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425

MEADOWLANDS PARKWAY
SECAUCUS, NJ



INDUSTRIAL VALUE-ADD INVESTOR/USER OPPORTUNITY

±114,545
GSF

55%
OCCUPANCY

±5.63
ACRES

2
STORIES

16'
SLAB-TO-SLAB



INVESTMENT HIGHLIGHTS

- Value-add lease-up with durable cash flow
- Two (2) loading docks with approvals in place to add 4 additional dock doors
- 16' clear height (slab-to-slab) | 30' x 30' column spacing
- 229 on-site parking spaces



VALUE-ADD/USER OPPORTUNITY

- 48,062 SF of vacant ground-floor industrial/flex space
- Strong shallow-bay demand with sub-5% vacancy
- Consistent rent growth driven by limited supply
- Opportunity to materially increase NOI
- Potential for ancillary parking revenue



PREMIER INFILL LOCATION

- Less than 10 minutes to the Lincoln Tunnel
- Immediate access to I-95, Routes 3, 17, 1 & 9
- Proximity to Port of NY/NJ & Newark Liberty Airport
- Under 2 miles to Secaucus Junction Rail Station
- Subject to ground lease through December 2069



CREDIT TENANCY

- Unique Designs - largest jewelry manufacturer in U.S.
- Headquarters location
- 62,875 SF (entire second floor)



MANHATTAN

LINCOLN TUNNEL

HOLLAND TUNNEL

495

9

9

95

95



425

MEADOWLANDS PARKWAY
SECAUCUS, NJ



GW BRIDGE
16 MILES



PORT OF NY & NJ
12 MILES



NEWARK LIBERTY
INTL AIRPORT
12 MILES



SECAUCUS JUNCTION
NJ TRANSIT
1.5 MILES

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