

Harborview

LOGISTICS CENTER

BAYONNE, NJ

±195,723 TOTAL SF AVAILABLE FOR LEASE
NEW CONSTRUCTION | DELIVERY 2022



HARBORVIEWLOGISTICSCENTER.COM

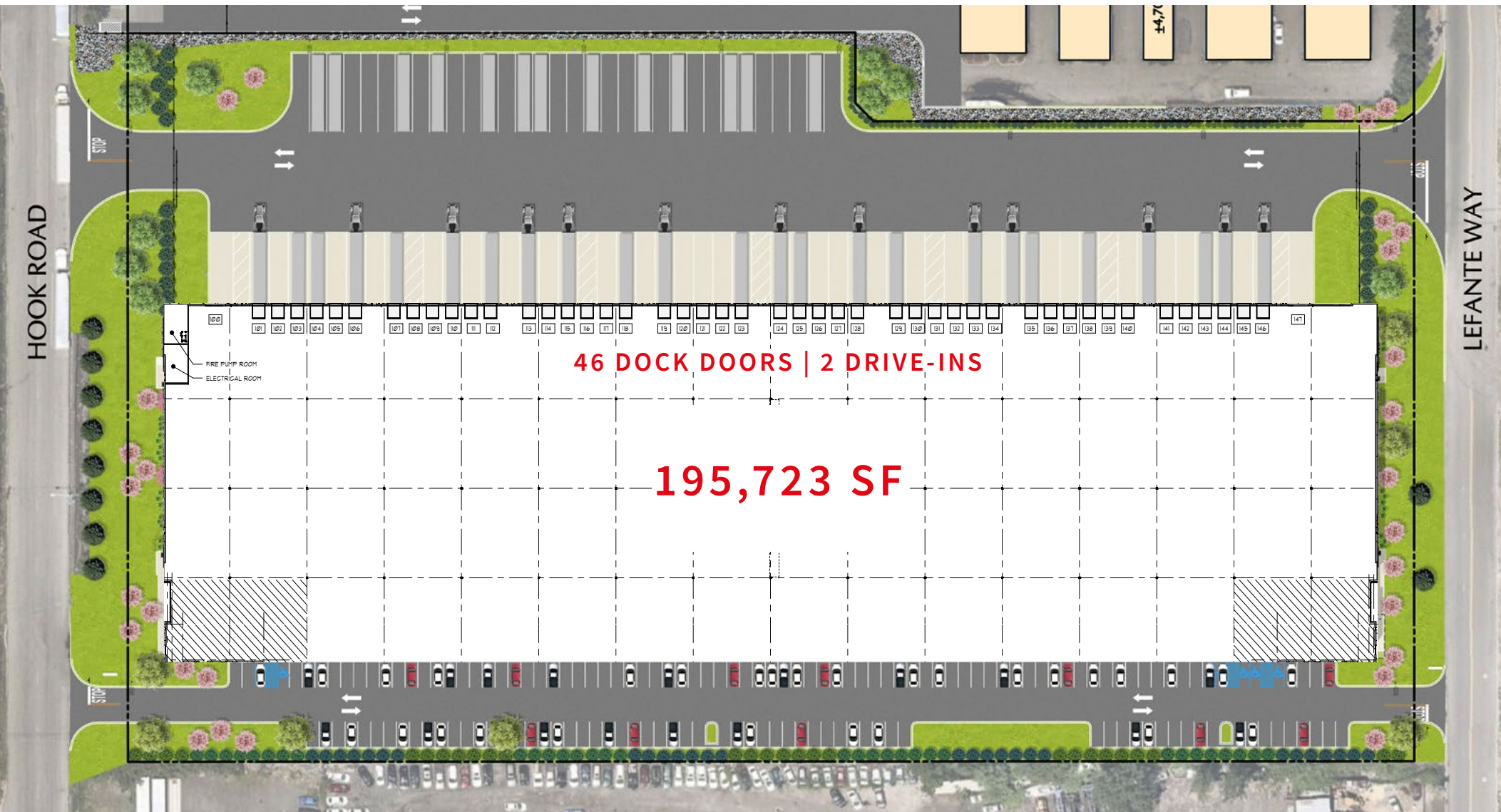


PROPERTY SPECIFICATIONS

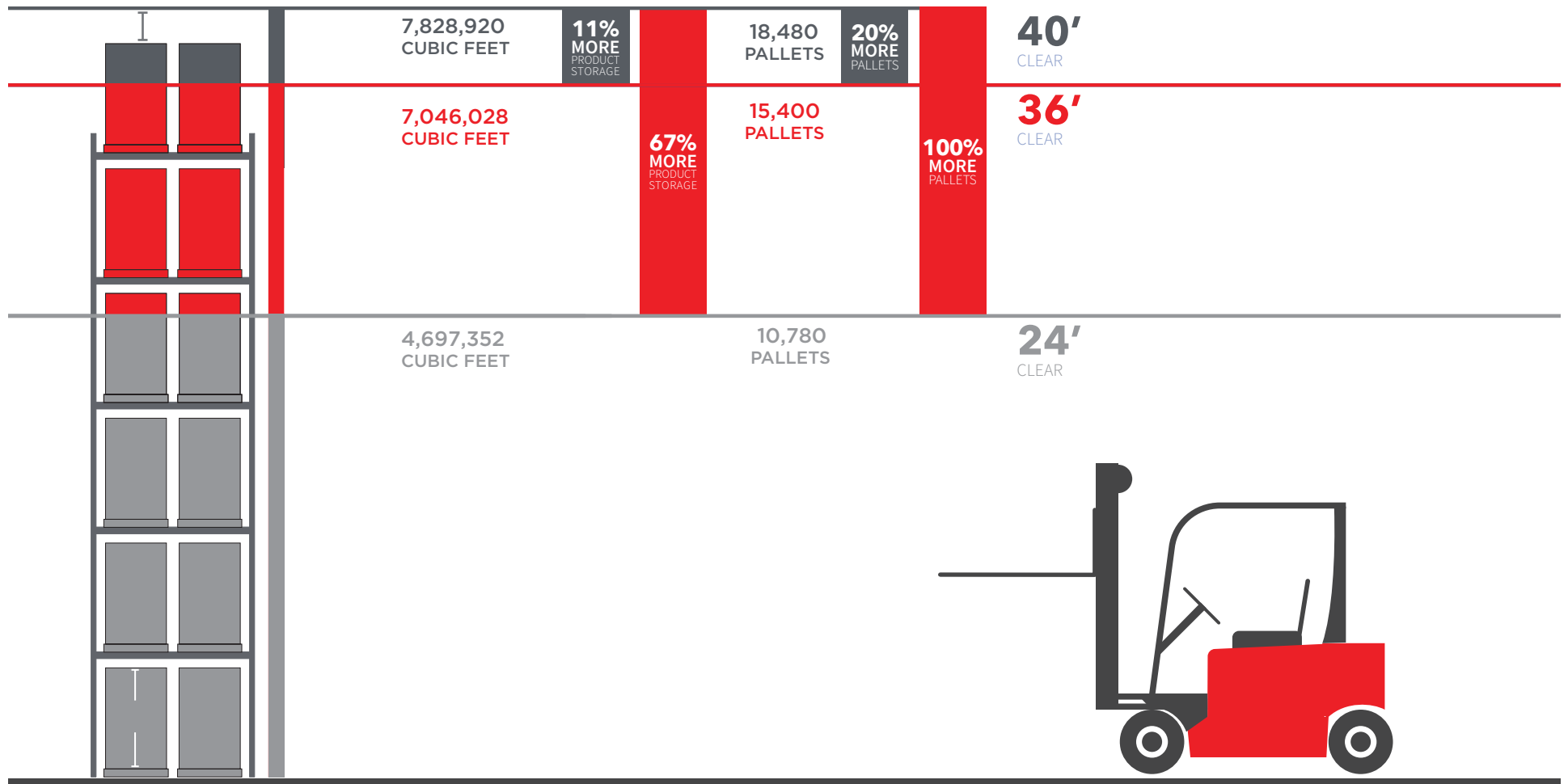
AVAILABLE SPACE	±195,723 SF
BUILDING DIMENSIONS	850' x 230'
OFFICE	To-suit
CLEAR HEIGHT	40' clear
COLUMN SPACING:	56'-8" x 54' (60' speed bays)
DOCK & GRADE LEVEL POSITIONS	46 dock doors (9' x 10 equipped with bumpers, shelters and 40,000 lb. levelers)
DRIVE-INS	2 drive-ins (12' x 16')
CAR PARKING	149 spaces
TRAILER PARKING	32 stalls
TRUCK COURT	135'-0" including 60'-0" concrete apron
FLOOR SLAB	7" concrete slab, 4,000 psi
EXTERIOR WALLS	All precast panels shall be 12" thick insulated load bearing with a minimum R value of 15. Panels to be smooth finish and painted. Insulation shall be cast into panels.
ROOF SYSTEM	TPO roof system mechanically fastened including 2 layers of insulation with R-Value = 30
FIRE PROTECTION	ESFR
HEATING & VENTILATION	Roof-mounted gas-fired heaters
LIGHTING	Motion sensed LED
ADDITIONAL FEATURES	Potential additional parking available

