

FOR LEASE

100,030 SF INDUSTRIAL
PROPERTY / 51,250 SF
TOTAL AVAILABLE

Contact Us:

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 **Bussel
Realty** | Metz
Industrial Group

76-104 3RD AVENUE
KEARNY, NJ



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- Port adjacent industrial property with a total of 51,250 SF available across 2 units.
- 19,035 SF (Unit B) + 32,215 SF (Units 6 & F).



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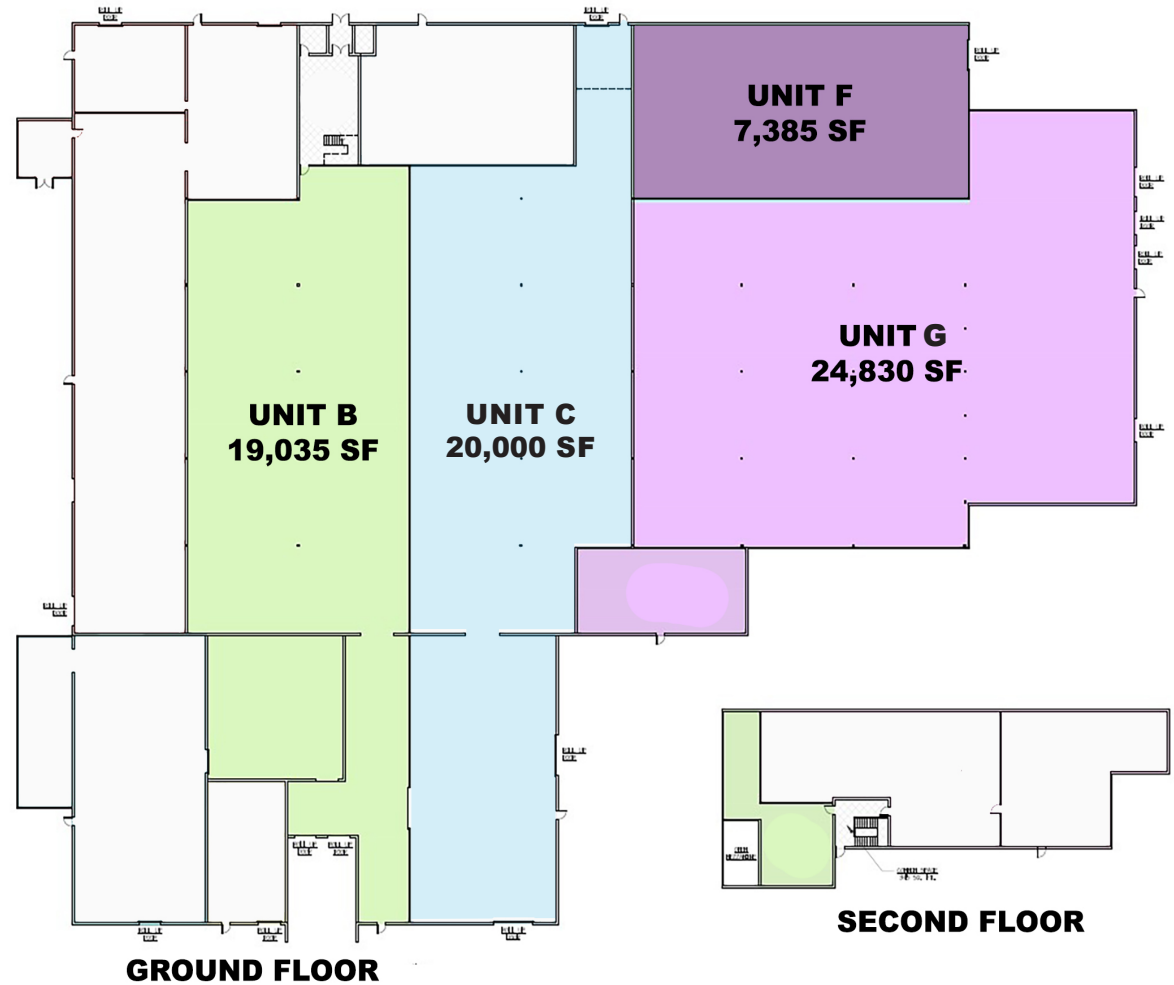
Property Highlights

76 - 104 3rd Avenue, Kearny, NJ

Unit	Size	Office	Loading
Unit B	19,035 SF	1,340 SF	2 Roll Up Doors
Unit C	20,000 SF	1,500 SF	2 Roll Up Doors
Unit G	24,830 SF	1,880 SF	4 Roll Up Doors
Unit F	7,385 SF	N/A	1 Roll Up Doors

