

11 MAIN STREET

SOUTH AMBOY | NJ

LOCATED IN THE
BROADWAY/ MAIN ST.
REDEVELOPMENT ZONE
IN SOUTH AMBOY, NJ



0.8M

440

2.7M



4.0M



24M

Newark Liberty International Airport
Port Newark

ACCESSIBLE

152,100 SF

Industrial Development For Lease PILOT Program Available



WOODMONT
Industrial Partners



BUILDING SIZE
152,100 SF

PROPOSED OFFICE
4,000 SF

CAR PARKING
83 STRIPED SPACES

TRAILER PARKING
±26 SPACES

DOCK DOORS
25 DOCKS
23 ADDITIONAL
KNOCKOUT PANELS
2 DRIVE-IN DOORS

CLEAR HEIGHT
36'

SPRINKLER SYSTEM
ESFR

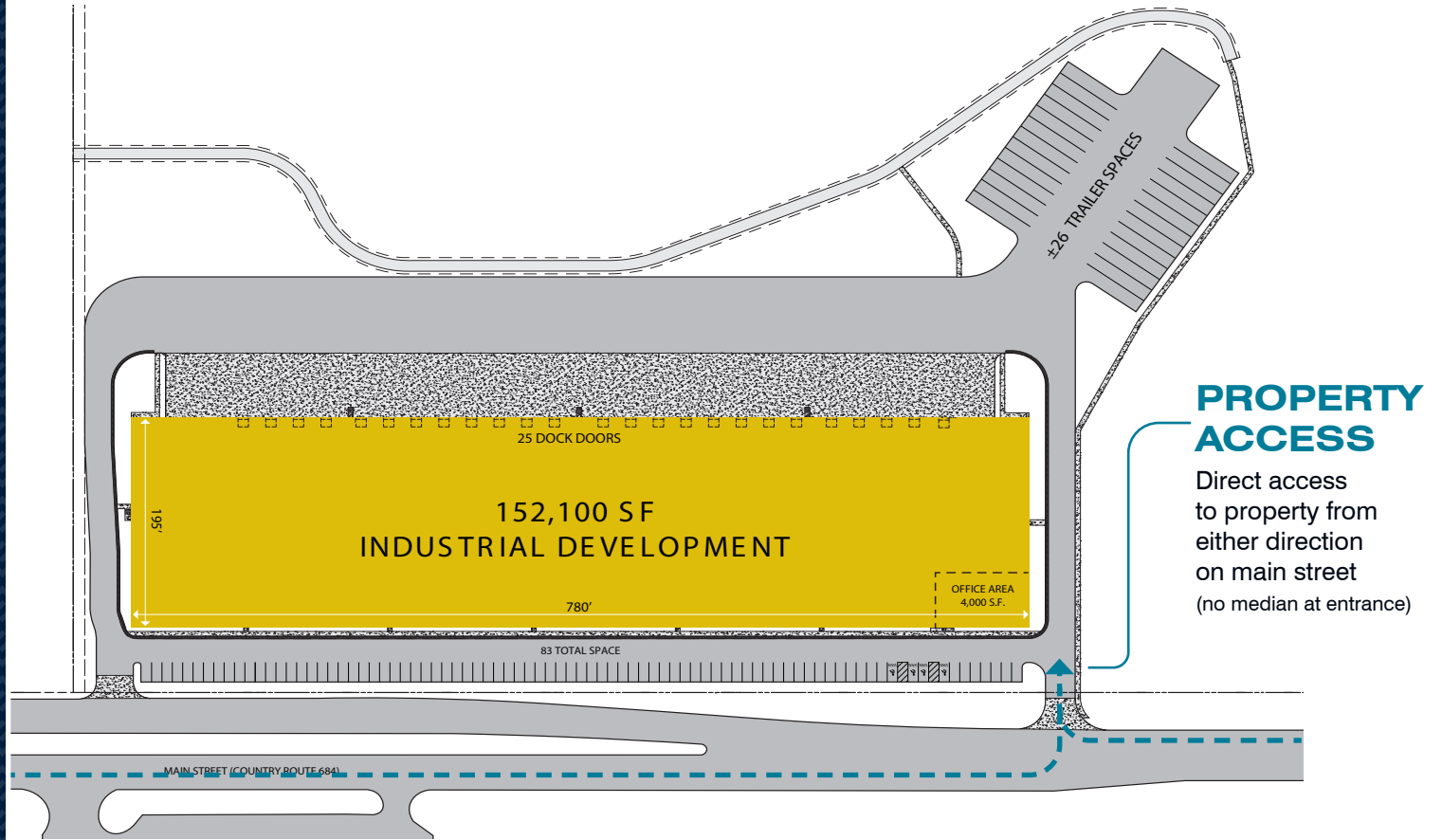
LIGHTING
LED MOTION ACTIVATED
LIGHTING

POWER
2,000 AMP SERVICE

COLUMN SPACING
SPEED BAY: 60'-0"
TYPICAL: 56'6"W X 45'0"D

152,100 SF

Industrial Development For Lease



SPECIFICATIONS

111 MAIN STREET

SOUTH AMBOY | NJ

EASILY ACCESSIBLE TO/FROM

ROUTE 9 & GSP
0.8 MILES

NJTP
4 MILES

NJTP EXIT 11 INTERCHANGE
6.8 MILES

SOUTH AMBOY FERRY SERVICE
0.5 MILES
