

# 100 | UNIT 1 MIDDLESEX AVE



**For Sale**

110,000 SF AVAILABLE | CARTERET, NJ

Jordan Metz  
Senior Vice President  
973.493.0385  
jordan@metzindustrial.com

Benito Abbate  
Senior Associate  
908.655.8331  
ben@metzindustrial.com

James Friel  
Sales Associate  
908.305.9001  
james@metzindustrial.com



Metz  
Industrial Team

## Contact Us

### Exclusive Brokers:

Jordan Metz

Senior Vice President

973.493.0385

[jordan@metzindustrial.com](mailto:jordan@metzindustrial.com)

Benito Abbate

Senior Associate

908.655.8331

[ben@metzindustrial.com](mailto:ben@metzindustrial.com)

James Friel

Sales Associate

908.305.9001

[james@metzindustrial.com](mailto:james@metzindustrial.com)



110,000 SF warehouse space in close proximity to NJ Turnpike, Route 1-9, Goethals Bridge, the Ports & Newark Airport



**Bussel  
Realty**

Metz  
Industrial Team

This document has been prepared by Bussel Realty Corp. based on public information. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s). © 2021. All rights reserved.

# Property Highlights



Total Building Size: 416,000 SF  
Cross Dock Functionality  
800 Amps/480 Volts Electric  
Wet Sprinkler Gas Heat

Unit 1:  
110,000 SF Available  
10,000 SF Office  
26' Ceilings | 15 Tailboards | 1 Drive-In  
Metal Construction

30' X 50' Column Spacing  
Ample Car/Trailer Parking,  
Excellent Truck Flow  
16.30 Acre Site

Fully Insulated Building  
Energy Efficient  
Close to Route 1-9  
& Exit 12 of NJ Turnpike

