

# 1001 | ROOSEVELT AVENUE



**For Lease**

5,310 SF INDUSTRIAL UNIT 7 | CARTERET, NJ

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**Bussel  
Realty**

**Metz  
Industrial Team**

# Property Highlights

Close to NJ Turnpike, Route 1-9, Goethals Bridge,  
the Ports & Newark Airport

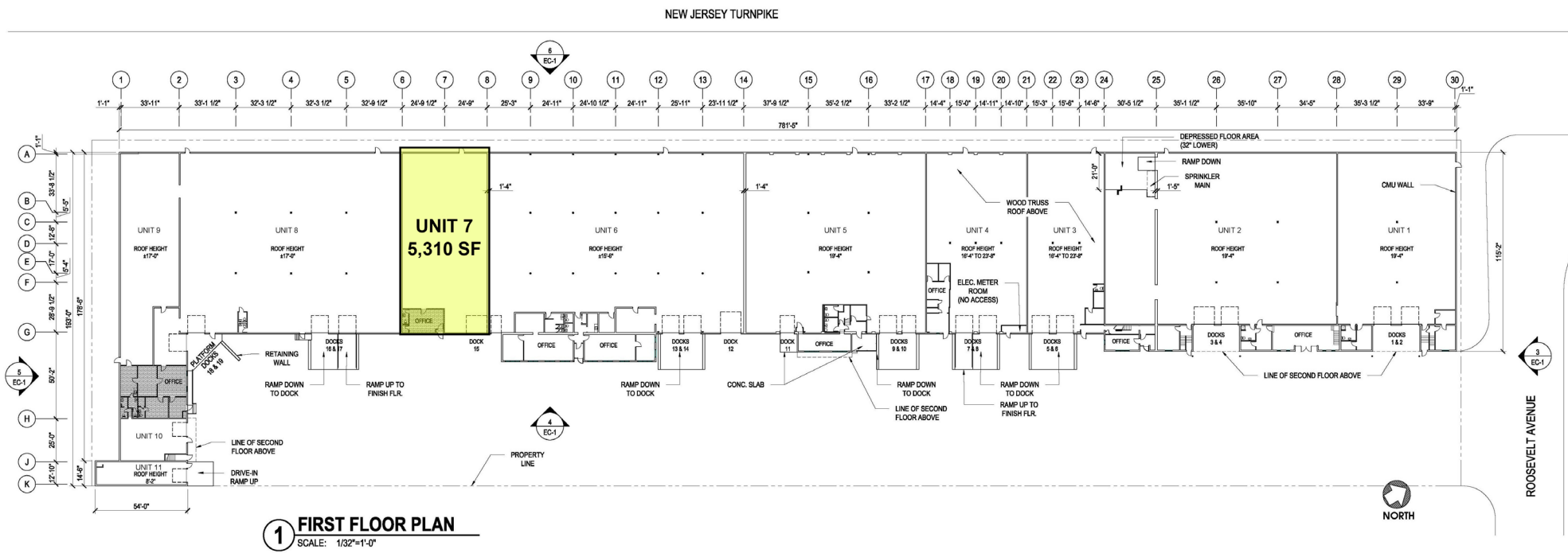
5,310 SF Available - Unit 7  
350 SF Office  
14' Ceilings | 1 Dock

