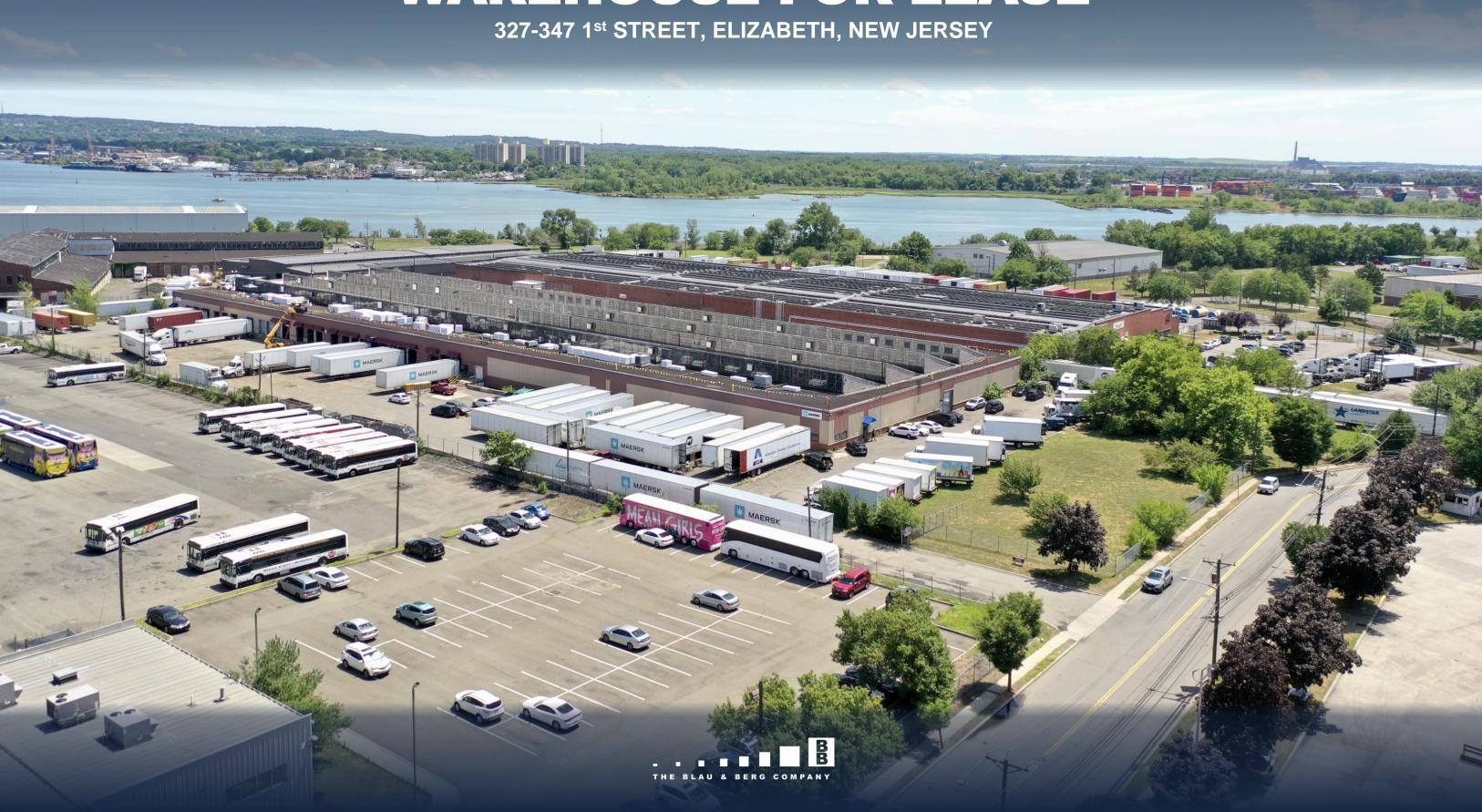
±128,019 SF INDUSTRIAL WAREHOUSE FOR LEASE





EXECUTIVE SUMMARY

04

INVESTMENT HIGHLIGHTS TABLE OF CONTENTS

06

LOCATION OVERVIEW

80

SITE PLAN 10

DEMOGRAPHICS

THE OFFERING

327-347 1st Street offers flexibility in addressing the operational requirements of a wide array of uses and is an excellent choice for any company requiring access to an ample labor force and a location with unmatched access to NYC, Port Newark/Elizabeth, and every major highway in the Tri-State area including Routes 1 & 9, Route 78 and the New Jersey Turnpike.