Location Highlights:

- Zoned Light Industrial (LTI)
- Inside an Urban Enterprise Zone
- 2 Miles to I-280 and Exit 15 of I-95
- 5 Miles to Routes 21 & 1-9
- 8 Miles to Port Elizabeth/Newark
- 10 Miles to Newark Liberty Airport



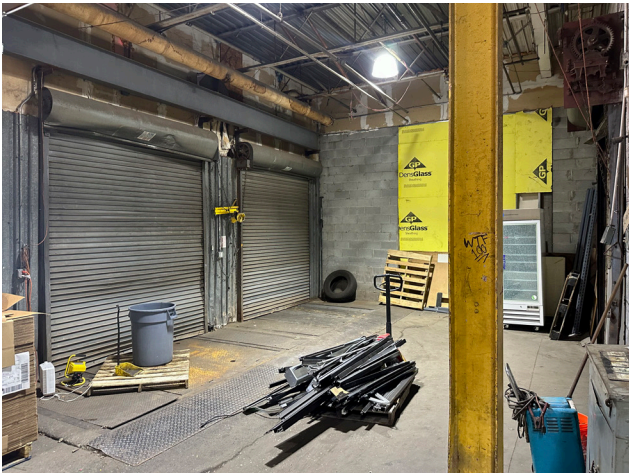
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Site Photos - Unit G

76 - 104 3rd Avenue, Kearny, NJ



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Site Photos - Unit G

76 - 104 3rd Avenue, Kearny, NJ



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Site Photos - Unit B

76 - 104 3rd Avenue, Kearny, NJ



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Location Map

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About NJ-UEZ Program

76 - 104 3rd Avenue, Kearny, NJ

- Governed by New Jersey State Urban Enterprise Zone Authority (“UEZA”);
- New Jersey’s Urban Enterprise Zone Authority (“UEZA”) (created in 1983) is located within the Department of Community Affairs. The UEZ Program exists to foster an economic climate that revitalizes designated urban communities (including Kearny) and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment;
- The New Jersey UEZ Program offers participating businesses incentives that encourage business growth and stimulate local economies. Over 6,700 certified UEZ businesses participate and benefit from the advantages of the program.
- A number of tax and other financial incentives are available online through the New Jersey Business Action Center at www.newjerseybusiness.gov. Visit the UEZ link to determine if your firm is in a zone and if you qualify for the program. If you do, you may complete your registration, reporting and sales tax payments online from your computer.

Benefits to UEZ firms include:

- Businesses participating in the UEZ Program can charge half (1/2) the standard sales tax rate on certain purchases, currently 3.3125% effective 1/1/2018. • UEZ businesses may enjoy tax exemptions on certain purchases including capital equipment acquired and investments made to build a new facility, expand, or upgrade an existing facility.
- The New Jersey Business Action Center plays a key role in helping grow, retain and attract business to the State. The center serves as a “one-stop” shop for business. The team at the Center works to encourage entrepreneurship by supporting New Jersey’s businesses of all sizes, supporting global competitiveness of New Jersey companies, as well as to promote the State’s attractiveness as a destination and business investment location nationally and internationally.
- Business Retention and Relocation Assistance Grant, available through the EDA, (“BRRAG”) for relocation and retention of at least 250 non-retail jobs where the grant is a material factor. There are special limitations/bonuses for UEZs.
- Assistance from the New Jersey Department of Labor through its One Stop Centers in hiring, training, and retraining existing or new employees.



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New Development

76 - 104 3rd Avenue, Kearny, NJ

1.) **Size:** ~2,740,000 SF

Location:

Kingsland Meadowlands | Lyndhurst, NJ

Property Details:

Building A: 932,158 SF | Building B: 223,110 SF
Building C: 1,183,440 SF | Building D: 294,716 SF

Owner & Developer: Russo Development

2.) **Size:** 290,804 SF

Location:

2013 & 2125 McCarter Highway | Newark, NJ

Property Details:

Building 1 (2013): 178,200 SF
Building 2 (2125): 112,604 SF

Owner & Developer: Link Industrial

3.) **Size:** 624,432 SF

Location:

Hudson HRP Logistics Park | Jersey City, NJ

Property Details:

Building 1: 197,277 SF
Building 2: 427,155 SF

Owner & Developer: Hilco Global

4.) **Size:** 211,588 SF

Location:

Bridge Point 15 E | Newark, NJ

Owner & Developer: Bridge Industrial



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