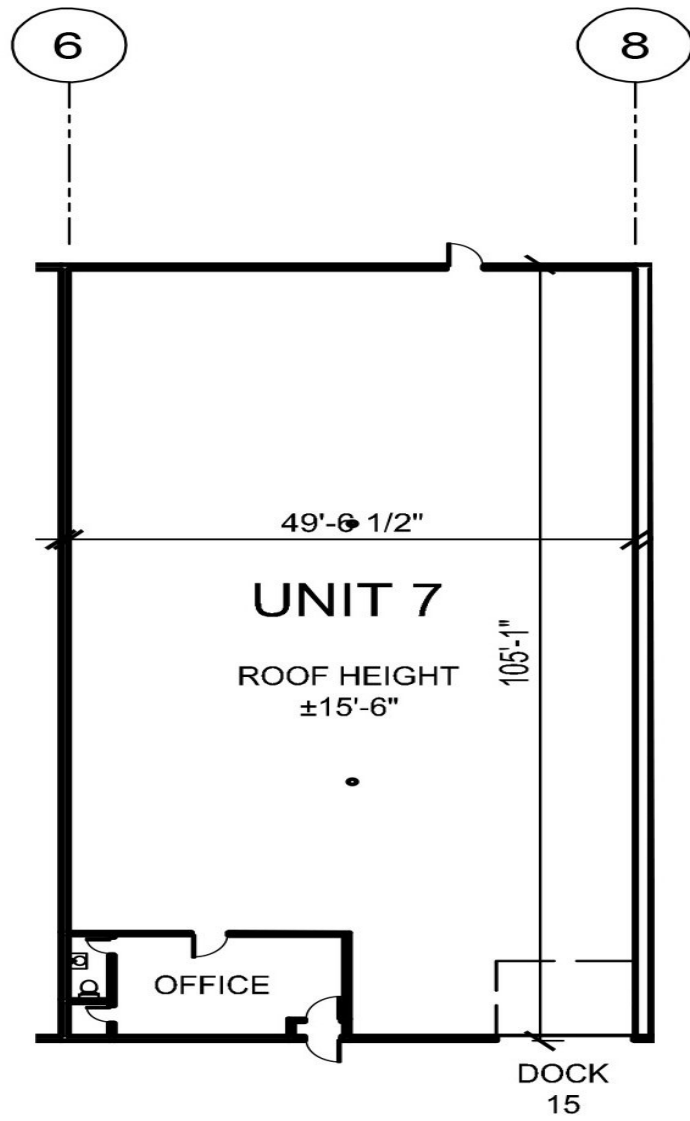
Wet Sprinkler  
Ample Parking  
Urban Enterprise Zone