SITE PLAN

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STORAGE CAPACITY



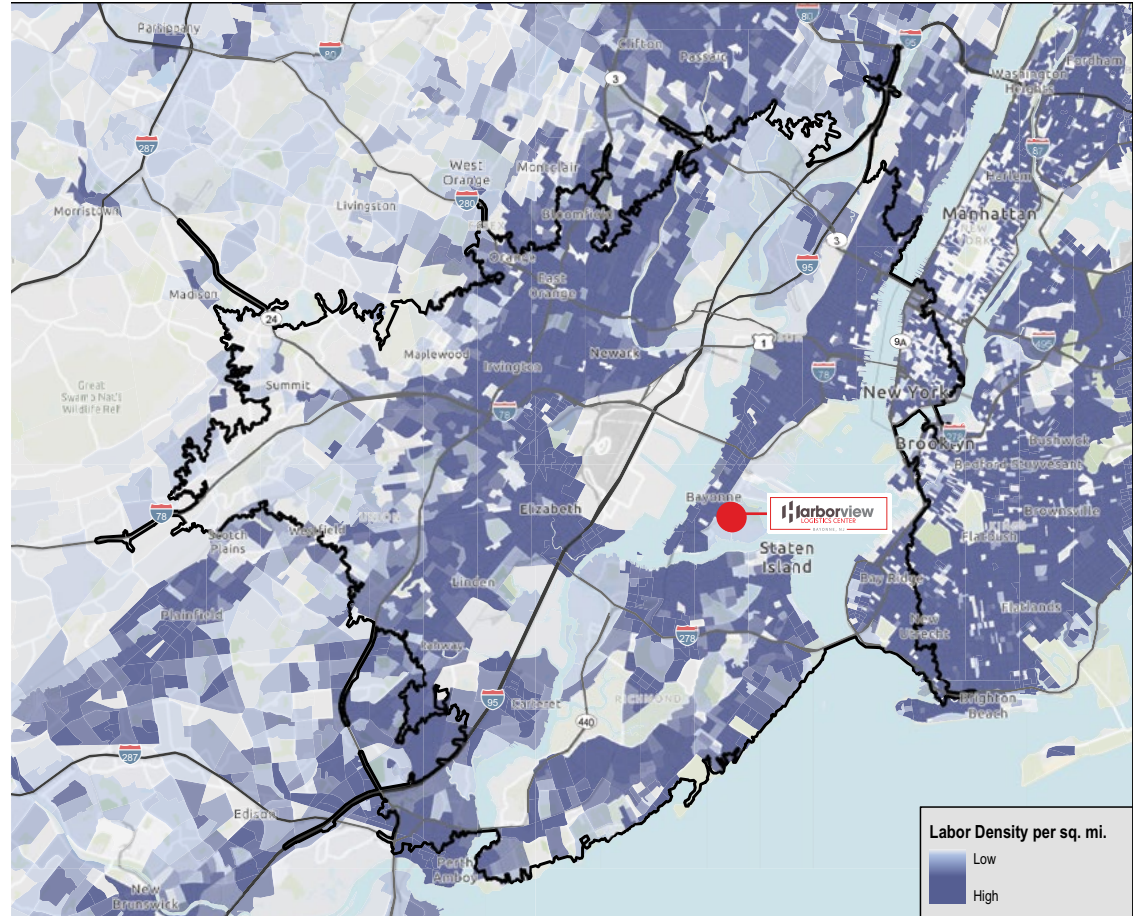
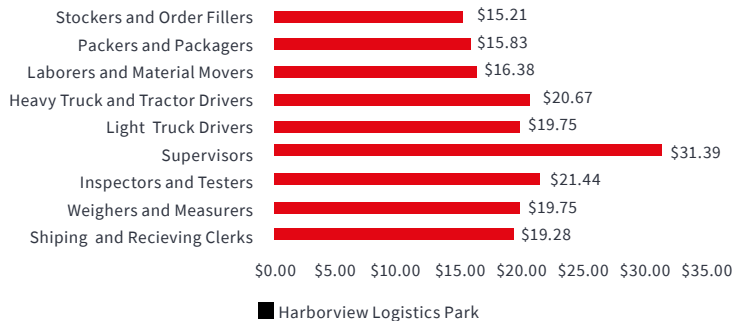
LABOR WORKFORCE

Total Population:

Hudson County 699,571
Queens: 2,283,222

Manhattan 1,633,977
Brooklyn 2,567,163

Median Hourly Warehouse Salaries (includes benefits and supplements)



