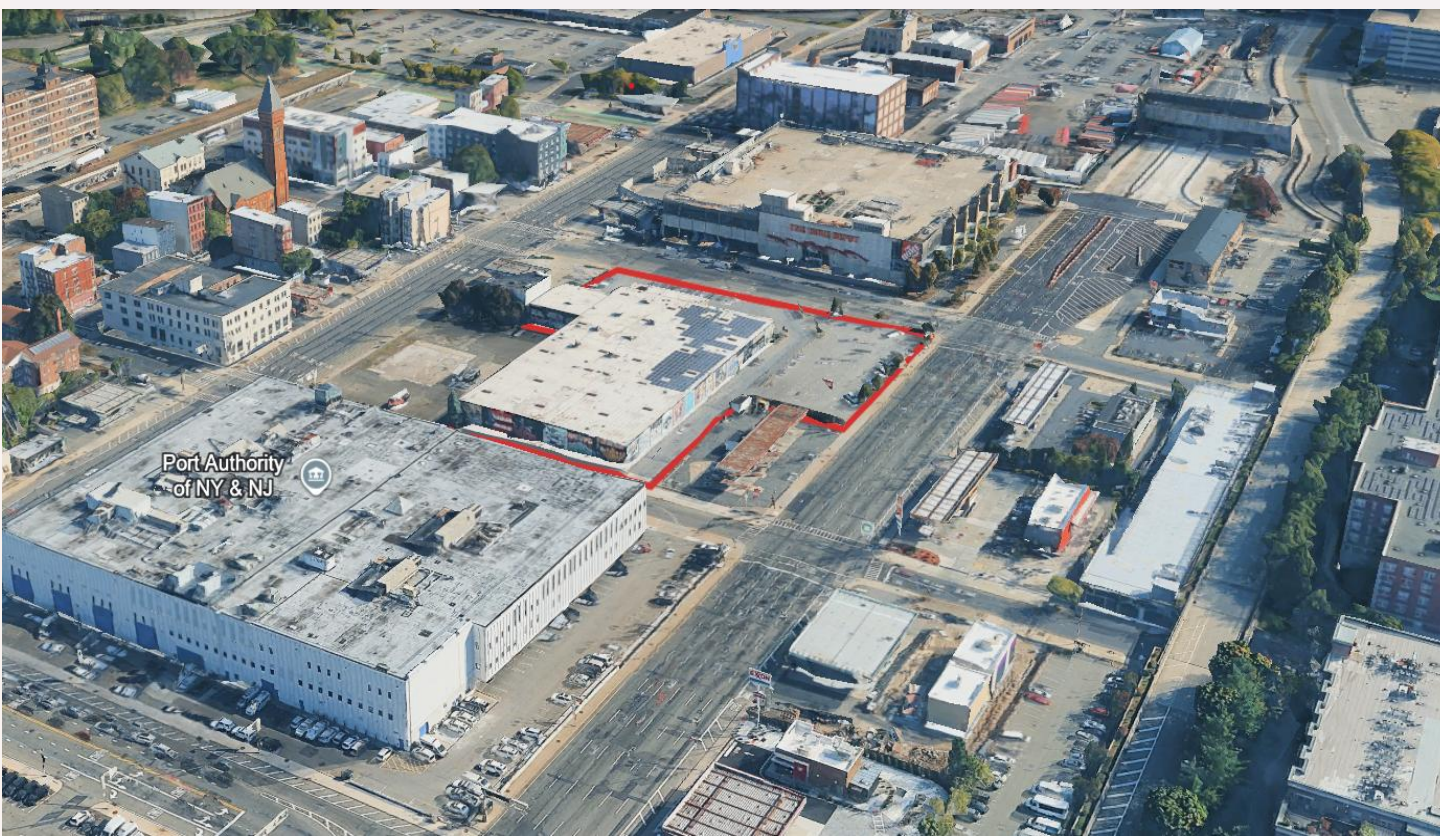
High Visibility

- Highly visible and accessible site.
- Tremendous vehicular traffic and extreme population density within short walk.
- Billboard type signage to increase brand recognition.



