±25,125 – 172,440 SF INDUSTRIAL OPPORTUNITY FOR LEASE

310 + 505 Manor Avenue, Harrison, New Jersey





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199

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UNITS



DESIRABLE LOCATION & DYNAMIC OPTIONALITY

ADDRESS										
310 + 505 Manor Avenue, Harrison, New Jersey										
Block 189	Lot 1	±8.14 AC								
PROPERTY FEATURES										
Acreage:	±7.147 AC									
SF:	±25,125 – 172,440 SF									
Zoning:	Industrial/Warehouse									
Taxes:	\$346,894									
Accessibility	A									
I-280	1.2 Miles									
I-95, Exit 15W	2.0 Miles									
US Hwy 1 & 9	4.5 Miles									
Newark Liberty International Airport	5.7 Miles									
		I								
±7.147 AC	Ample Loading	Ceiling Height Varies								

SIEMENS

DESIRABLE LOCATION & DYNAMIC OPTIONALITY



OPTIONALITY

- **Crane Served Facilities** •
- Additional Docks can be added •
- Warehouse surrounded by outdoor storage capabilities (IOS)

COMPELLING PORT MARKET FUNDAMENTALS

• Port volume at Newark and Elizabeth has surged since January 2024

- NY Tri-State connects over 100 million consumers in a single day
- One of the largest industrial centers with an abundance of IOS in the Port region