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

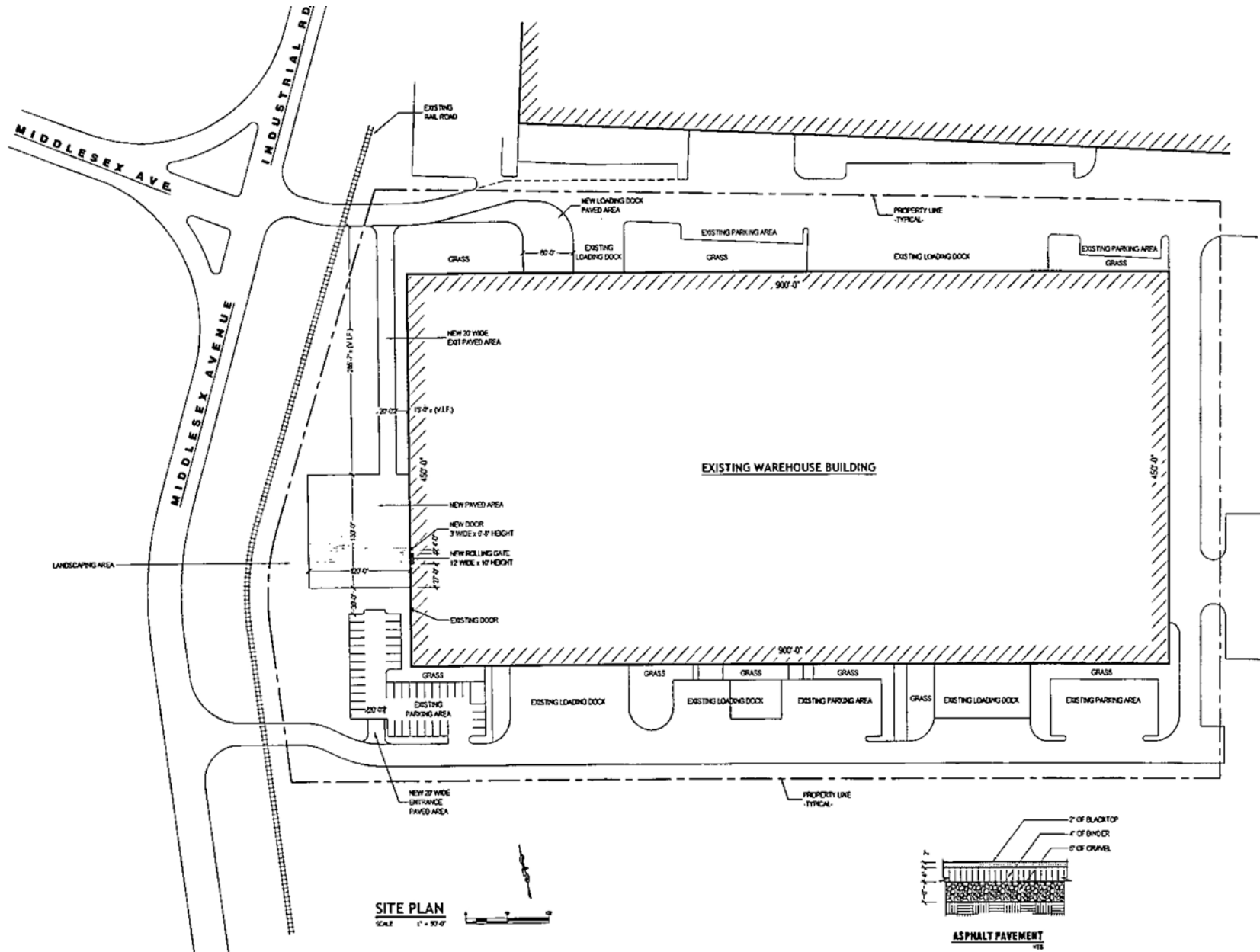
# Office & Interiors