2,908,30
Total Population



1,522,447
Total Labor Force



2,908,30
Unemployment Rate

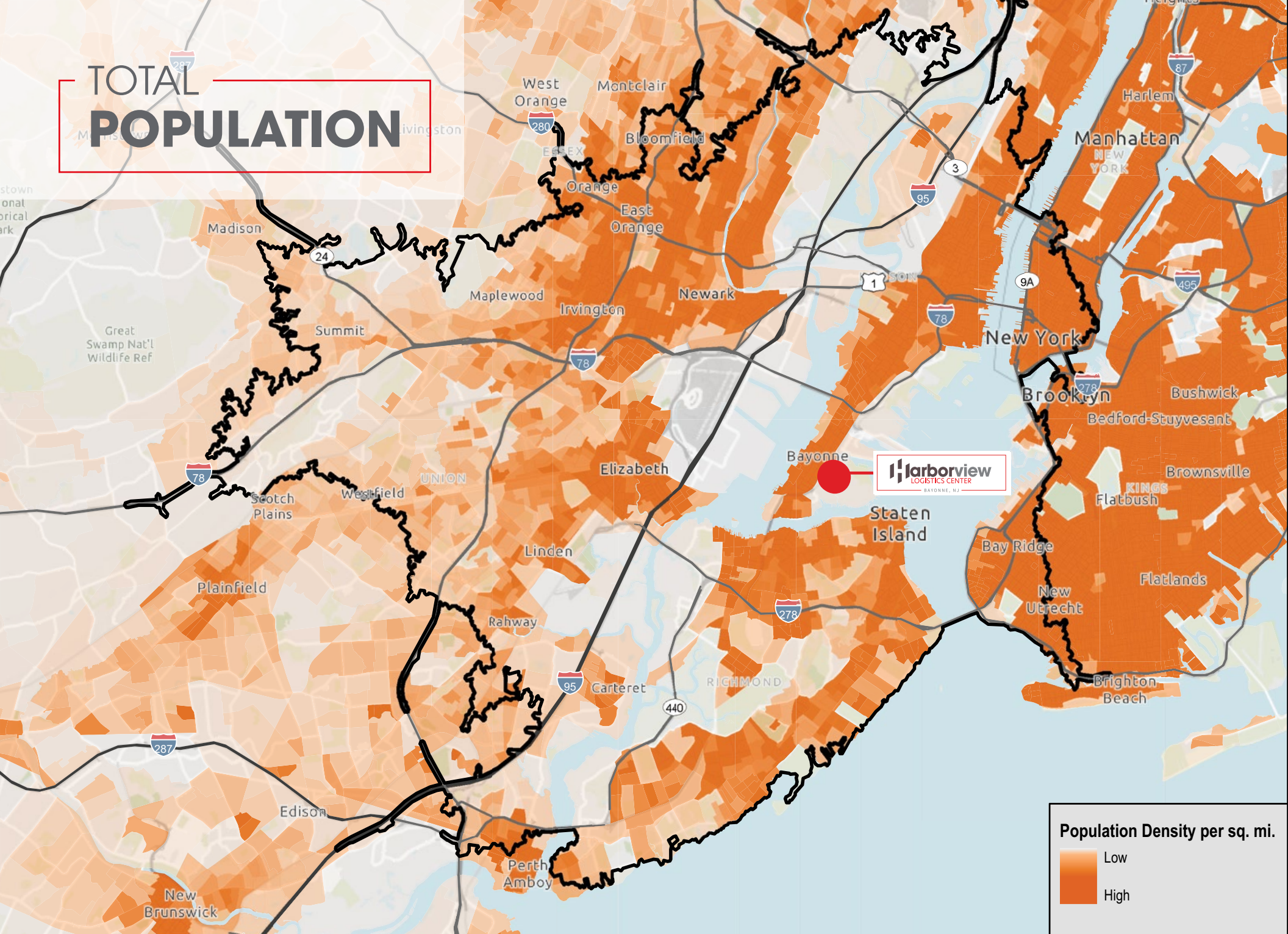


\$17.10
Warehouse Median
Hourly Wages



110,242
Transportation
Warehouse/Employees

TOTAL POPULATION



LOCATION OVERVIEW

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KEY DISTANCES

3.1 Miles

Bayonne Bridge

6.2 Miles

I-95/NJ
Turnpike

7.9 Miles

Holland Tunnel

8.1 Miles

Port Newark/
Elizabeth

16.2 Miles

Lincoln Tunnel

23.4 Miles

G.W. Bridge



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EXCLUSIVE **LEASING**



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