Minutes to Exit 12 of the NJTP  
Close to Route 1-9  
and Garden State Parkway

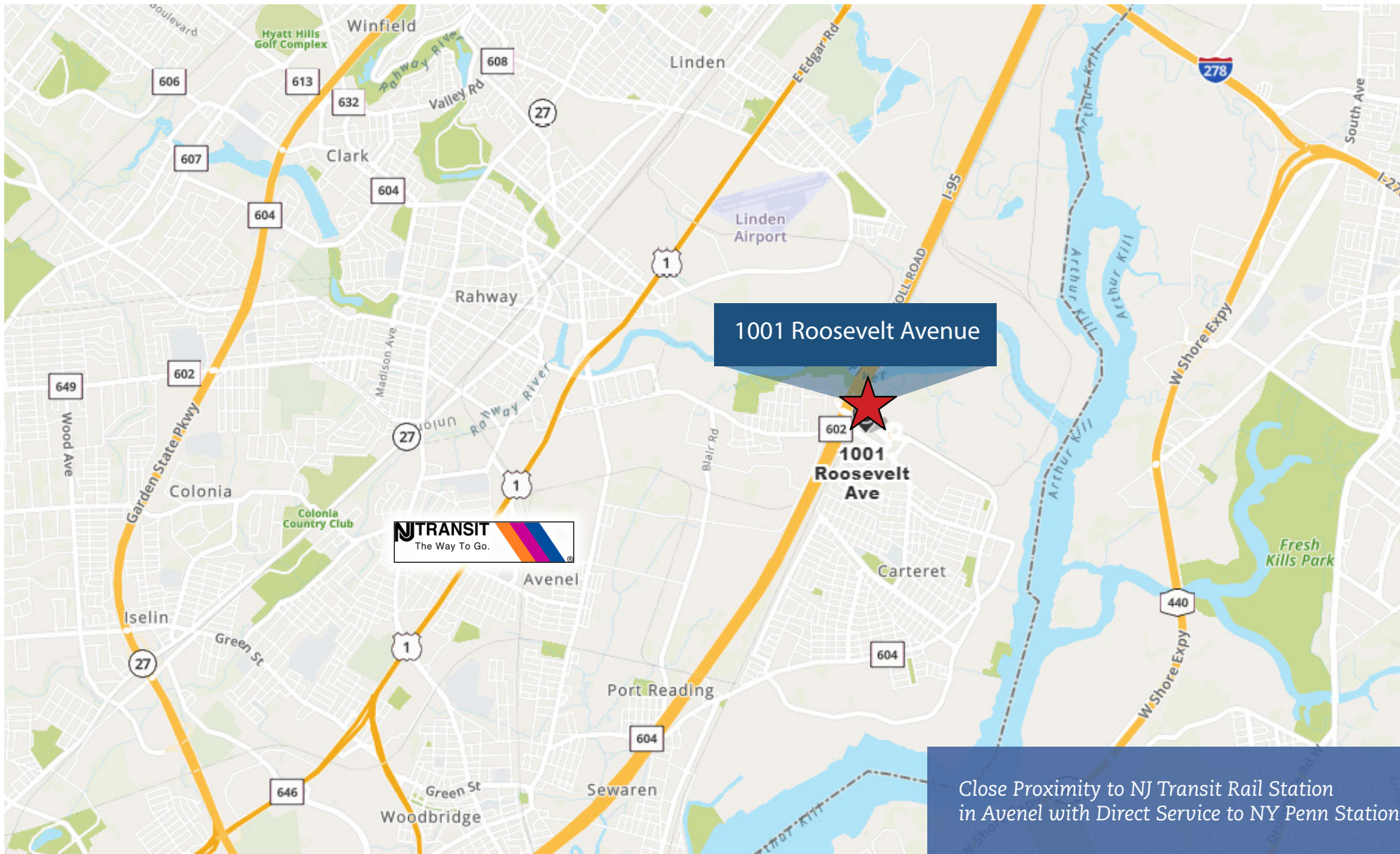
Close Proximity to Goethals  
Bridge, Port Newark/Elizabeth  
& Newark Liberty Airport

