

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

310 Manor Avenue, Harrison, New Jersey





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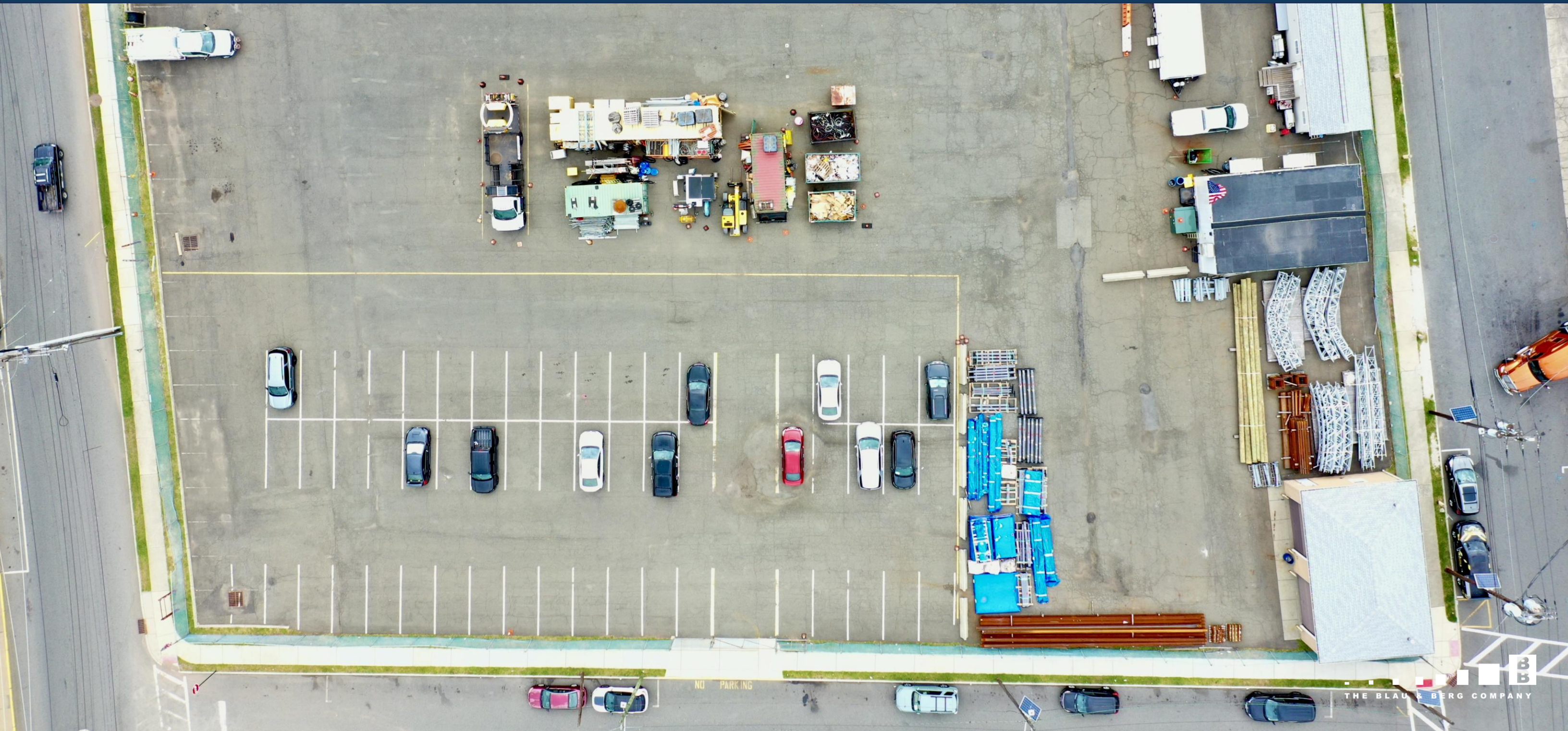
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# DESIRABLE LOCATION & DYNAMIC OPTIONALITY