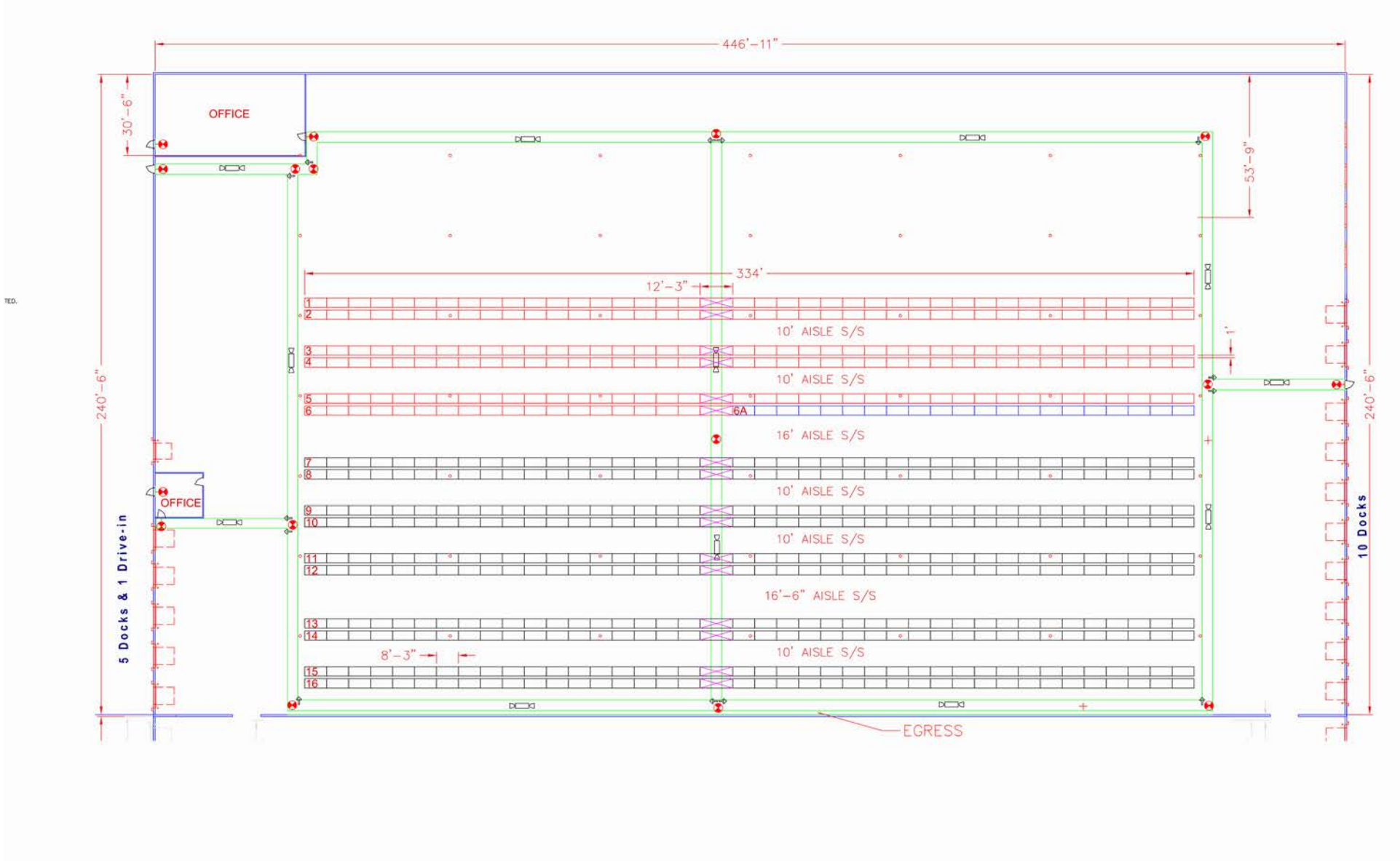
# Warehouse Space



# Site Plan



# Unit 1 Racking Plan



