

111 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

55,250 SF

Industrial Development For Lease

30-Year Tax PILOT

Available Immediately



www.111mainsamboynj.com

Virtual Walk Through

Conceptual Racking Plan

WOODMONT
Industrial Partners



BUILDING SIZE
152,100 SF

AVAILABLE SPACE
55,250 SF

PROPOSED OFFICE
TO SUIT

CAR PARKING
30 STRIPED SPACES

LOADING
**8 DOCKS WITH
8 ADDITIONAL
KNOCKOUT PANELS
1 DRIVE IN DOOR**

CLEAR HEIGHT
36'

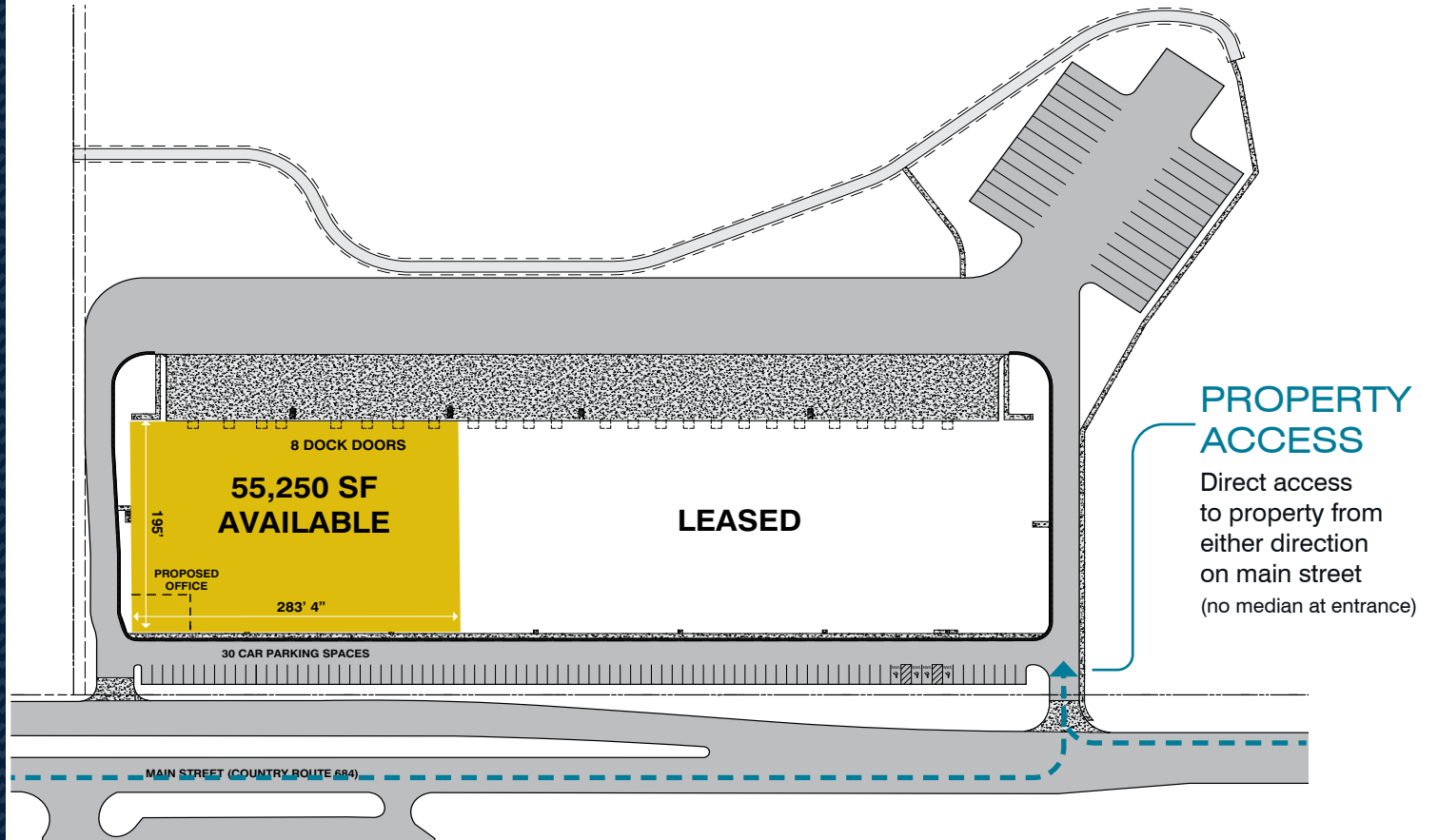
SPRINKLER SYSTEM
ESFR

LIGHTING
**LED MOTION ACTIVATED
LIGHTING**

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

SPACE DIMENSIONS
283'-4" X 195'