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

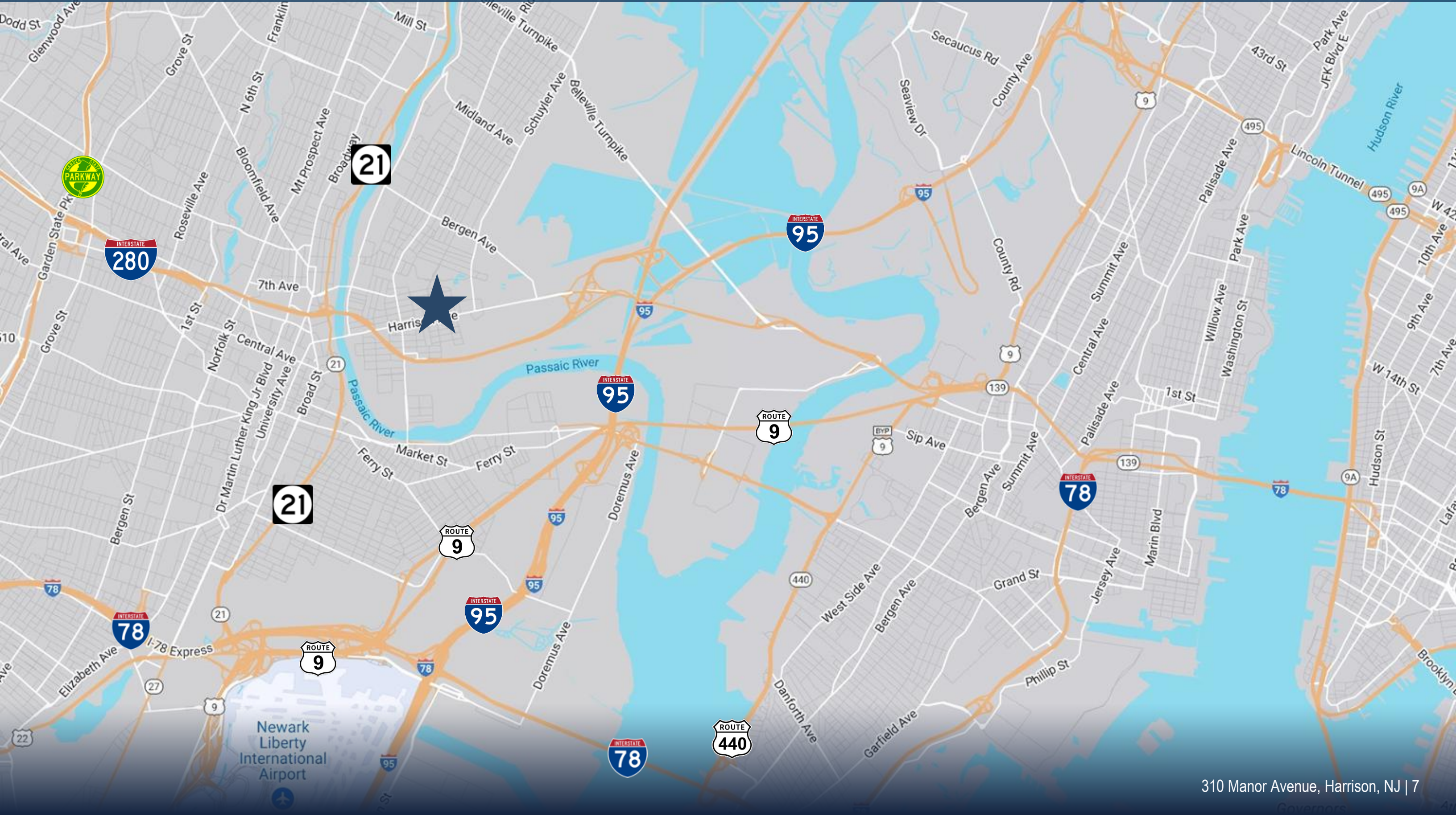








# ROAD MAP





## ALTA/NSPS LAND TITLE SURVEY

310 MANOR AVENUE  
HARRISON, NEW JERSEY 07029  
HUDSON COUNTY

### SITE INFORMATION

N/P: SUPOR MT LLC  
310-314 MANOR STREET  
APN: 04 00200-0000-00001  
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 OLD 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
- SET MONUMENT AS NOTED
- ⬢ COMPUTED POINT
- ⬢ HANDICAP PARKING
- ⬢ FIRE HYDRANT
- ⬢ LIGHT POLE
- ⬢ POWER POLE
- ⬢ WATER VALVE
- ⬢ DRAIN INLET
- ⬢ ELECTRIC METER
- ⬢ BOLLARD
- ⬢ GAS METER
- ⬢ GAS VALVE
- ⬢ SIGN
- ⬢ UTILITY MANHOLE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/P NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- NG NATURAL GROUND
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- CL CENTERLINE
- - - FENCE LINE

### PARKING INFORMATION

REGULAR- 72  
HANDICAP- 2  
TOTAL- 72

### FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34017C0082D, WHICH BEARS AN EFFECTIVE DATE OF 08/16/2006 AND IS NOT IN 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