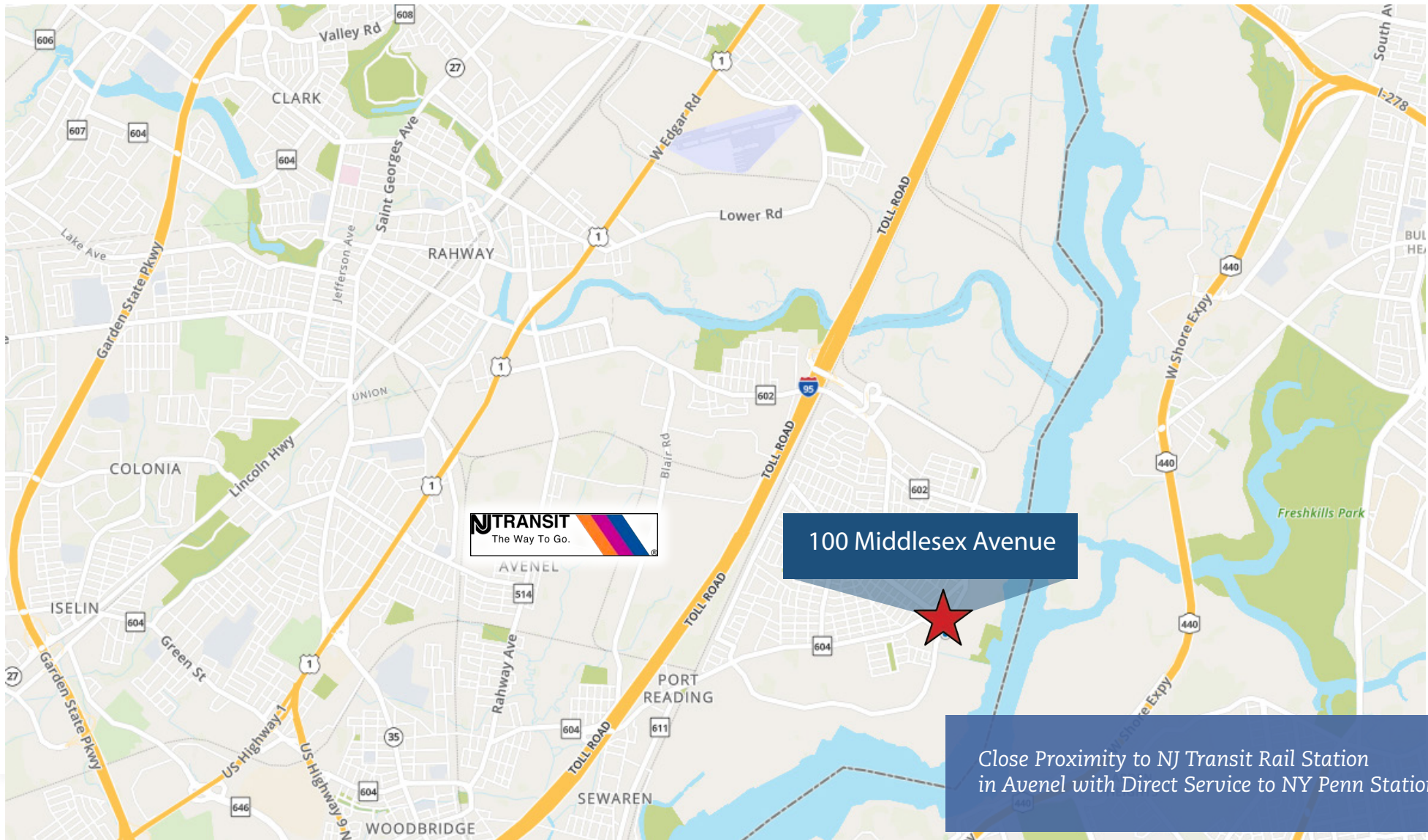
# Aerial





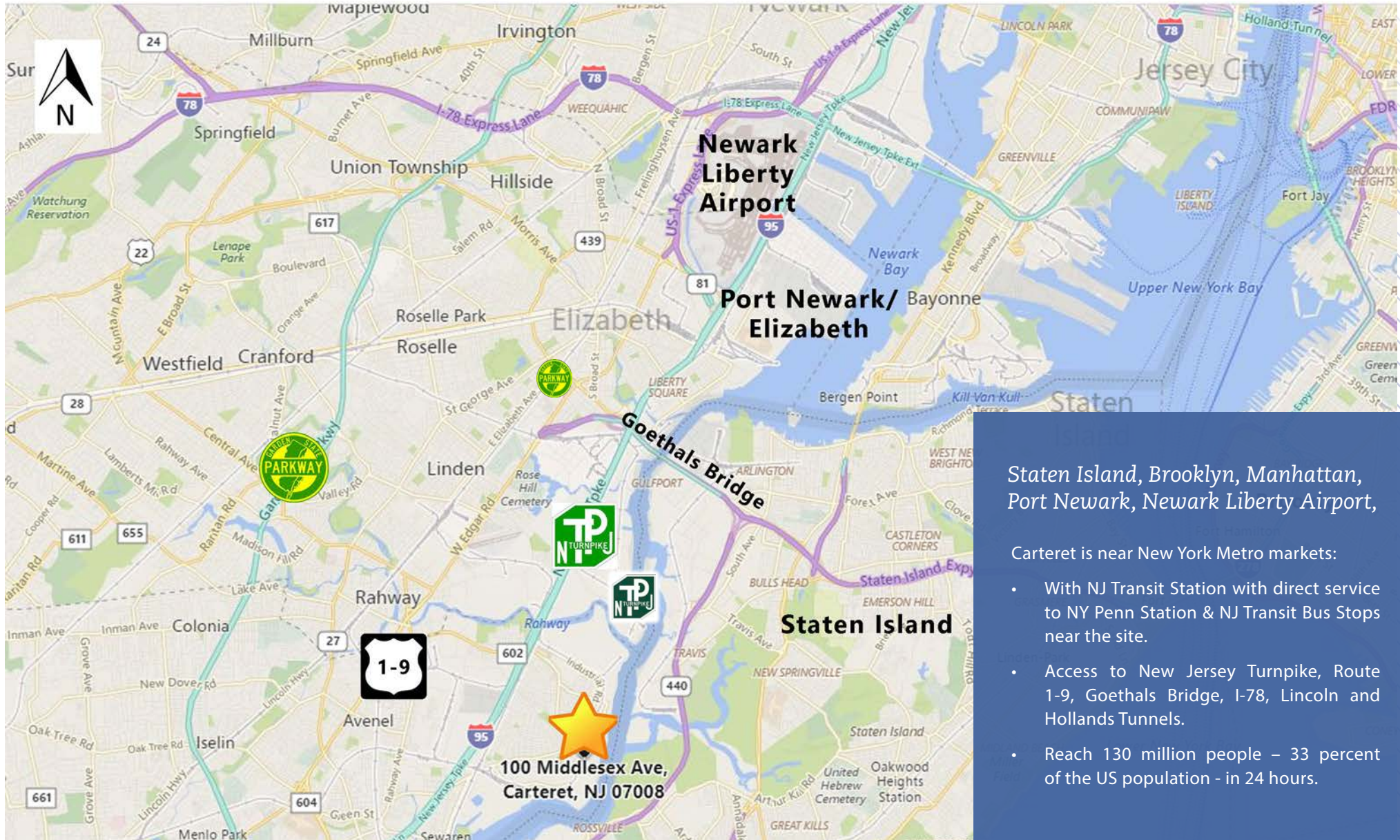


# Near NJ Transit Rail