- 5.7 miles EWR





IRREPLACEABLE LOCATION

Excellent accessibility 2.0 miles – I-95 via 15W • 1.2 miles – Route 280

• 4.5 miles – Routes 1 & 9

GLANCE



FENCED & SECURED

PORT PLAY

±25,125 – 172,440 SF





ACREAGE DIVISIBLE

SPACES AND

JEVIC

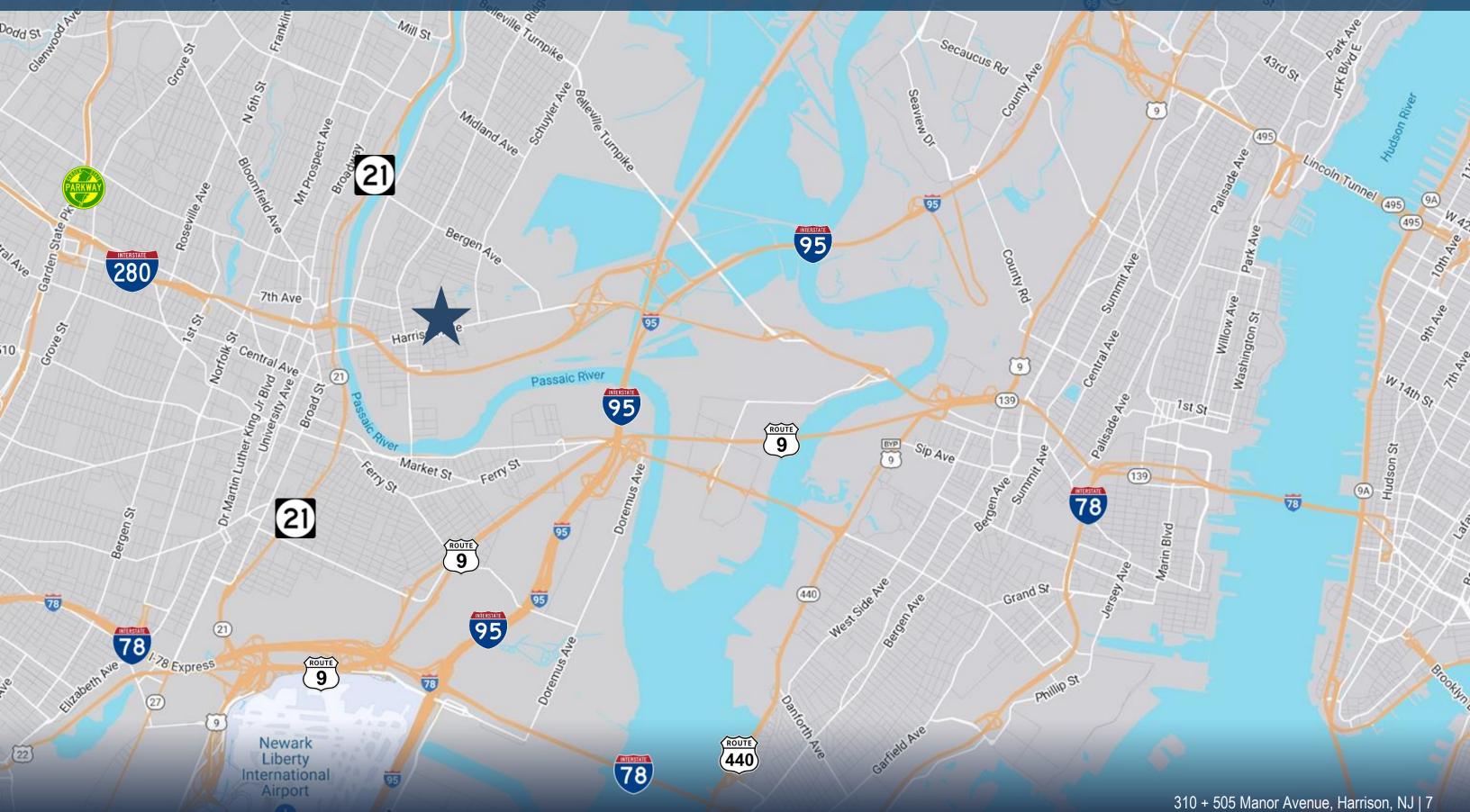
CEILING HEIGHTS VARY

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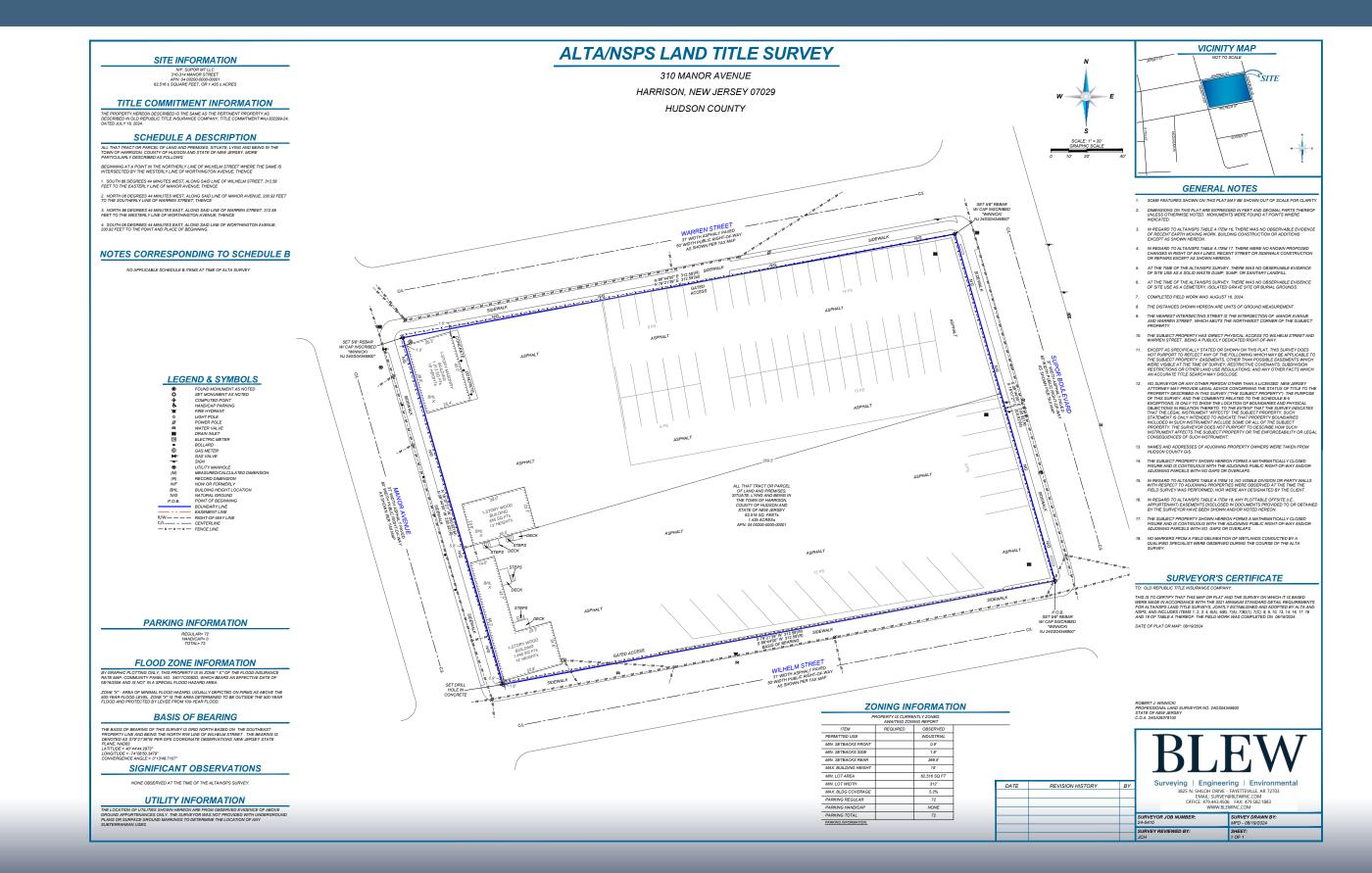


