



SOUTH AMBOY | NJ

LOCATED IN THE BROAD-
WAY/ MAIN ST.
REDEVELOPMENT ZONE IN
SOUTH AMBOY, NJ



0.8M



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.111mainsamboy.com

Virtual Walk Through | Conceptual Racking Plan

WOODMONT
Industrial Partners

JLL

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

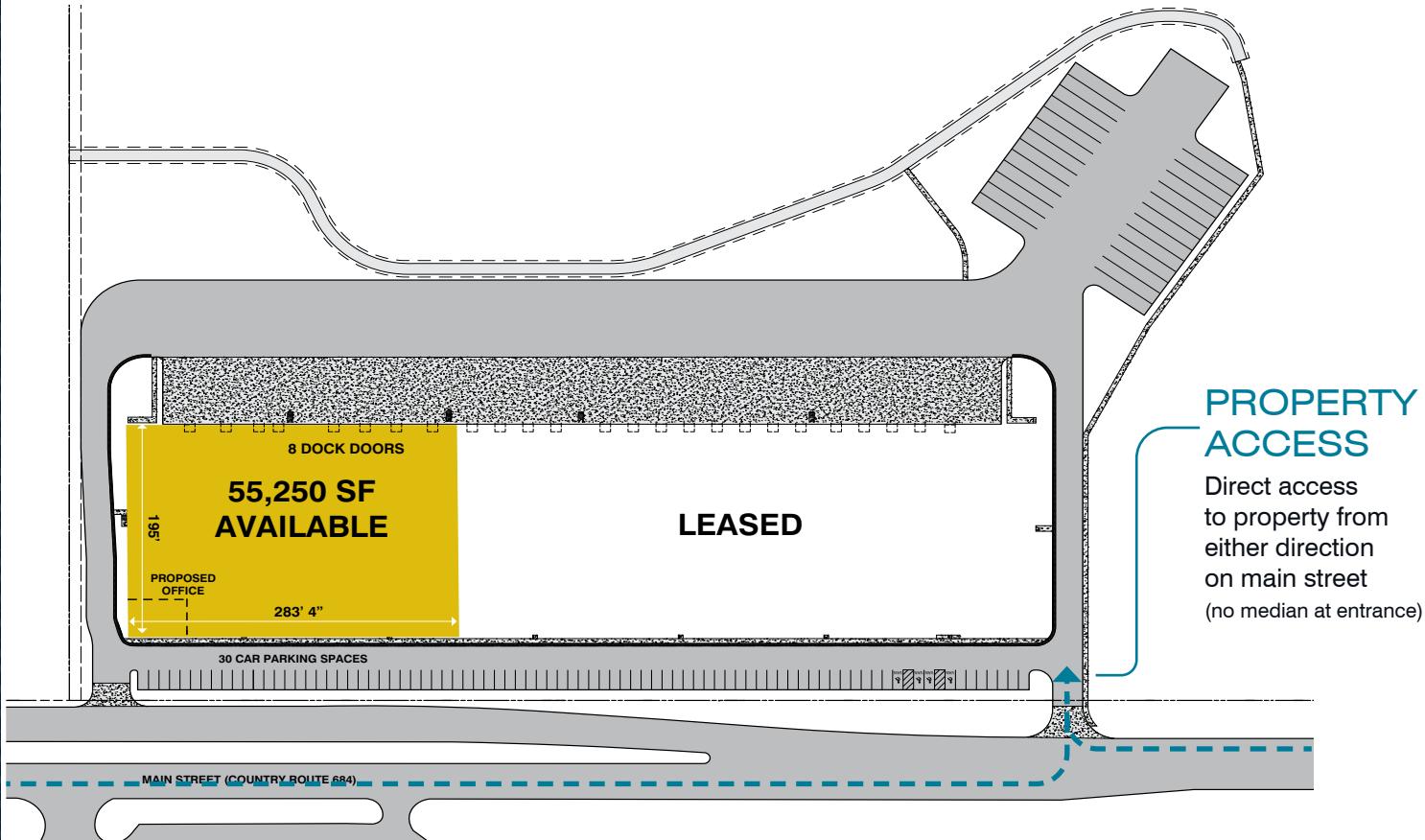
LIGHTING
LED MOTION ACTIVATED
LIGHTING

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