The facility is 16 miles from New York City via the Holland Tunnel, in the heart of the most densely populated region in the US, and is less than 5 miles from the Ports of Newark & Elizabeth, the largest ports on the East Coast.

The 247,446 sq ft building offers 16' ceilings, and a 120' truck court, and sits on fully fenced, secured, and paved property, there are 26 tailgate height loading doors as well as one drive-in door. The Owners will deliver the building with a new roof (in process).

66,163 sq ft located on the ground floor with an additional 59,854 sq ft located in the basement with access via external drive-in, two interior floor cutouts, and two freight elevators.



SPACE AVAILABLE		
Basement	1 st Floor	Mezzanine
59,854 SF	66,163 SF	2,002 SF









COMPELLING PORT MARKET FUNDAMENTALS

- Strong leasing momentum continues in 1Q2024 with new leasing activity reaching 5 MSF
- Port volume at Newark and Elizabeth has surged this past quarter
- Rents have stabilized
- NY Tri-State connects over 100 million consumers in a single day

IRREPLACEABLE LOCATION

- Excellent accessibility via NJ Turnpike, Route 1 & 9
- Drive mileage from the property
- 3 miles EWR
- 2 miles Port Elizabeth
- 11 miles Verazzano bridge
- 20 miles Manhattan

AT A GLANCE







PORT PLAY

FENCED & SECURED

26 LOADING DOCKS 1 DRIVE-IN



66,163 SF GROUND FLOOR 59,854 SF BASEMENT



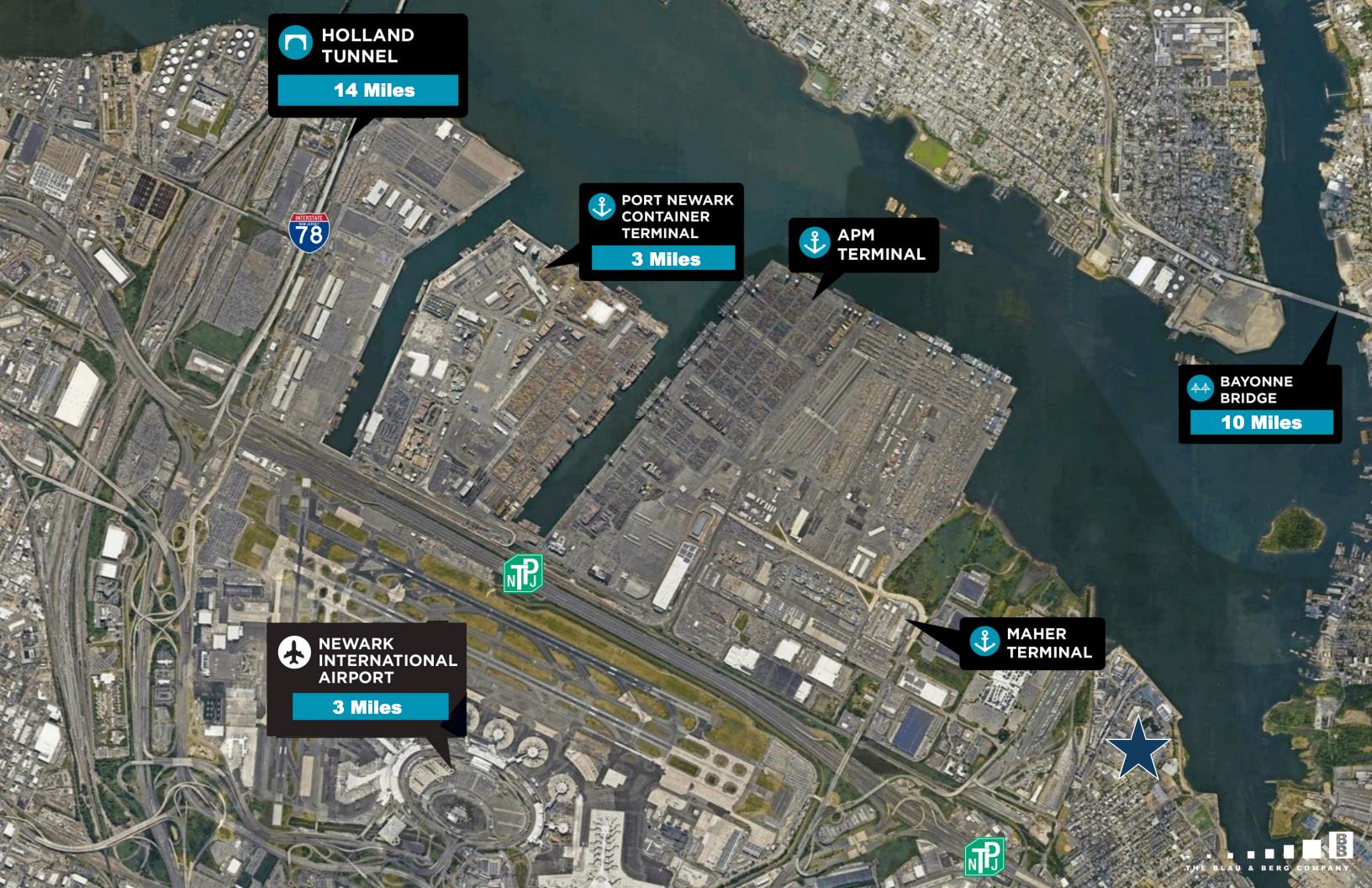
COLUMN SPACING 40' x 60'