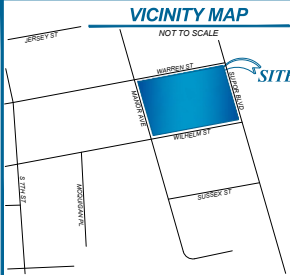
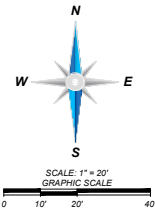
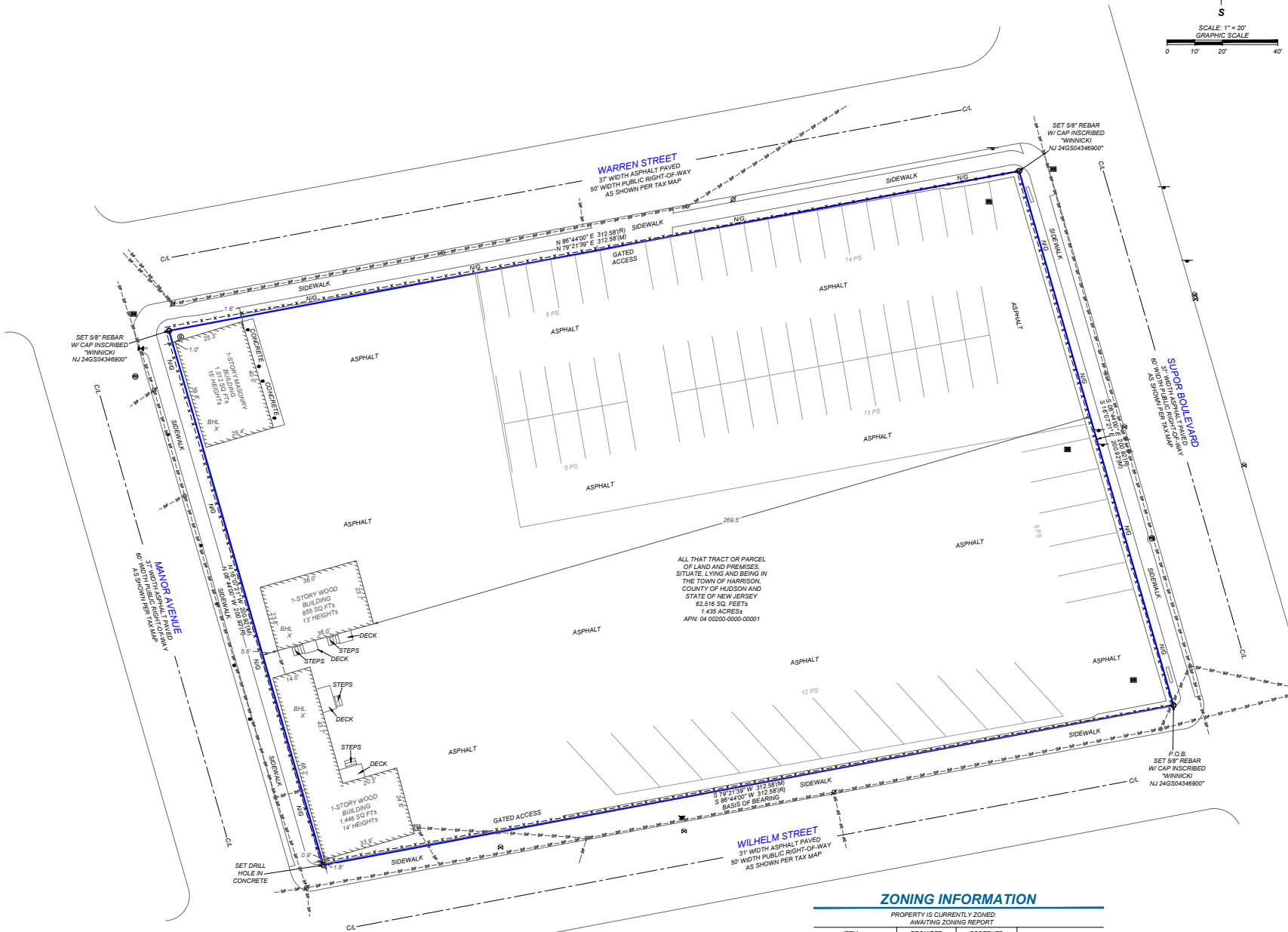
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHEAST PROPERTY LINE AND BEING THE NORTH RW LINE OF WILHELM STREET. THE BEARING IS DENOTED AS 379°21'39" PER GPS COORDINATE OBSERVATIONS NEW JERSEY STATE PLANE, NAD83.  
LATITUDE = 40°44'44.2973"  
LONGITUDE = 74°08'50.3473"  
CONVERGENCE ANGLE = 0°13'48.7107"

### SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

### UTILITY INFORMATION

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



### 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, SLUMP, 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 ABUTS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WILHELM STREET AND WARREN STREET, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW JERSEY ATTORNEY MAY PROVIDE 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 ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT AFFECTS THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT 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 VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO 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 THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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