For Lease

- 56,849SF on 2.075 Acres and 16'2" clear ceiling height
- 0.544 Acres for ground lease or BTS 11,000SF +/- with parking
- OR ground lease 2.62 acres
- Retail/ Industrial / Restaurant / Last Mile Logistics



Traffic



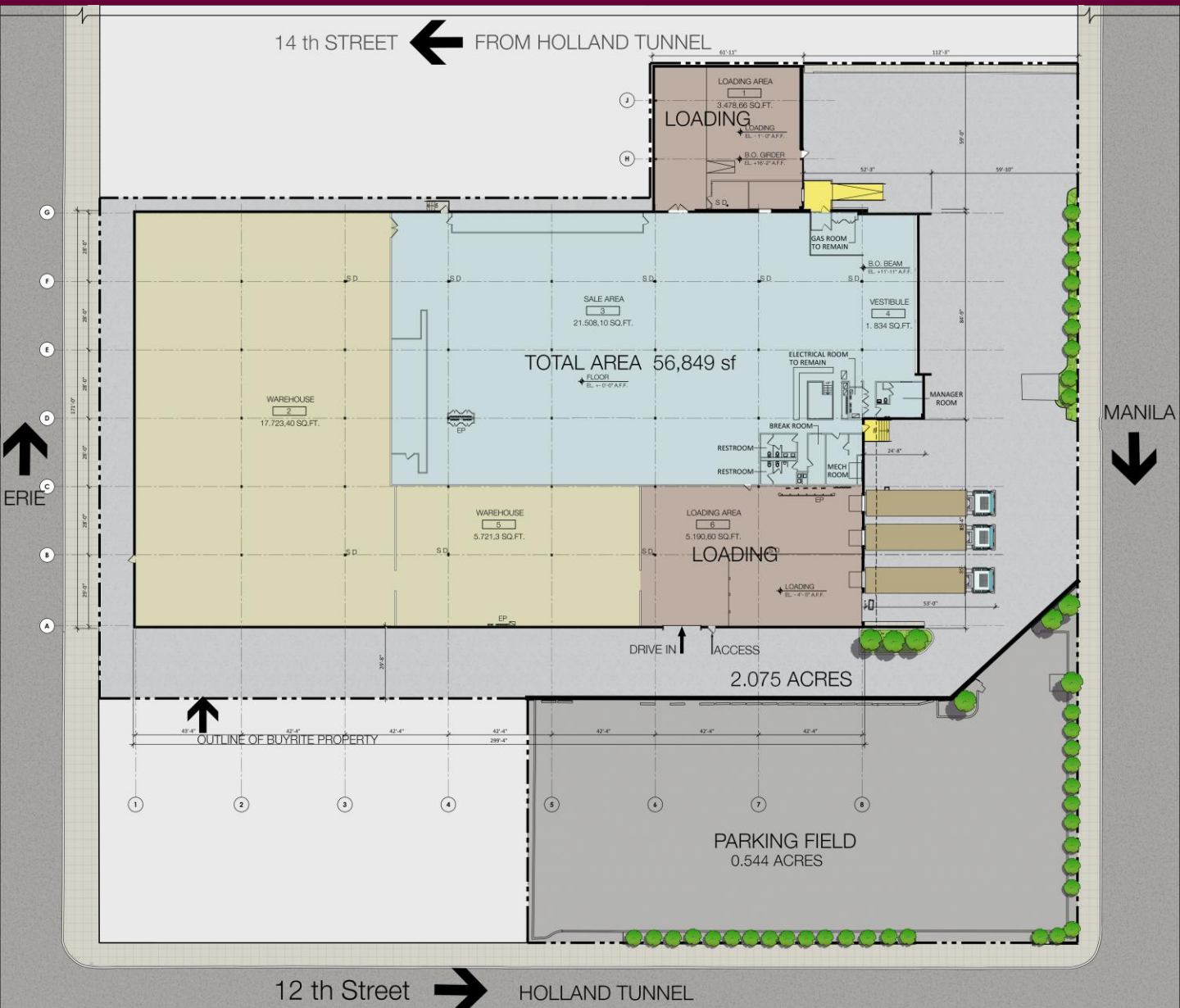
Demographics – Radius 0.2 mi, 0.4 mi, 0.6 mi, 1 mi

575 Manilla Ave Jersey City, NJ 07310	0.2 mi Radius	0.4 mi Radius	0.6 mi Radius	1 mi Radius
Average HH Income	\$225,814	\$225,240	\$225,393	\$206,117
Median HH Income	\$167,878	\$160,281	\$162,953	\$152,301
Total Household Expenditures (Total)	\$210,396,448	\$790,995,136	\$2,371,843,584	\$7,535,420,928
Population	3,092	11,648	36,011	115,668
Employees	548	3,580	20,983	49,794