CLEAR HEIGHT 1st floor: 16' Basement: 10'

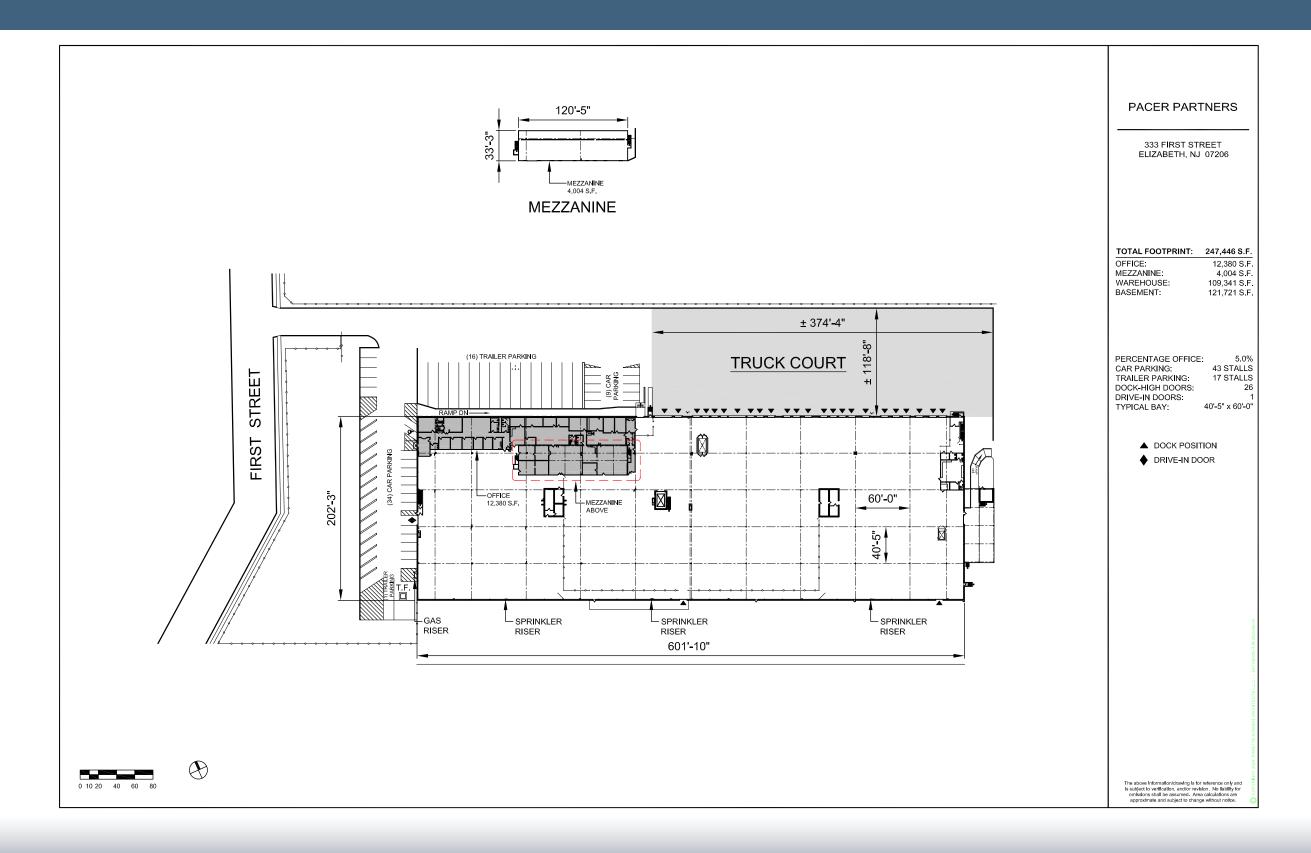






SITE PLAN





SITE PLAN

PACER PARTNERS

333 FIRST STREET ELIZABETH, NJ 07206

 TOTAL FOOTPRINT:
 247,446 S.F.

 OFFICE:
 12,380 S.F.

 MEZZANINE:
 4,004 S.F.

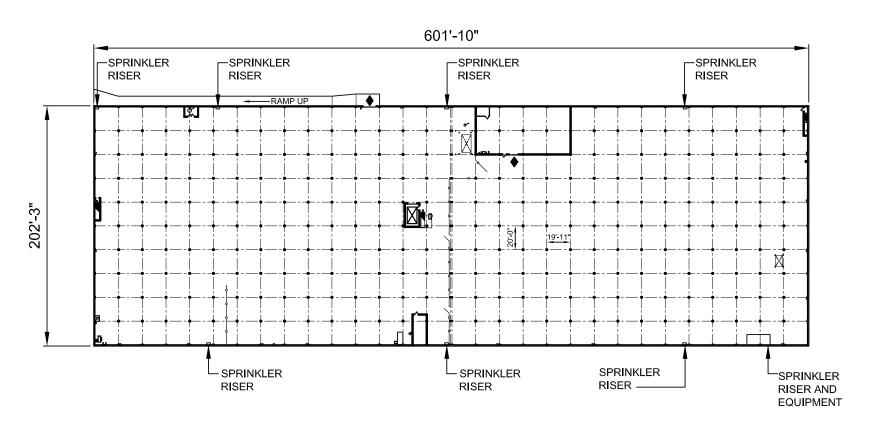
 WAREHOUSE:
 109,341 S.F.

 BASEMENT:
 121,721 S.F.

PERCENTAGE OFFICE: 5.0%
CAR PARKING: 43 STALLS
TRAILER PARKING: 17 STALLS
DOCK-HIGH DOORS: 26
DRIVE-IN DOORS: 1
TYPICAL BAY: 40'-5" x 60'-0"

