

# **±3,313 SF INDUSTRIAL OPPORTUNITY ON ±1.435 AC FOR LEASE**

310 Manor Avenue, Harrison, New Jersey



## TABLE OF CONTENTS

**03**

EXECUTIVE  
SUMMARY

**04**

INVESTMENT  
HIGHLIGHTS

**06**

LOCATION  
OVERVIEW

**07**

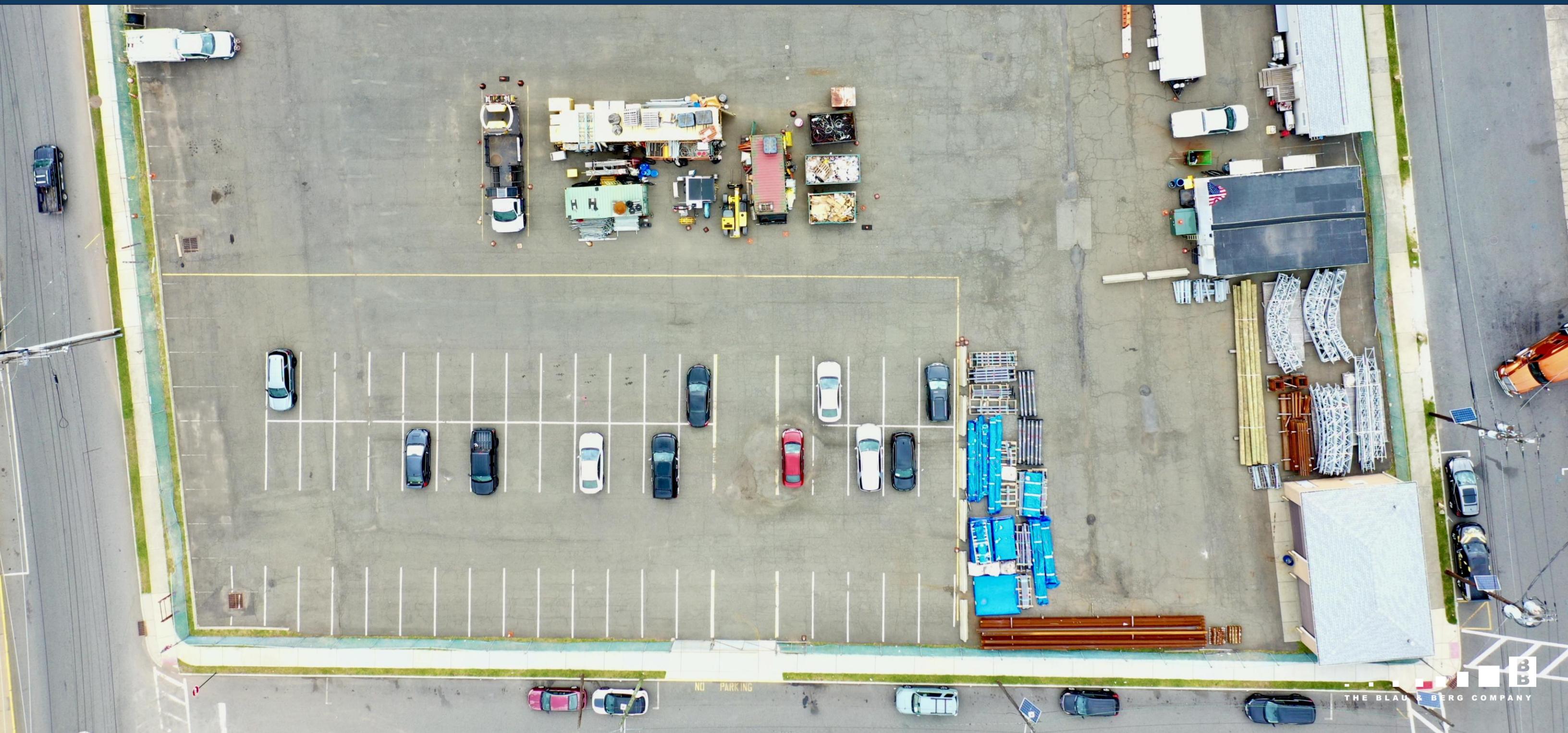
ROAD MAP

**08**

SURVEY

**11**

DEMOGRAPHICS



# DESIRABLE LOCATION & DYNAMIC OPTIONALITY



ADDRESS	
310 Manor Avenue, Harrison, New Jersey	
PROPERTY FEATURES	
Acreage:	±1.435 AC
Zoning:	Industrial/Warehouse
Taxes:	\$37,521.92
Accessibility	
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

