



INDUSTRIAL PROPERTY

FOR SUBLEASE

# ±5,500 SF WAREHOUSE

249 Thomas McGovern Drive, Jersey City, NJ 07305

*For More Information, Contact the Exclusive Brokers*

**CHRISTIAN WALSFER, CCIM, SIOR**

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

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

±5.7 Miles to NJ Turnpike Exit 14 | ±7.28 Miles to I-78 Exit 58B  
 ±8.5 Miles to NJ Turnpike Exit 13 | ±9.66 Miles to NJ Turnpike Exit 15W  
 ±11.2 Miles to GSP Exit 142B | ±7.4 Miles to Newark Liberty International Airport  
 ±4.2 Miles to Holland Tunnel | ±6.9 Miles to Lincoln Tunnel

## OFFERING SUMMARY

Sublease Rate:	Please Call for Sublease Rate
Available SF:	5,500 SF
Lot Size:	2.54 Acres
Building Size:	48,000 SF

## PROPERTY HIGHLIGHTS

- ±5,500 SF Available Warehouse
- ±48,000 SF Total Building Size
- ±2.54 Acres Total Lot Size
- Gas Suspended Heat
- 24' Clear Ceiling Height
- 40' x 40' Column Spacing
- 5 Tailboards (Shared), 1 Drive-In
- Large Fenced Yard for Parking & Storage
- Taxes: ±\$2.03 PSF (2025)

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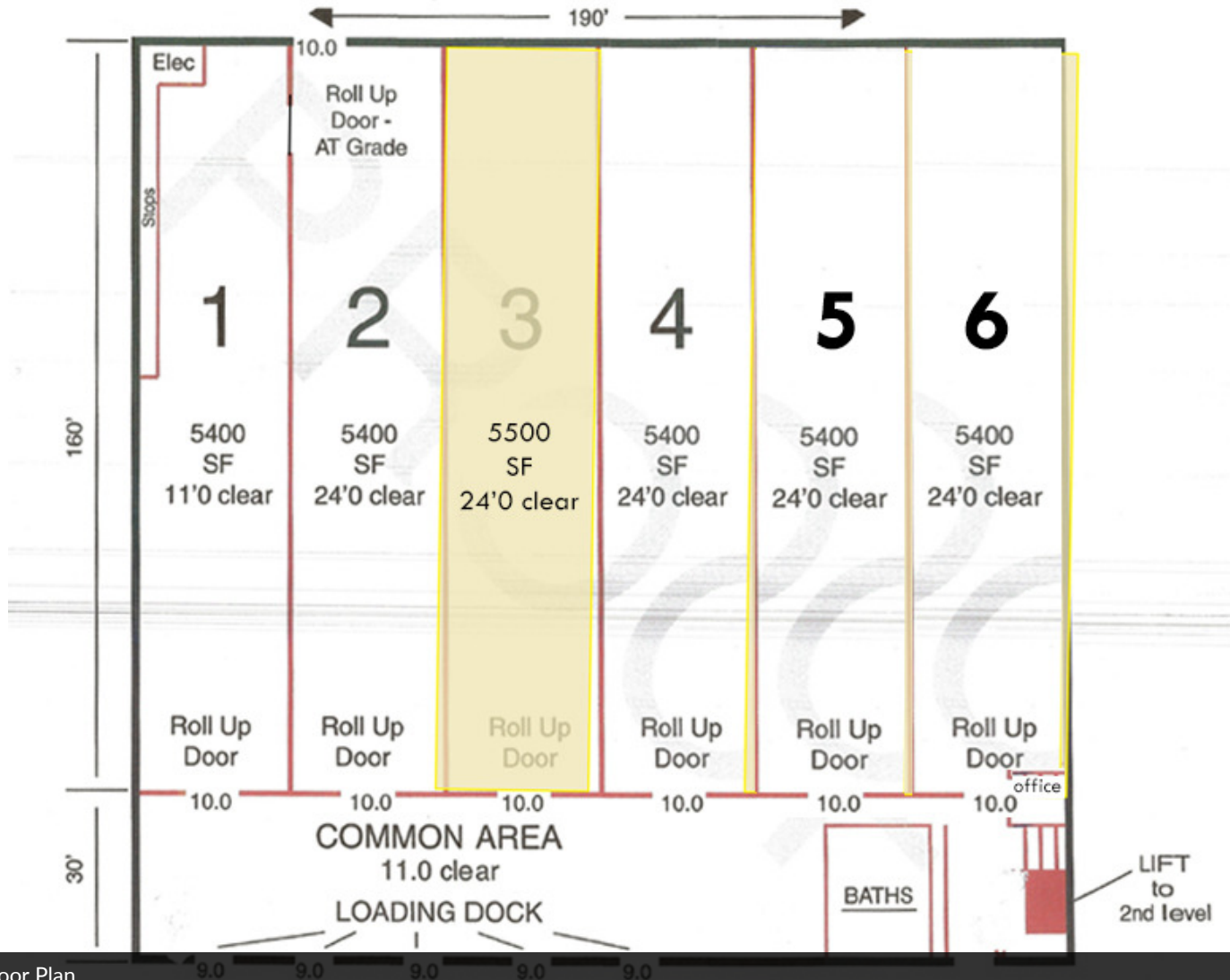
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Proposed Subdivision - Floor Plan