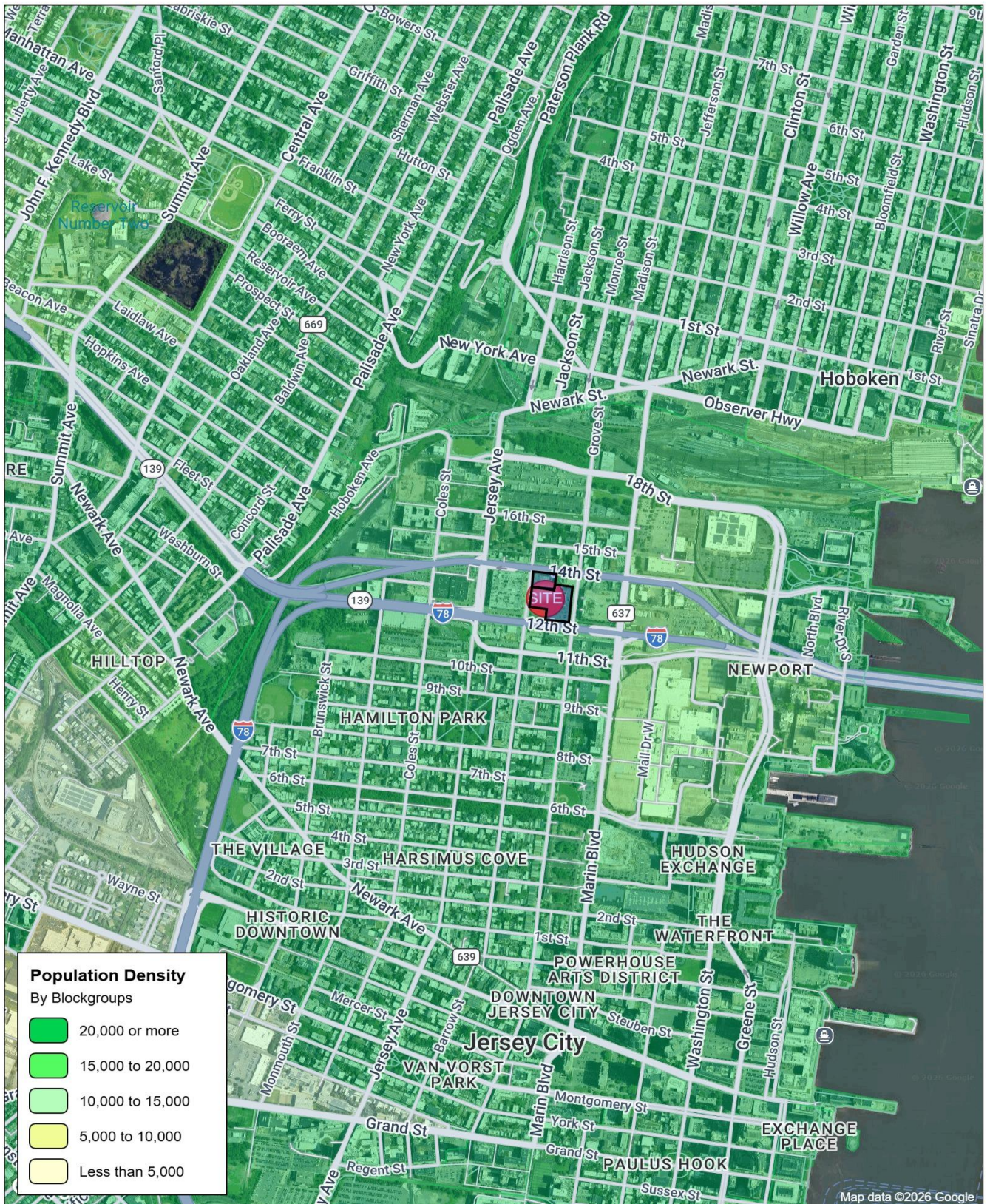


As-Built in Color

- Existing building square footage is 56,849SF
- The majority of column spacing is 42'4" X 28'
- Clear ceiling height is 16' 2" to underside of joists
- The building contains 3 loading docks and 1 drive in door
- There is the ability to create more loading and drive in if necessary
- The additional 0.544 acres shown as parking field can be made available



Demographics: Population Density





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