	±1.435 AC
	Ample Loading
	Ceiling Height Varies

# DESIRABLE LOCATION & DYNAMIC OPTIONALITY



## OPTIONALITY

- 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



## IRREPLACEABLE LOCATION

- Excellent accessibility
- 2.0 miles – I-95 via 15W
- 1.2 miles – Route 280
- 5.7 miles – EWR
- 4.5 miles – Routes 1 & 9

# AT A GLANCE



PORT PLAY



FENCED & SECURED



±3,313 SF  
(3 BUILDINGS)



SPACES AND  
ACREAGE DIVISIBLE



13' – 15'  
CEILING HEIGHTS





310 Manor Avenue, Harrison,  
New Jersey

NEWARK  
INTERNATIONAL  
AIRPORT

5.7 Miles

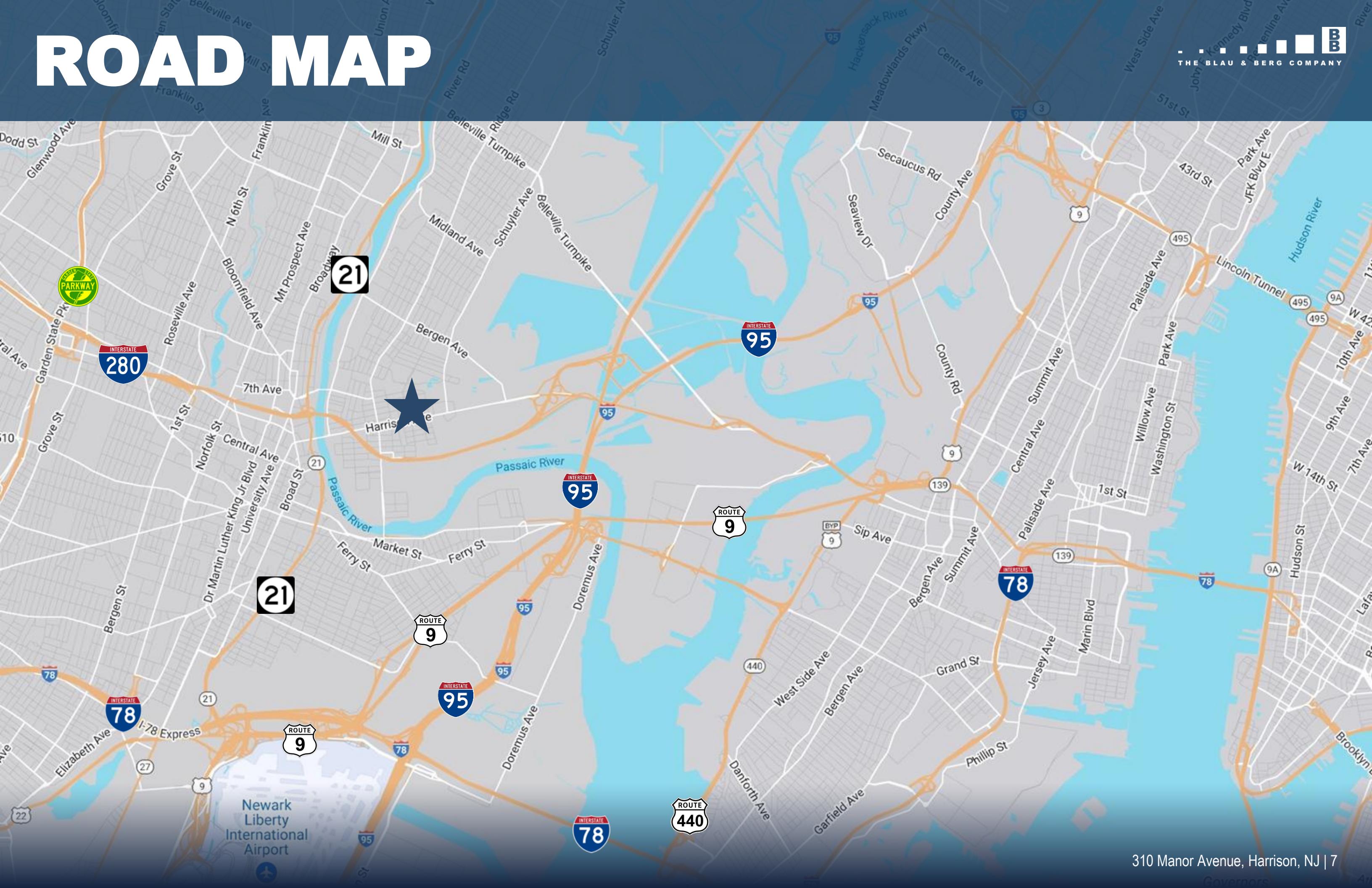
PORT NEWARK  
CONTAINER  
TERMINAL

6.9 Miles

HOLLAND  
TUNNEL

7.5 Miles

# ROAD MAP



# SURVEY

**ALTA/NSPS LAND TITLE SURVEY**

**310 MANOR AVENUE**  
**HARRISON, NEW JERSEY 07029**  
**HUDSON COUNTY**

**SITE INFORMATION**

NF: SUPOR MT LLC  
310-314 MANOR STREET  
APN: 04 02200-0000-0001  
62.516 ± SQUARE FEET, OR 1.435 ± ACRES

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OUR REPUBLIC TITLE INSURANCE COMPANY, TITLE COMMITMENT #NJ-302299-24, DATED JULY 18, 2024.

**SCHEDULE A DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITuate, LYing AND BEing IN THE TOWn OF HARRISON, COUNTY OF HUdSON AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOwS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF WILHELM STREET WHERE THE SAME IS INTERSECTED BY THE WESTERLY LINE OF WORTHINGTON AVENUE, THENCE

1. SOUTH 86 DEGREES 44 MINUTES WEST, ALONG SAID LINE OF WILHELM STREET, 312.58 FEET TO THE EASTERLY LINE OF MANOR AVENUE, THENCE