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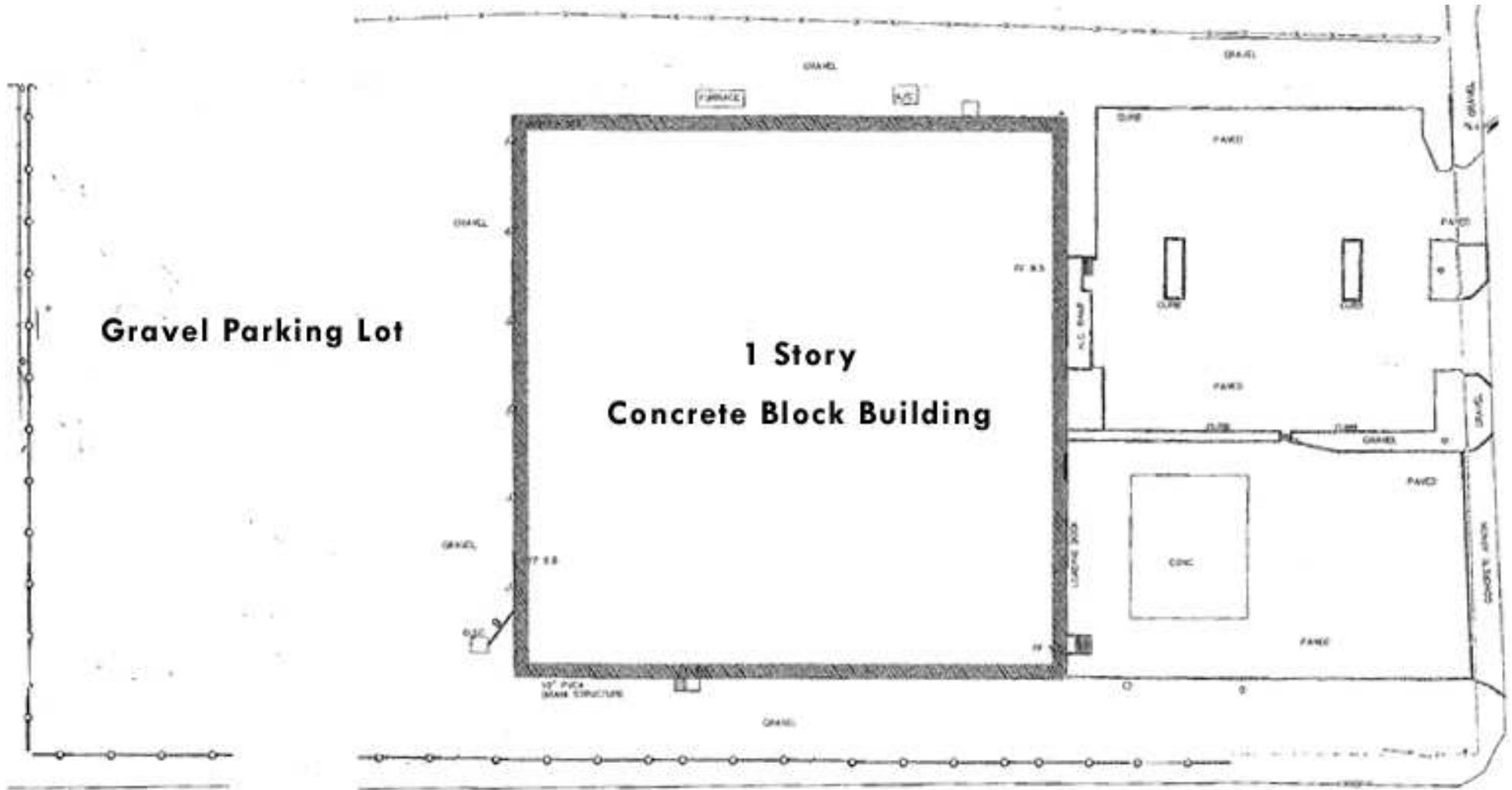
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## Site Survey