Station



100 Middlesex Avenue, Carteret, NJ

# At the Crossroads of...

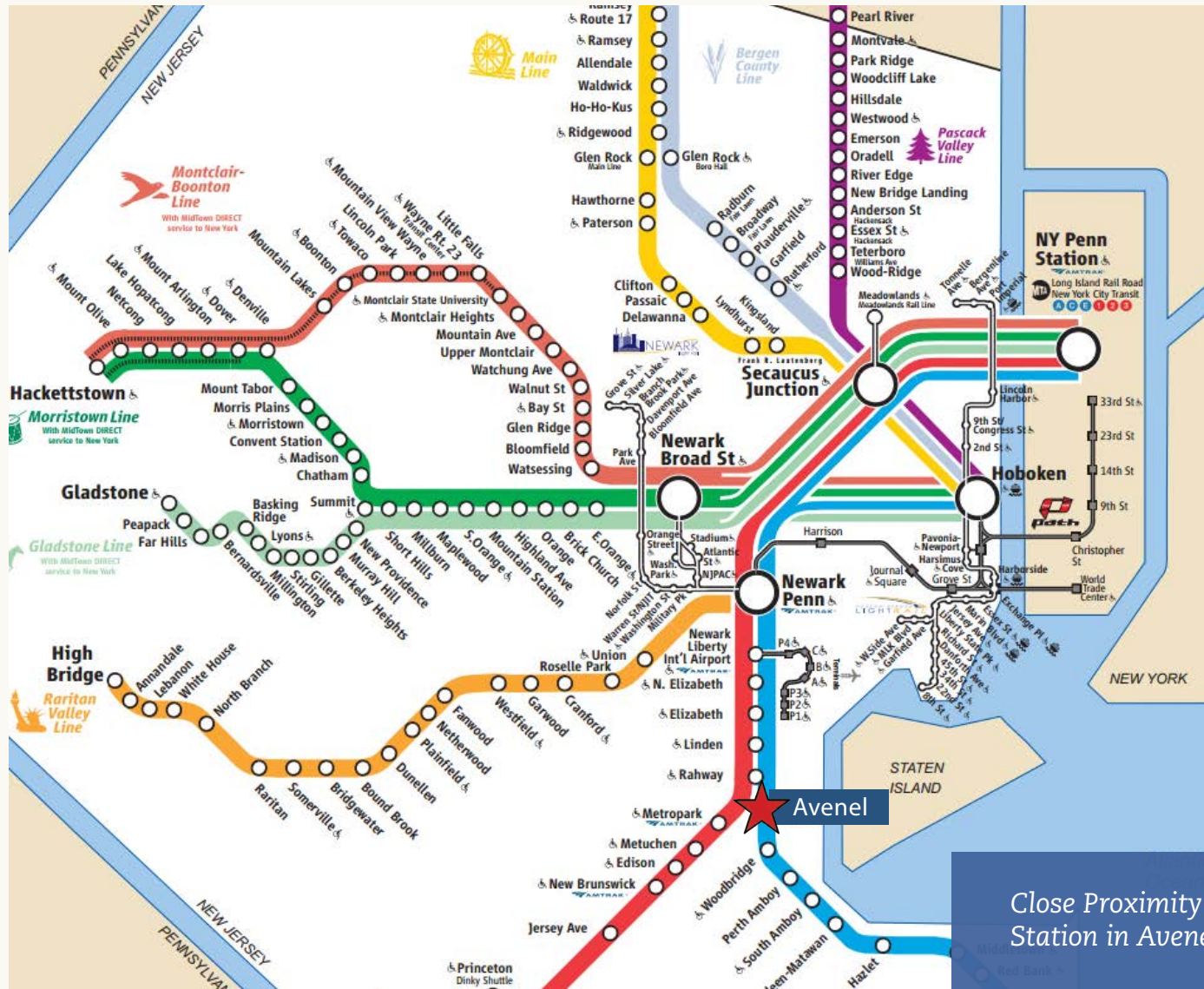


Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

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.