ROAD MAP



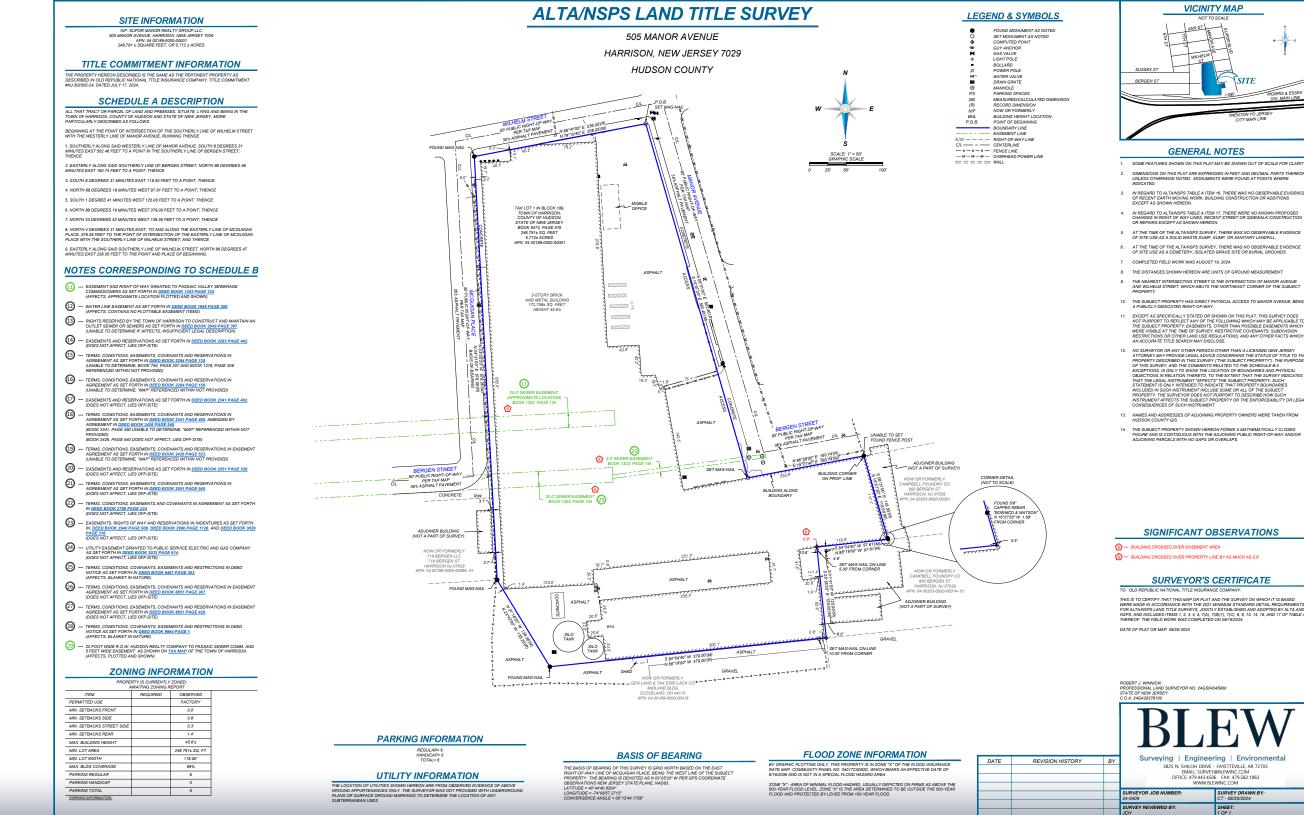


SURVEY





SURVEY











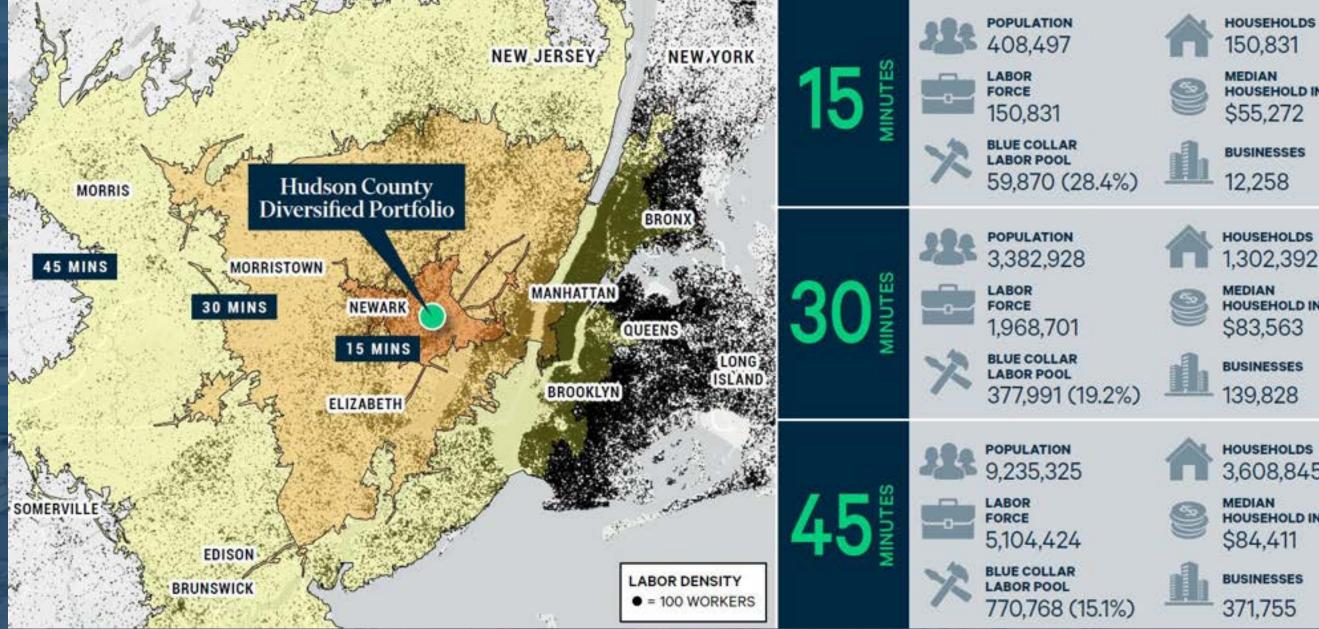
	310 + 505 MANOR AVENUE								
#	ТҮРЕ	SF	AC	Ceiling Height	Crane Height	Hook Height	Crane Capacity	Loading	
1	Warehouse	61,610	1.6	36'	26' 5"	20'	2 x 25 Ton	2 Interior Loading Docks 1 Drive-In	
2	Warehouse	48,203	1.6	32'				11 Loading Docks	
3	Warehouse	25,125	1.6	32'			1 x 20 Ton 1 x 10 Ton	1 Drive-In	
4	Warehouse	37,500	1.0	32'	24'			2 Drive-Ins	
5	Land		1.4						





UNPARALLELED ACCESS TO INFRASTRUCTURE, LABOR & CONSUMERS

- New Jersey's demographic profile features an abundant, affordable, and growing blue-collar labor base; as big box occupiers have rapidly transformed into 24-hour operations due to shifting consumer behavior, strained supply chains, and businesses reconfiguring their operational strategies to accommodate safety stock inventory, access to an appropriate labor force has become a major deciding factor in building/site selection processes for this tenant base.
- New Jersey's industrial employment has remained steady with minimal positions cut and the overall industrial-using sector increased both guarter-overquarter and year-over-year.