# Site / Floor Plans

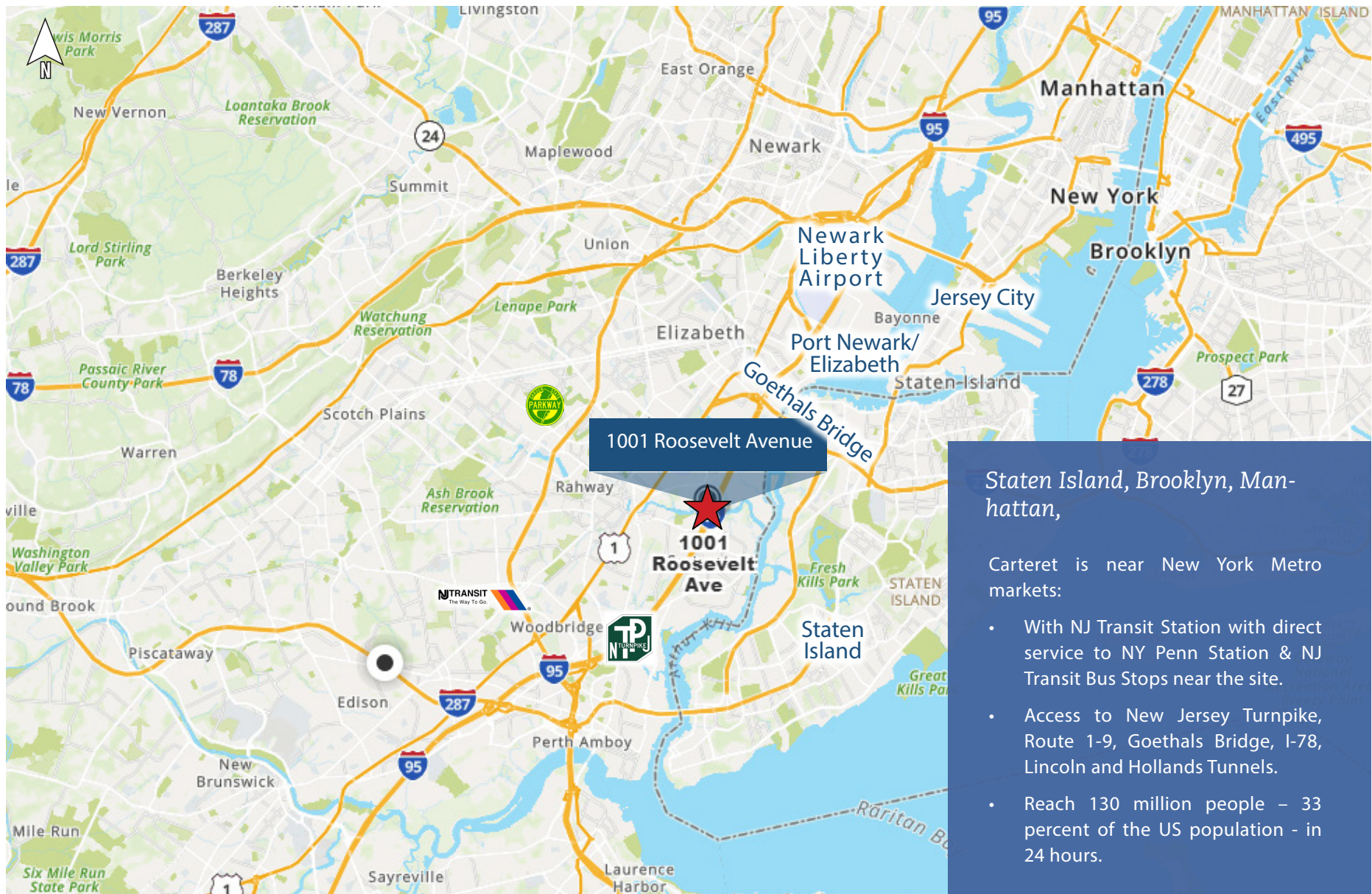




# Near NJ Transit Rail Station



# At the Crossroads of...

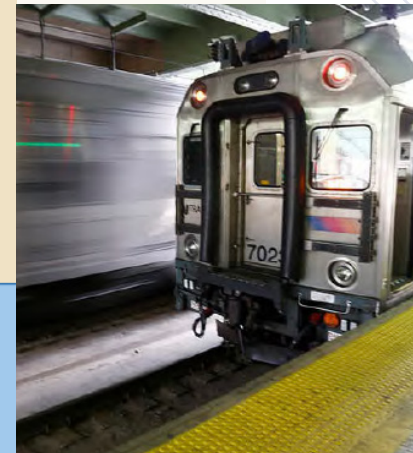
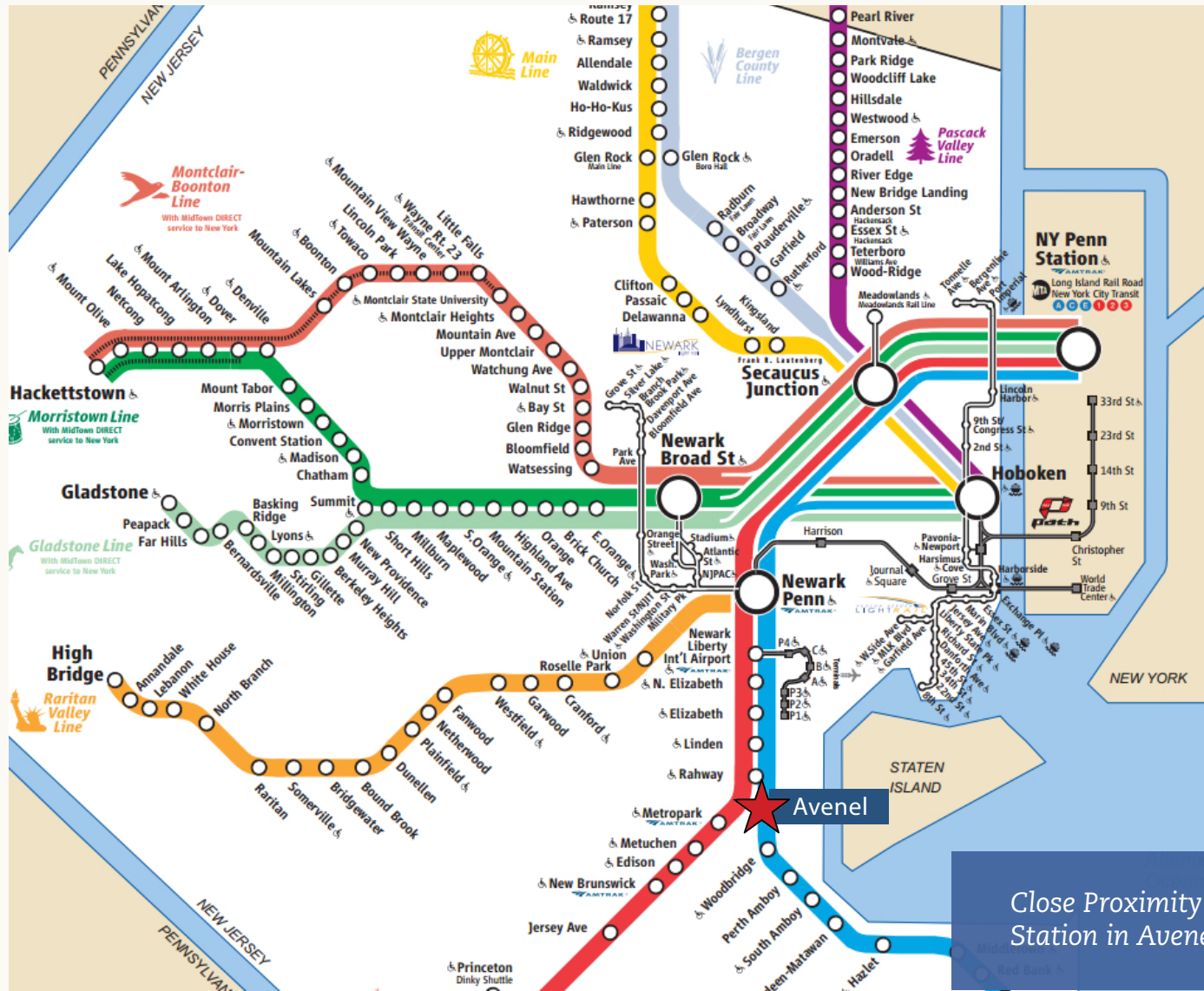


*Staten Island, Brooklyn, Manhattan,*

Carteret is near New York Metro markets:

- With NJ Transit Station with direct service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