55,250 SF
Industrial Development For Lease



SPECIFICATIONS

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

55,250 SF

Industrial Development For Lease



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

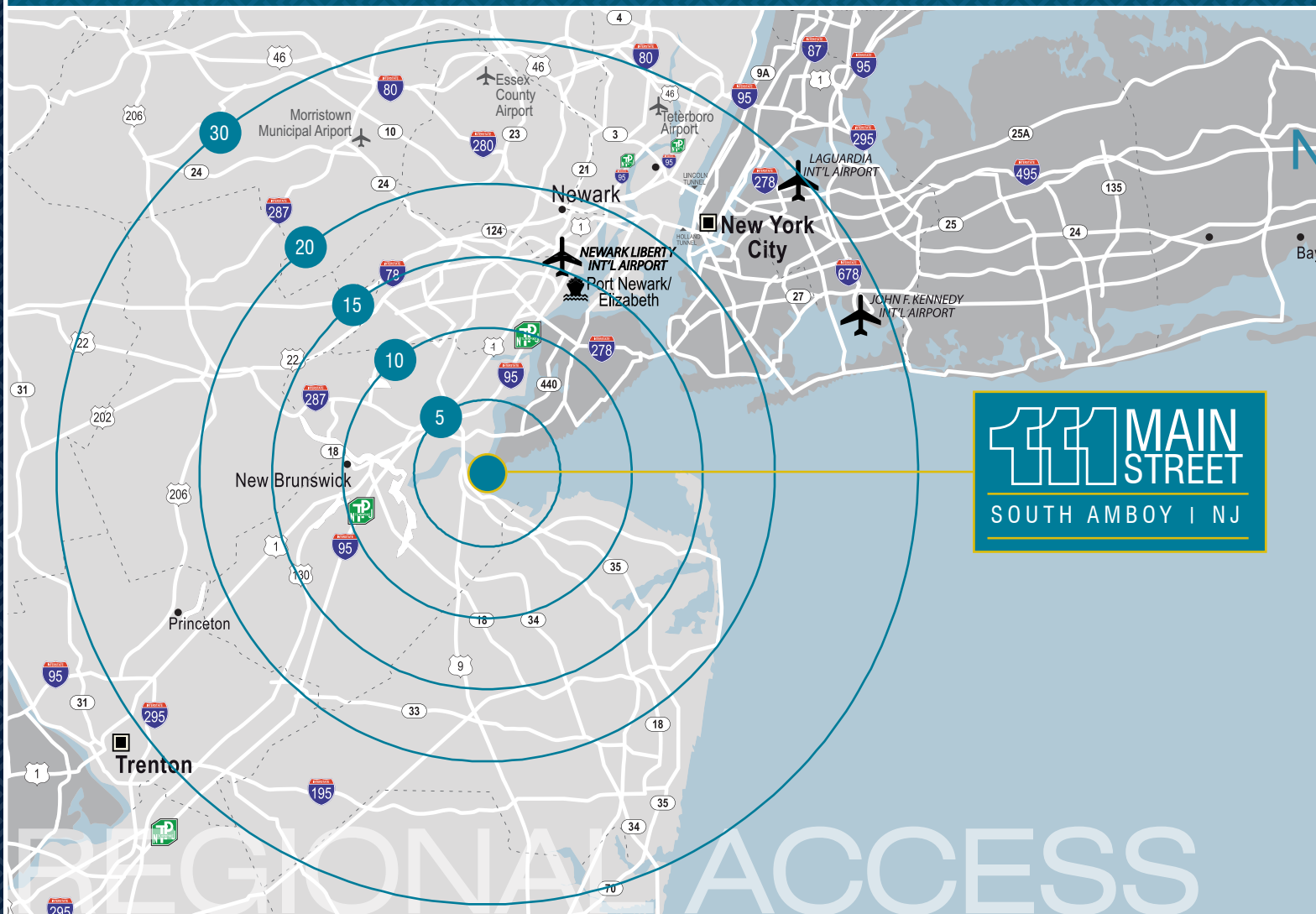
20%

Percent blue-collar workers

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

55,250 SF

Industrial Development For Lease



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