ROBERT J. WINNICKI  
PROFESSIONAL LAND SURVEYOR NO. 24G50434900  
STATE OF NEW JERSEY  
C.O.A. 24G428378100

# BLEW

Surveying | Engineering | Environmental

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EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:  
24-5410

SURVEY REVIEWED BY:  
JCH

SURVEY DRAWN BY:  
MFD - 08/19/2024

SHEET:  
1 OF 1

### 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		5.2%
PARKING REGULAR		72
PARKING HANDICAP		NONE
PARKING TOTAL		72

PARKING INFORMATION:

DATE	REVISION HISTORY	BY

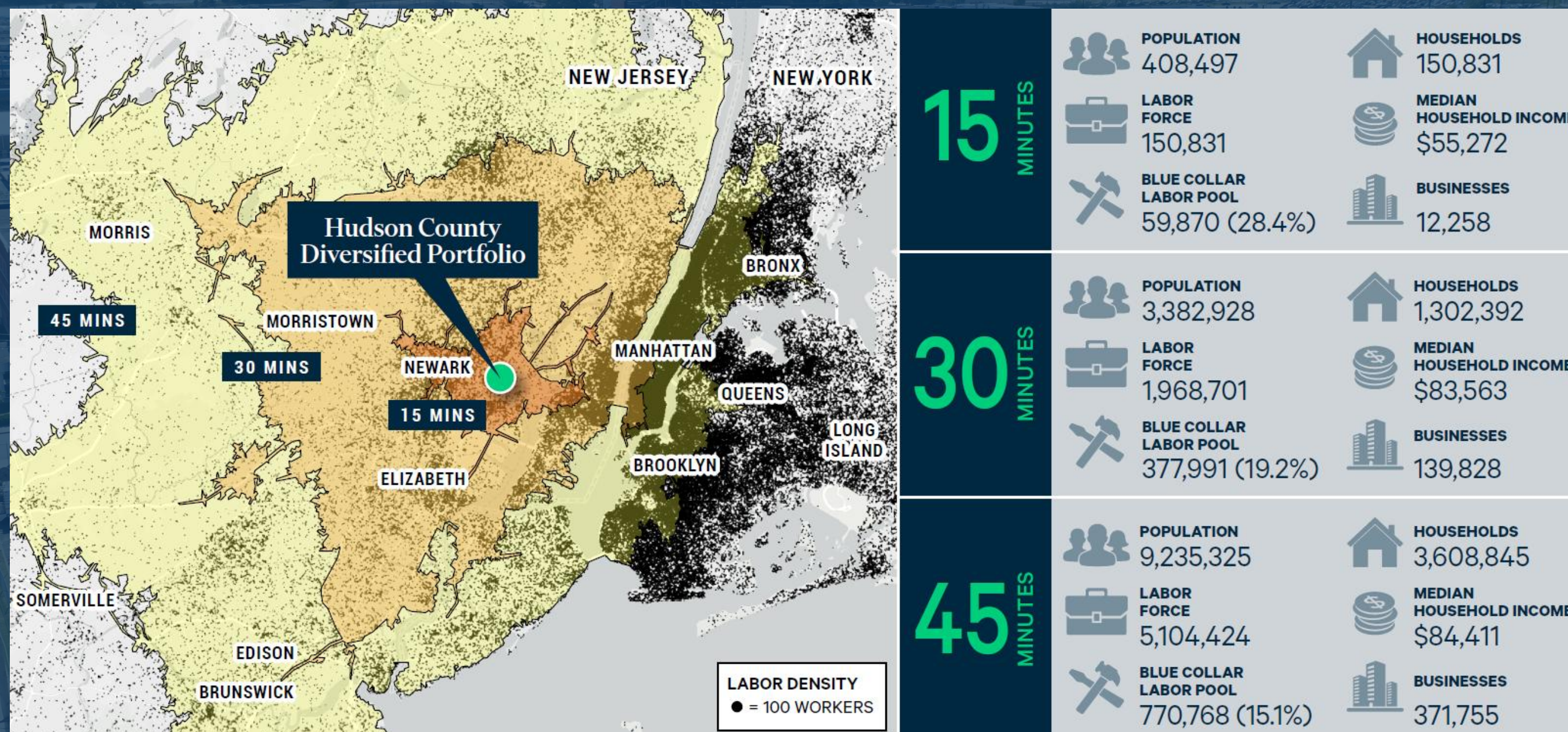






## UNPARALLELED ACCESS TO INFRASTRUCTURE, LABOR & CONSUMERS

- 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



## 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

## 10 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

## 15 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

## PLEASE CONTACT:

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