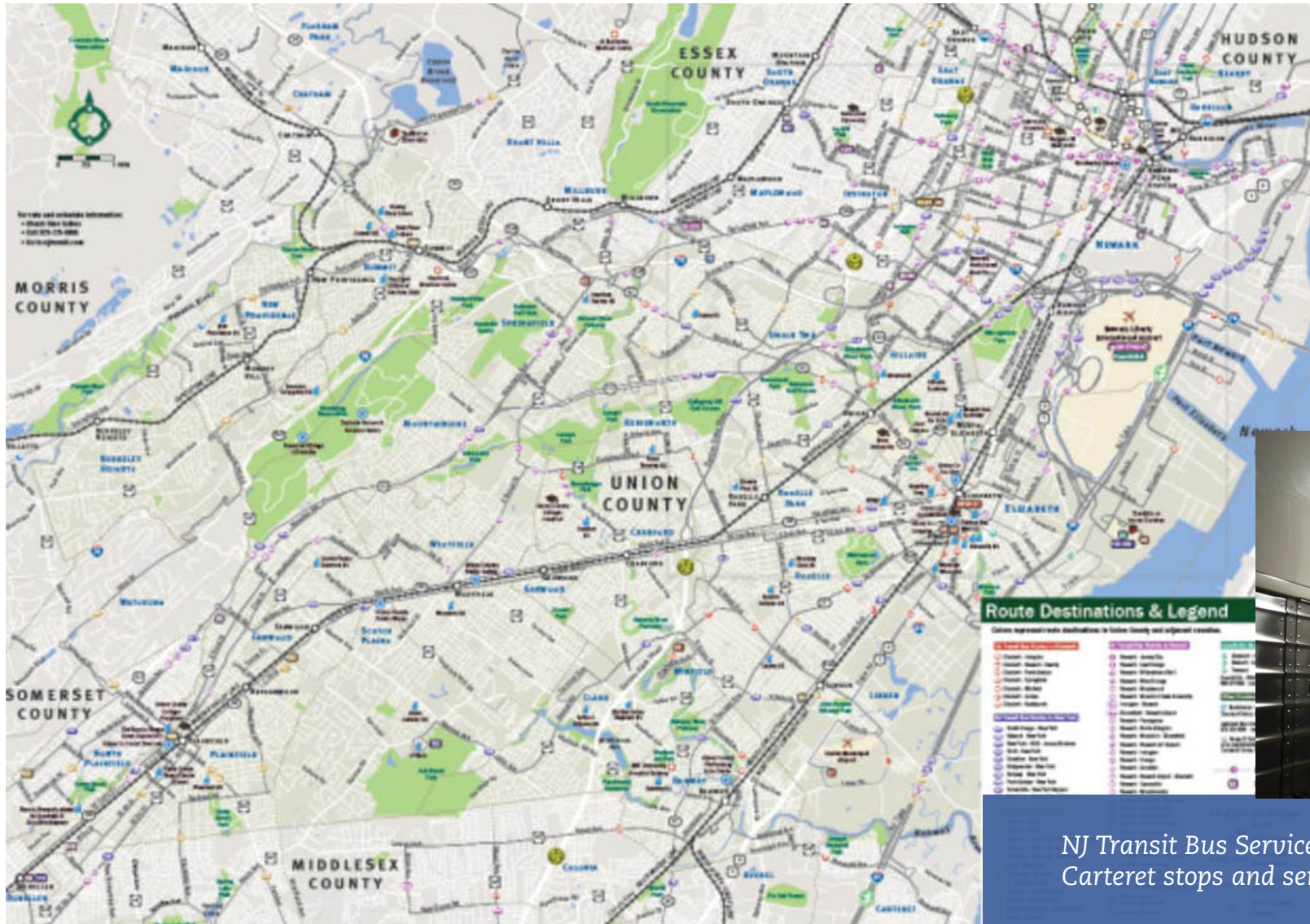
# NJ Transit Northeast Corridor Line



Close Proximity to NJ Transit Rail Station in Avenel

1001 Roosevelt Avenue, Carteret, NJ

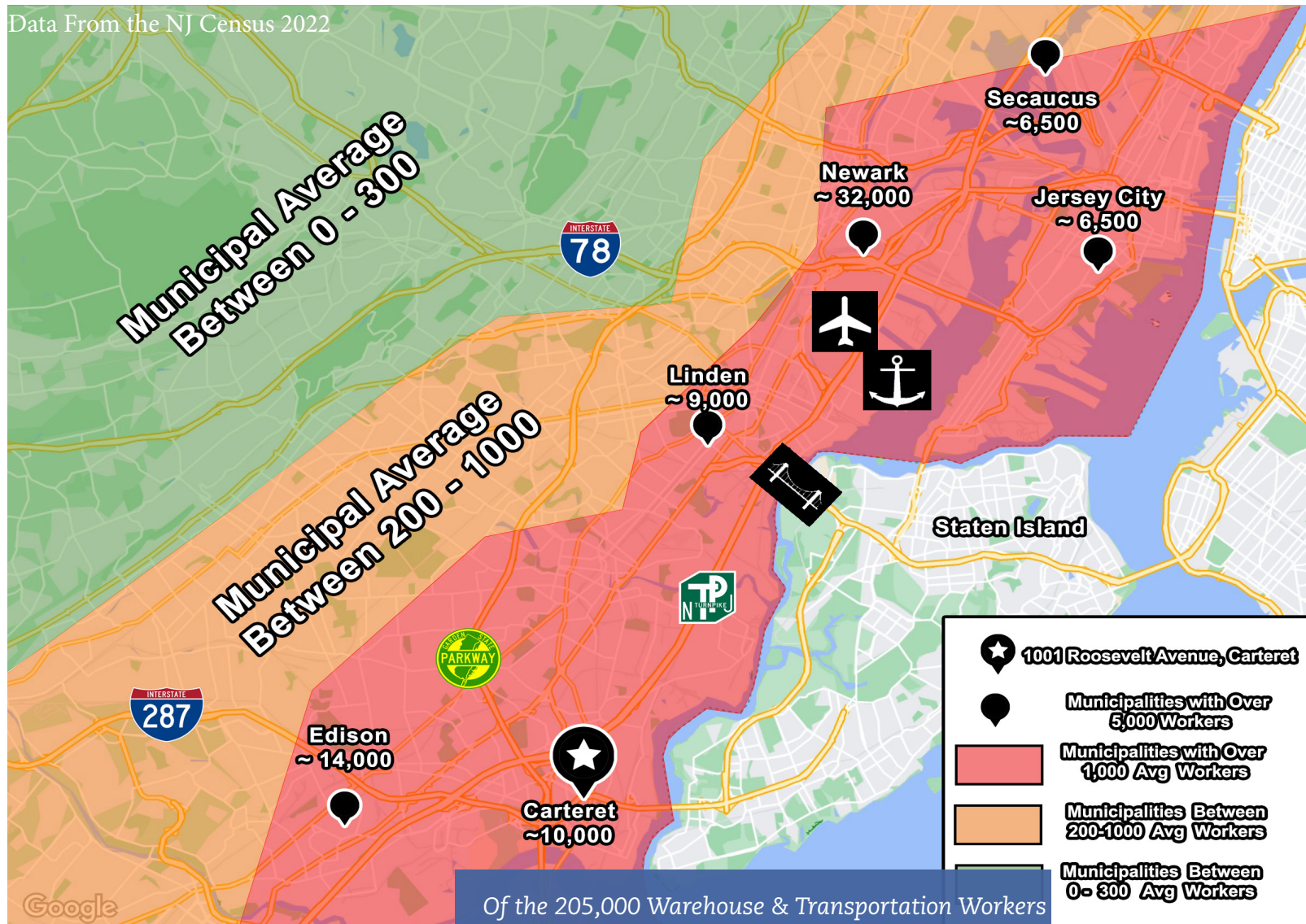
# NJ Transit Bus Stop



NJ Transit Bus Service offers multiple Carteret stops and service to NYC



# Labor Demographics



Of the 205,000 Warehouse & Transportation Workers in New Jersey, Approximately 10,000 of them are in Carteret and around 100,000 in the greater area.

# Urban Enterprise Zone

## UEZ PROGRAM INFORMATION

New Jersey's Urban Enterprise Zone (UEZ) Program, enacted in 1983, is an Affiliate of the Department of Community Affairs. The Program's charter is to foster an economic climate that revitalizes designated urban communities and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment.

## QUALIFICATIONS

To participate in the UEZ Program, a business must:

- Register with the State of NJ
- Be Located within a designated UEZ
- Be in tax compliance with the State of NJ

## BUSINESS CERTIFICATION SYSTEM

Certification Applications are entered online using the UEZ Business Certification System, accessible through NJ Premier Business Services. Links to instructions, sample forms, worksheets, and helpful information are available on the UEZ Website:

<http://www.nj.gov/dca/affiliates/uez/index.shtml>

## JOB CREATION AND LOCAL HIRING REQUIREMENTS

UEZ businesses are expected to help increase employment in the zone. Within the first three years in the Program, at least 25% of newly-hired employees must meet one or more of the following criteria:

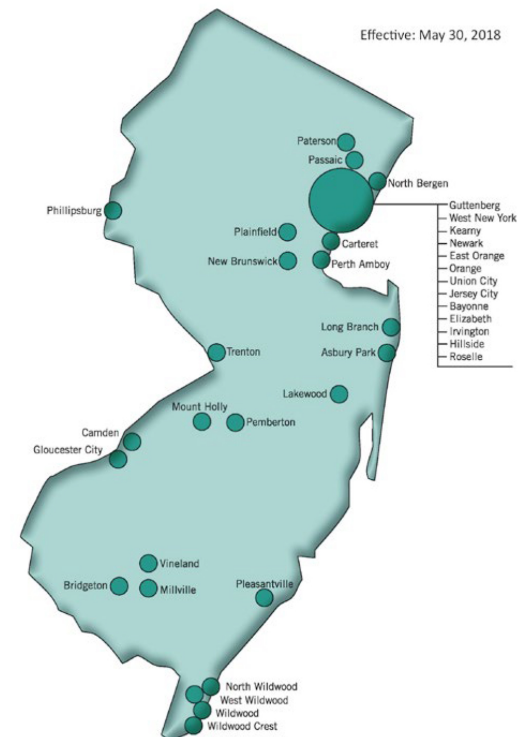
- Residents of any municipality with a UEZ
- NJ residents unemployed for at least six months prior to being hired
- Recipients of New Jersey public assistance programs for at least six months prior to being hired
- Determined to be low-income individuals pursuant to the Workforce Investment Act of 1998

## BENEFITS TO BUSINESSES

- Reduced Retail Sales Tax – currently 3.3125%
- Tax Free Purchases on certain items such as capital equipment, facility expansions, upgrades, and certain personal property
- Financial Assistance from agencies such as NJEDA
- Subsidized unemployment insurance costs for employees earning less than \$4,500 / quarter
- Energy Sales Tax Exemption for qualified manufacturing firms with at least 250 full-time employees, [http://www.njeda.com/clean\\_energy](http://www.njeda.com/clean_energy) phone: 866-534-7789
- Tax Credit Options:
  - » Up to \$1,500 for new permanent full-time employees hired, OR;
  - » Up to 8% Corporate Business Tax credit on qualified investments
- <http://www.nj.gov/dca/affiliates/uez/publications/>



## URBAN ENTERPRISE ZONES



[www.nj.gov/dca/affiliates/uez](http://www.nj.gov/dca/affiliates/uez)

# Demographic Highlights



## Household Income

- In 2018, Carteret, NJ had a population of 23,700 people with a median age of 36.7 and a median household income of \$74,676.
- Households in Carteret, NJ have a median annual income of \$74,676, which is more than the median annual income of \$61,937 across the entire United States.
- This is in comparison to a median income of \$73,892 in 2017, which represents a 1.06% annual growth.



## Business Environment

- The economy of Carteret, NJ employs 11,600 people.
- The largest industries in Carteret, NJ are Transportation & Warehousing (1,638 people), Health Care & Social Assistance (1,374 people), and Retail Trade (1,219 people).
- The highest paying industries are Utilities (\$67,019), Wholesale Trade (\$66,446), and Professional, Scientific, & Technical Services (\$66,375).





## New Development

- Crow Holdings Announces Plans for 1.2 Million SF Industrial Property in Carteret.
- Crow Holdings announced that it has acquired a prime 126-acre property in Carteret, New Jersey from Rahway Arch Properties with plans to break ground this summer on a three-building, 1.2-million-square-foot speculative development.

- Carteret Awards \$10 Million Contract for Construction of Southern Riverwalk Along the Arthur Kill River.
- Mayor Daniel J. Reiman and NJ DEP Commissioner Shawn M. LaTourette announce a \$10 million contract awarded between the Borough of Carteret and Agate Construction Co for the construction of the long awaited southern Riverwalk, extending along the Arthur Kill River from the southern tip of Carteret's Waterfront Park and Municipal Marina to the border of Woodbridge at Tuft's Point. Construction will begin this Spring and could take up to 18 months to complete.



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