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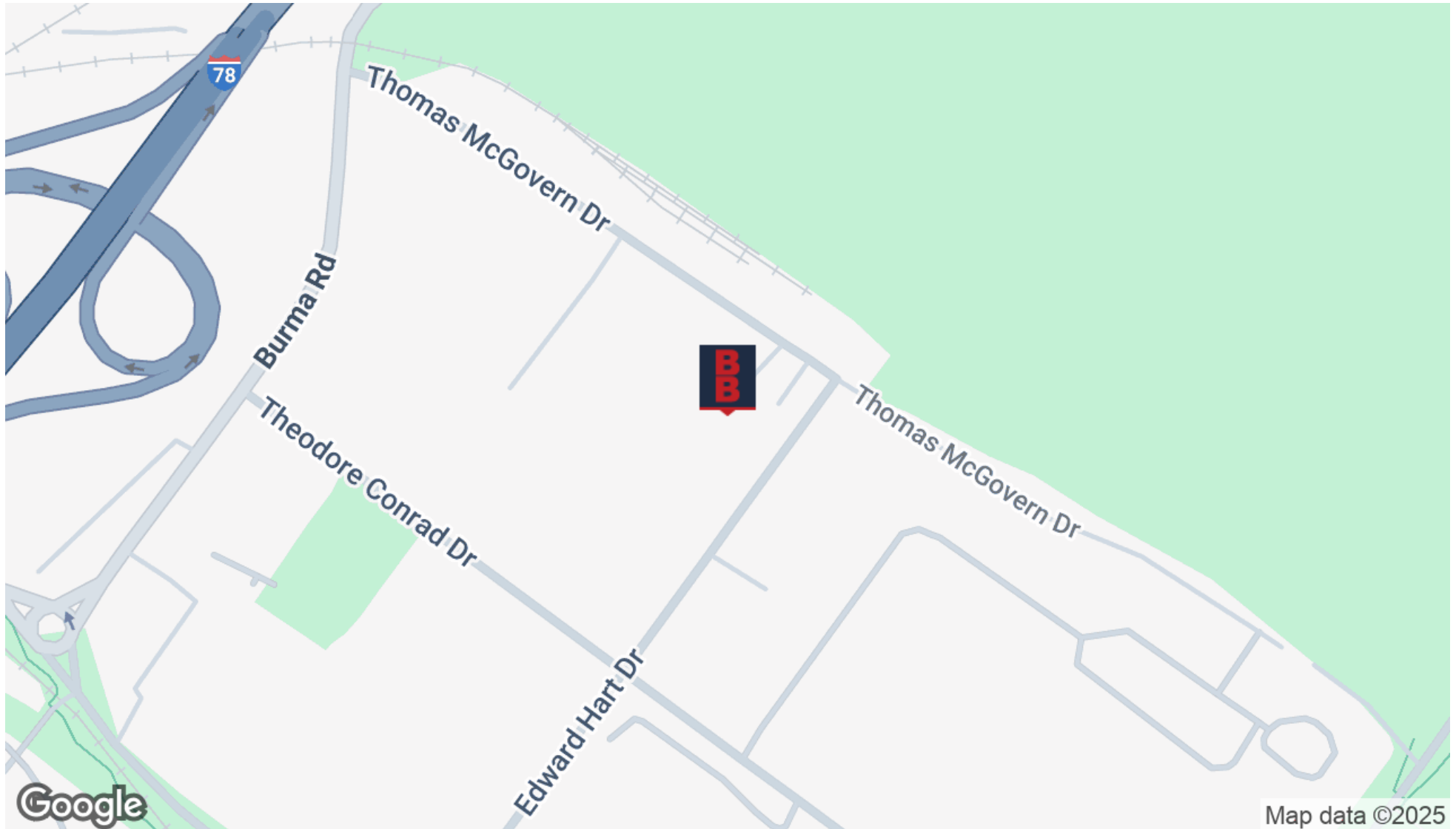
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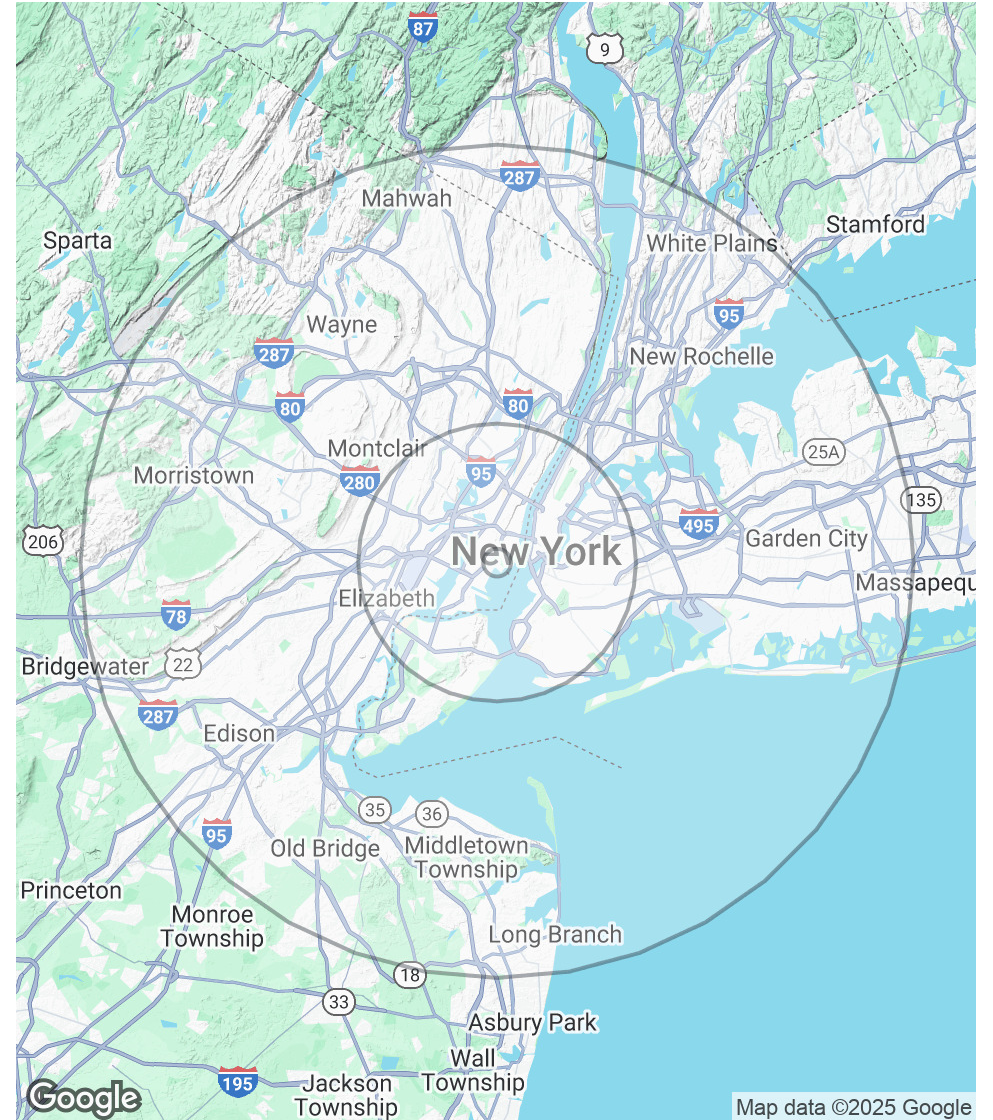
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	10,722	5,448,076	18,001,665
Average age	28.9	35.4	36.7
Average age (Male)	25.7	34.3	35.2
Average age (Female)	32.9	36.5	38.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	3,316	2,216,534	6,680,205
# of persons per HH	3.2	2.5	2.7
Average HH income	\$61,946	\$94,331	\$86,585
Average house value	\$720,904	\$645,160	\$527,180

\* Demographic data derived from 2020 ACS - US Census



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