HOUSEHOLD INCOME

\$55.272





1,302,392



MEDIAN HOUSEHOLD INCOME

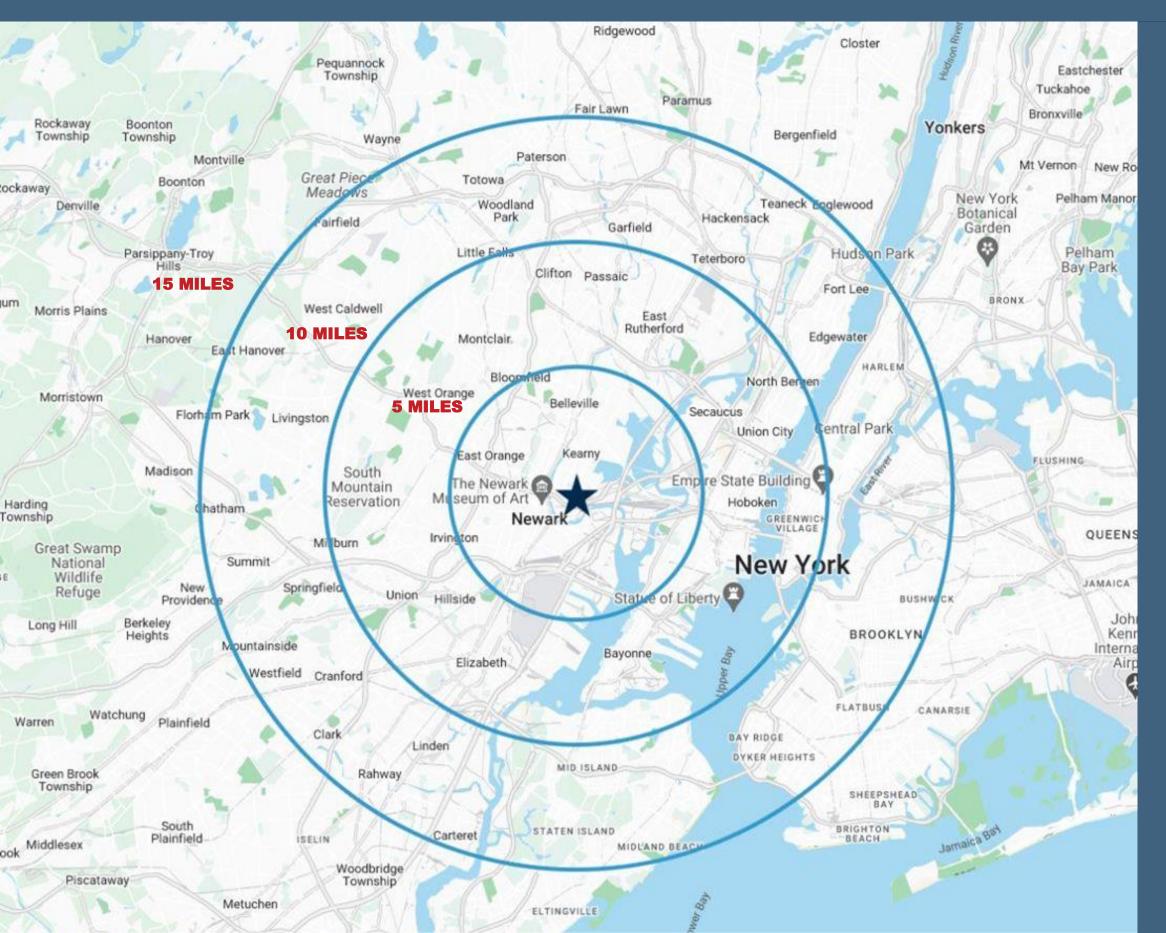


HOUSEHOLDS 3,608,845

HOUSEHOLD INCOME

500 Supor Boulevard, Harrison, NJ | 12

DEMOGRAPHICS





5 MILES

- Total Population: 818,732
- Households: 312,186
- Median Household Income: \$70,487
- Average Household Size: 2.6
- Transportation to Work: 393,875
- Labor Force: 655,118

0 MILES

Total Population: 3.56M
Households: 1.5M
Median Household Income: \$113,324
Average Household Size: 2.3
Transportation to Work: 1.9M
Labor Force: 2.94M

5 MILES

Total Population: 8.93M
Households: 3.56M
Median Household Income: \$100,310
Average Household Size: 2.4
Transportation to Work: 4.56M
Labor Force: 7.31M

FOR MORE INFORMATION

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