2. NORTH 08 DEGREES 44 MINUTES WEST, ALONG SAID LINE OF MANOR AVENUE, 200.92 FEET TO THE SOUTHERLY LINE OF WARREN STREET, THENCE
3. NORTH 86 DEGREES 44 MINUTES EAST, ALONG SAID LINE OF WARREN STREET, 312.58 FEET TO THE WESTERLY LINE OF WORTHINGTON AVENUE, THENCE
4. SOUTH 08 DEGREES 44 MINUTES EAST, ALONG SAID LINE OF WORTHINGTON AVENUE, 200.92 FEET TO THE POINT AND PLACE OF BEGINNING.

**NOTES CORRESPONDING TO SCHEDULE B**

NO APPLICABLE SCHEDULE B ITEMS AT TIME OF ALTA SURVEY

**LEGEND & SYMBOLS**

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- HANDICAP PARKING
- FIRE HYDRANT
- LIGHT POLE
- POST POLE
- WATER VALVE
- DRAIN INLET
- ELECTRIC METER
- BOARD
- GAS METER
- GAS VALVE
- SIGN
- UTILITY MANHOLE
- MEASURED/CALCULATED DIMENSION
- RECORDED DIMENSION
- N.F. NEVER FORMERLY
- B.H.L. BUILDING HEIGHT LOCATION
- N.G. NATURAL GROUND
- P.O.B. POINT OF BEGINNING
- B.G.D. BUILDING LINE
- BASEMENT LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- x — x — FENCE LINE

**PARKING INFORMATION**

REGULAR=72  
HANDICAP=0  
TOTAL=72

**FLOOD ZONE INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP. COMMUNITY FLOOD INSURANCE, WHICH BEARS AN EFFECTIVE DATE OF 08/15/2006 AND IS NOT A SPECIAL FLOOD HAZARD AREA.