WITH DIRECT WEEKDAY ACCESS TO DOWNTOWN AND MIDTOWN NYC

SOUTH AMBOY TRAIN STATION
0.6 MILES

ROUTE 440
2.7 MILES

NEWARK LIBERTY AIRPORT
16 MILES

NYC
27 MILES

VERRAZZANO
27 MILES

LOCAL ACCESS

152,100 SF

Industrial Development For Lease



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SOUTH AMBOY | NJ

SOUTH AMBOY TRAIN STATION

SOUTH AMBOY FERRY SERVICE

11 MAIN STREET

SOUTH AMBOY | NJ

LABOR & DEMOGRAPHICS

83,976

Transportation/
Warehouse Labor

111,981

Warehouse Related Jobs

2,133,732

Total Population

3.9%

Labor/Total Population

\$17.70

Median Warehouse
Related Salary
(US Median is \$17.12)

\$89,167

Median Household Income

7.5%

Unemployment Rate

37%

Percent no college education

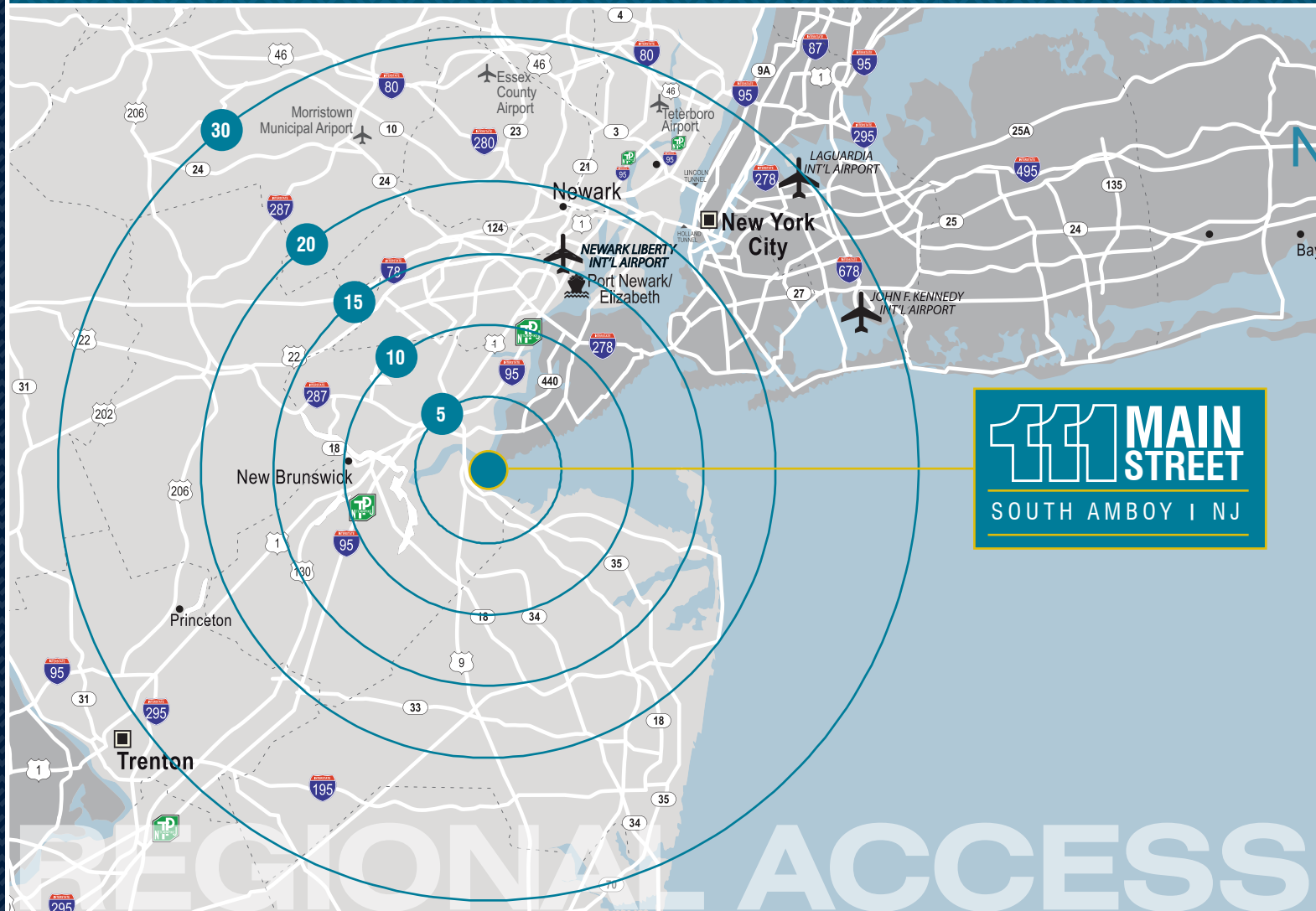
20%

Percent blue-collar workers

* labor stats were taken from a
15 mile radius of the property
(and excluding NYC)

152,100 SF

Industrial Development For Lease



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