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



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

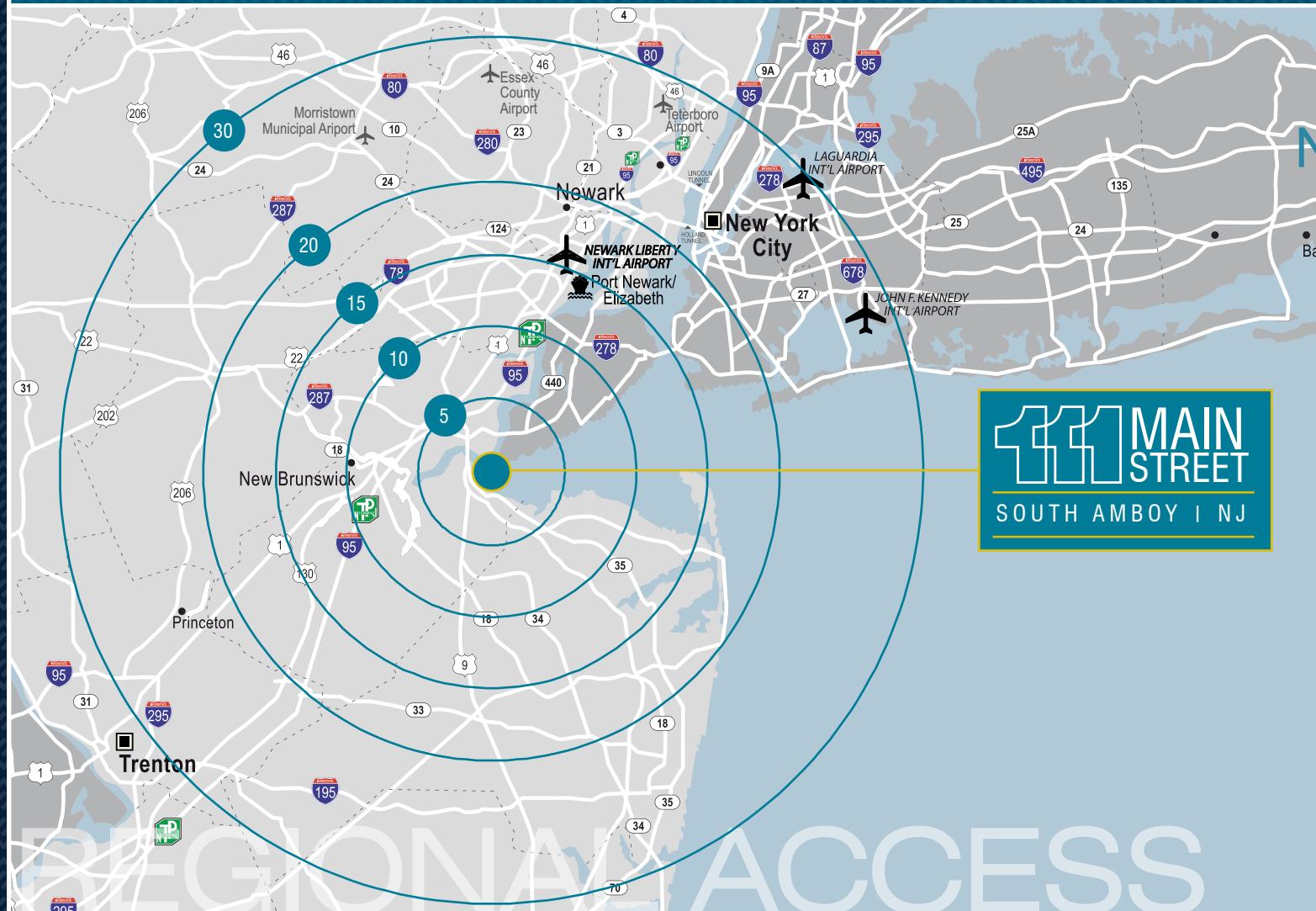
20%

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



CONTACT US:

GARY POLITI

+1 908 391 9059

GARY.POLITI@JLL.COM

DAVID KNEE

+1 201 304 3424

DAVID.KNEE@JLL.COM

MICHAEL VIERA

+1 848 327 0082

MICHAEL.VIERA@JLL.COM

www.111mainsamboy.com

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