▲ DOCK POSITION

♦ DRIVE-IN DOOR



BASEMENT

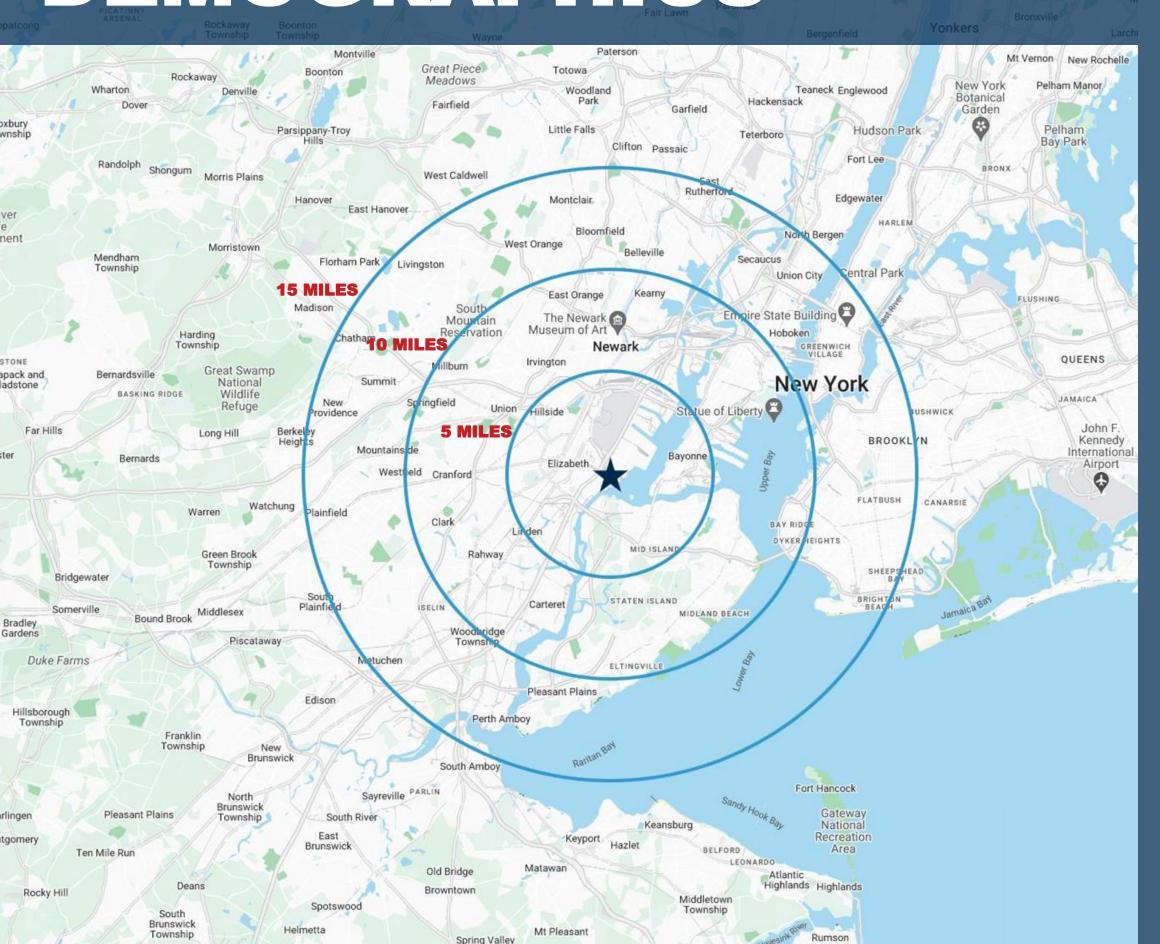
0 10 20 40 60 80



The above Information/drawing is for reference only and is subject to verification, and/or revision. No liability for omissions shall be assumed. Area calculations are approximate and subject to change without nolice.

DEMOGRAPHICS





5 MILES

• Total Population: 563,369

• Households: 199,400

• Median Household Income: \$84,727

• Average Household Size: 2.8

• Transportation to Work: 278,504

• Labor Force: 452,291

10 MILES

• Total Population: 2.62M

• Households: 980,812

• Median Household Income: \$100,758

• Average Household Size: 2.6

• Transportation to Work: 1.34M

• Labor Force: 2.12M

15 MILES

• Total Population: 6.94M

• Households: 2.79M

Median Household Income: \$109,578

Average Household Size: 2.4

• Transportation to Work: 3.64M

• Labor Force: 5.69M

FOR MORE INFORMATION

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