ZONE 'X' = AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE 'X' IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

**BASIS OF BEARING**

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHEAST PROPERTY LINE AND BEING THE NORTH R/W LINE OF WILHELM STREET. THE BEARING IS BEING SET AT N 86° 44' 29.3" W 21° 39' 0" GPS COORDINATE OBSERVATIONS NEW JERSEY STATE PLANE, NAD83.

LATITUDE = +40°44'44.293"  
LONGITUDE = -74°08'50.347"  
CONVERGENCE ANGLE = 0°348.710"

**SIGNIFICANT OBSERVATIONS**

NOw OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

**UTILITY INFORMATION**

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND UTILITIES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

**VICINITY MAP**

NOT TO SCALE

**GENERAL NOTES**

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS AUGUST 16, 2024.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF MANOR AVENUE AND WARREN STREET, WHICH ABSORBS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WILHELM STREET AND WARREN STREET, BEING THE ADJOINING PUBLIC RIGHT-OF-WAY.
11. EXCEPT AS SPECIALLY STATED OR SHOWN, THIS SURVEY DOES NOT PURPORT TO DETERMINE THE LOCATION OF MINERALS AND PHYSICAL OBSTRUCTIONS RELATED THERETO. THE EXISTENCE OF THESE ITEMS INDICATES THAT THE LEGAL INSTRUMENT 'AFFECTS' THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDES THE EXISTENCE OF THESE ITEMS. IN THE ADJOINING PROPERTY, THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
12. NO SURVEYOR OR ANY PERSON OTHER THAN A LICENSED NEW JERSEY ATTORNEY PROVIDED LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY. THE SUBJECT PROPERTY, THE PURPOSE OF THIS SURVEY AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS IS NOT INTENDED TO LOCATE THE LOCATIONS AND PHYSICAL OBSTRUCTIONS RELATED THERETO. THE EXISTENCE OF THESE ITEMS INDICATES THAT THE LEGAL INSTRUMENT 'AFFECTS' THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDES THE EXISTENCE OF THESE ITEMS. IN THE ADJOINING PROPERTY, THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HUdSON COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO PLOTABLE OFFSITE (I.E. APPURTENANT EASEMENTS) DISCLOSED IN PLAT OR MAP WERE ANNOTATED OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
16. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, ANY PLOTABLE OFFSITE (I.E. APPURTENANT EASEMENTS) DISCLOSED IN PLAT OR MAP WERE ANNOTATED OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
17. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
18. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

**SURVEYOR'S CERTIFICATE**

TO: OLD REPUBLIC TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2024 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/16/2024.

DATE OF PLAT OR MAP: 08/19/2024

**ZONING INFORMATION**

PROPERTY IS CURRENTLY ZONED  
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE	INDUSTRIAL	
MIN. SETBACKS FRONT	0'9"	
MIN. SETBACKS SIDE	1'8"	
MIN. SETBACKS REAR	269.5'	
MAX. BUILDING HEIGHT	15'	
MIN. LOT AREA	62.516 SQ FT	
MIN. LOT WIDTH	312'	
MAX. BLDG COVERAGE	52%	
PARKING REGULAR	72	
PARKING HANDICAP	NONE	
PARKING TOTAL	72	

**BLEW**

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAVERETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.5626 | FAX: 479.582.1883  
WWW.BLEWINC.COM