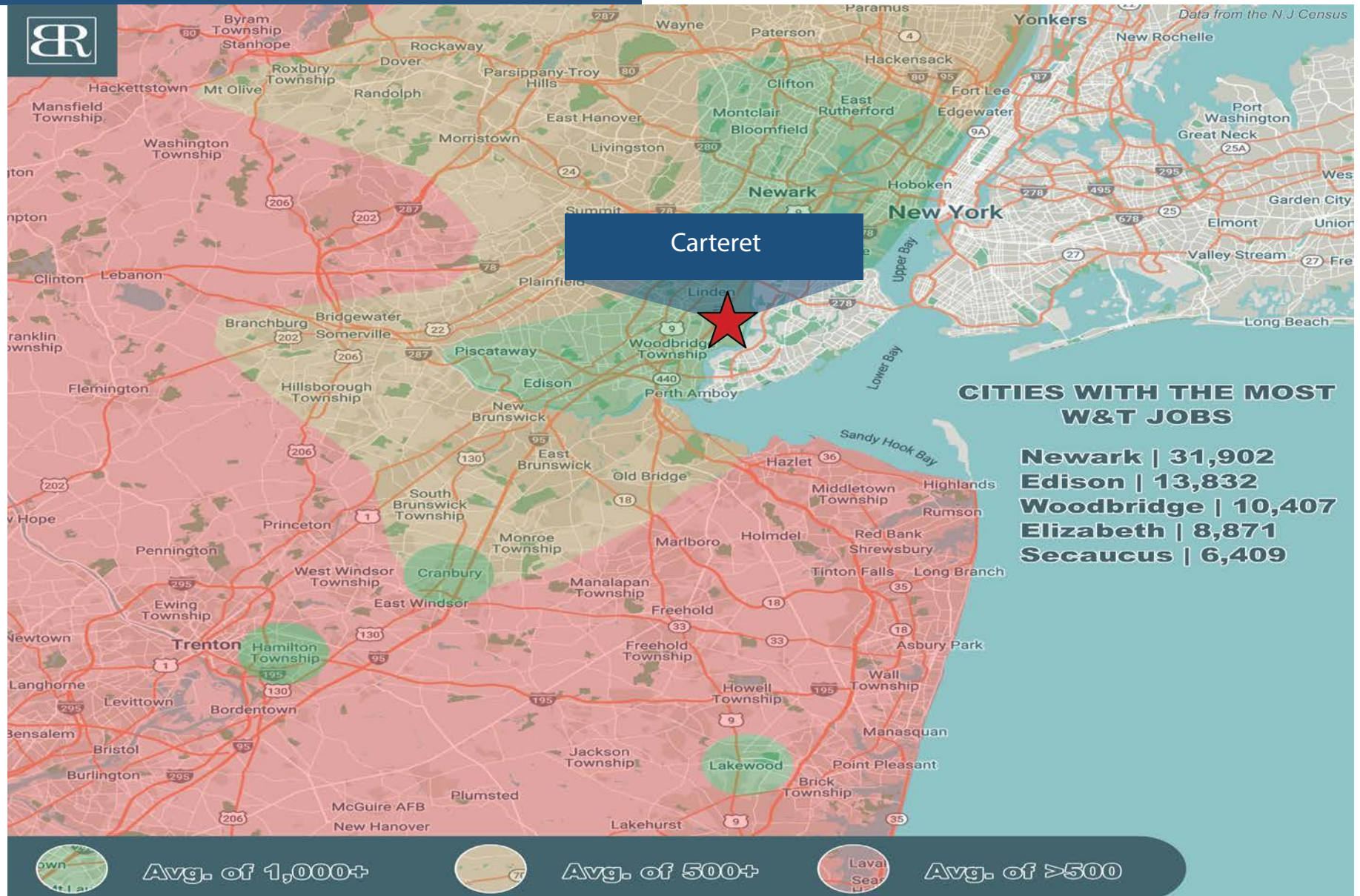
# NJ Transit Northeast Corridor Line



Close Proximity to NJ Transit Rail Station in Avenel

100 Middlesex Avenue, Carteret, NJ

# Labor Demographics



# 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:

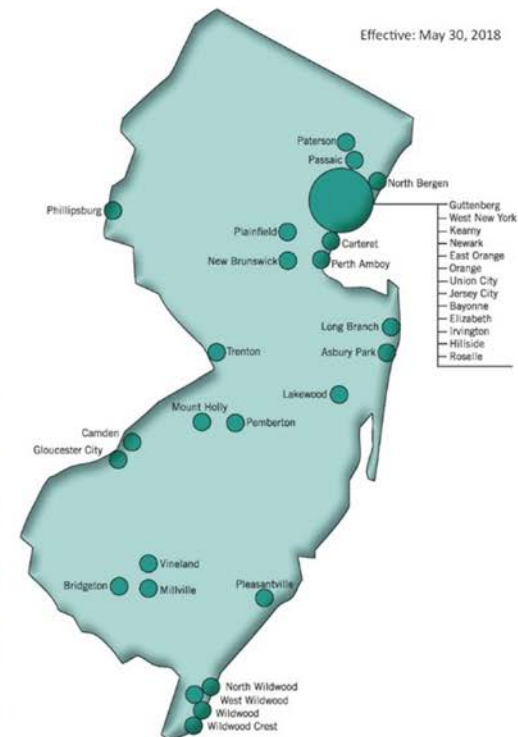
- Residents of any municipality with a UEZ
- NJ residents unemployed for at least six months prior to being hired
- Recipients of New Jersey public assistance programs for at least six months prior to being hired
- Determined to be low-income individuals pursuant to the Workforce Investment Act of 1998

## 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.





100 | UNIT 1  
MIDDLESEX AVE

For more information please contact:

Jordan Metz  
Senior Vice President  
973.493.0385

Benito Abbate  
Senior Associate  
908.655.8331

James Friel  
Sales Associate  
908.305.9001



Bussel  
Realty

Metz  
Industrial Team

jordan@metzindustrial.com ben@metzindustrial.com james@metzindustrial.com

This document has been prepared by Bussel Realty Corp. based on public information. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s).

© 2021. All rights reserved.