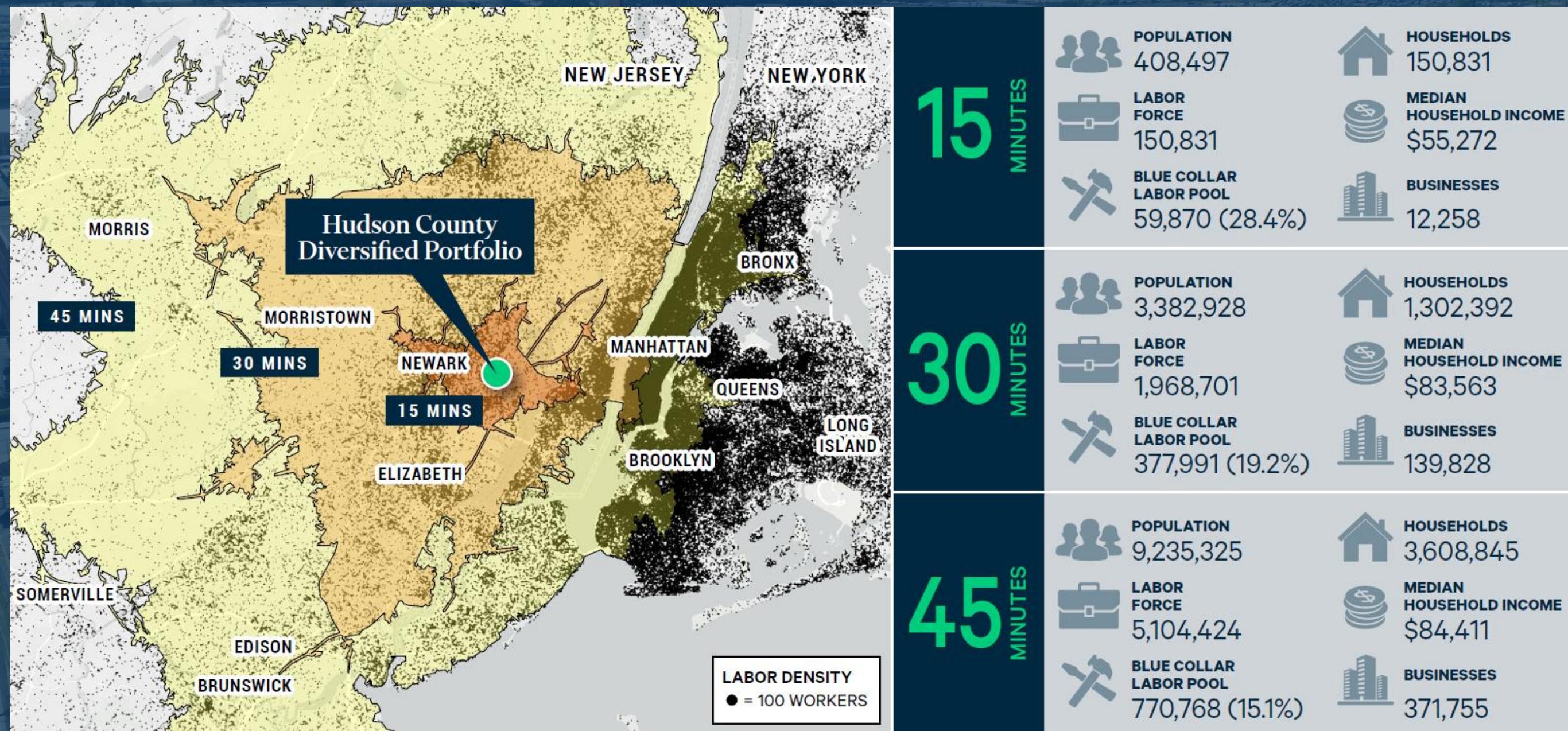
**SURVEYOR JOB NUMBER:** 24-5410  
**SURVEY DRAWN BY:** MID - 08/19/2024

**SURVEY REVIEWED BY:** SHEET:

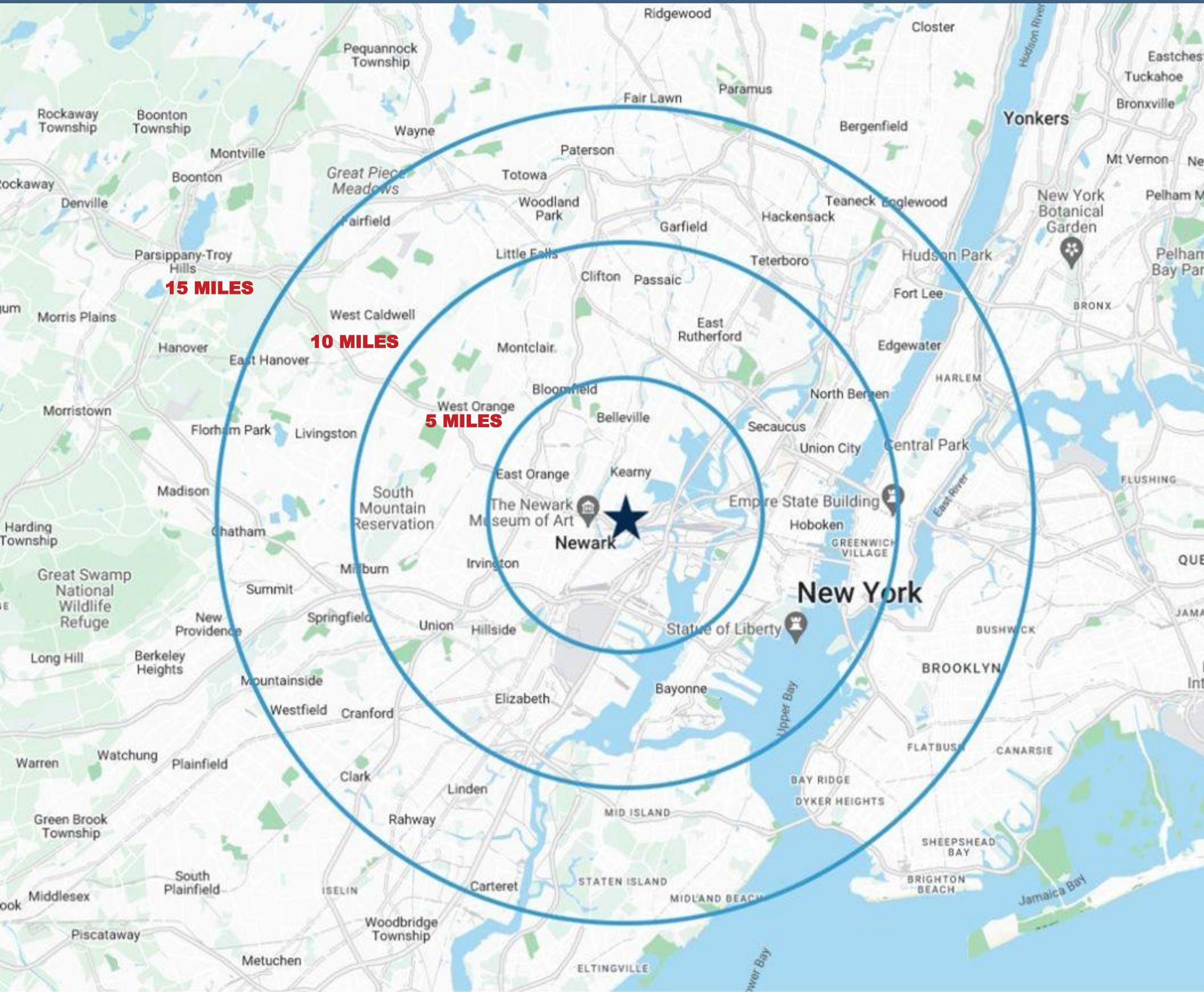


## UNPARALLELED ACCESS TO INFRASTRUCTURE, LABOR & CONSUMERS

- 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 quarter-over-quarter and year-over-year.



# DEMOGRAPHICS



- 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

- 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

- 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

## PLEASE CONTACT:

### **JASON M. CRIMMINS, SIOR, CCIM**

President  
973.379.6644 ext 122  
[jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)

### **ALESSANDRO (ALEX) CONTE, SIOR, CCIM**

Executive Vice President  
973.379.6644 ext 131  
[aconte@blauberg.com](mailto:aconte@blauberg.com)

### **PETER J. MURANO, JR., SIOR**

Executive Managing Director  
973.379.6644 ext 114  
[pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)

### **DYLAN MEADE**

Associate Director  
973.379.6644 ext 115  
[dmeade@blauberg.com](mailto:dmeade@blauberg.com)

### **TROY SCHAAFSMA**

Director  
973.379.6644 ext 116  
[troys@blauberg.com](mailto:troys@blauberg.com)

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

