



CROSS STREET
LOGISTICS CENTER

Delivering Q3, 2024



2-Building Industrial Park for Lease

Bogota, NJ | Meadowlands Submarket
98,400 SF and 89,130 SF Industrial Buildings



Building Specifications

Building 1 - Ridgefield Park

Total SF 98,400 SF

Office SF To Suit

Clear Height 36'

Dock Doors 11

Drive-in Doors 1

Car Parking 100 spaces

Column Spacing 47'6" x 48'

Speed Bay 60'

Building 2 - Bogota

Total SF 89,130 SF

Office SF To Suit

Clear Height 36'

Dock Doors 10

Drive-in Doors 1

Car Parking 145 spaces

Column Spacing 50' x 53'

Speed Bay 60'

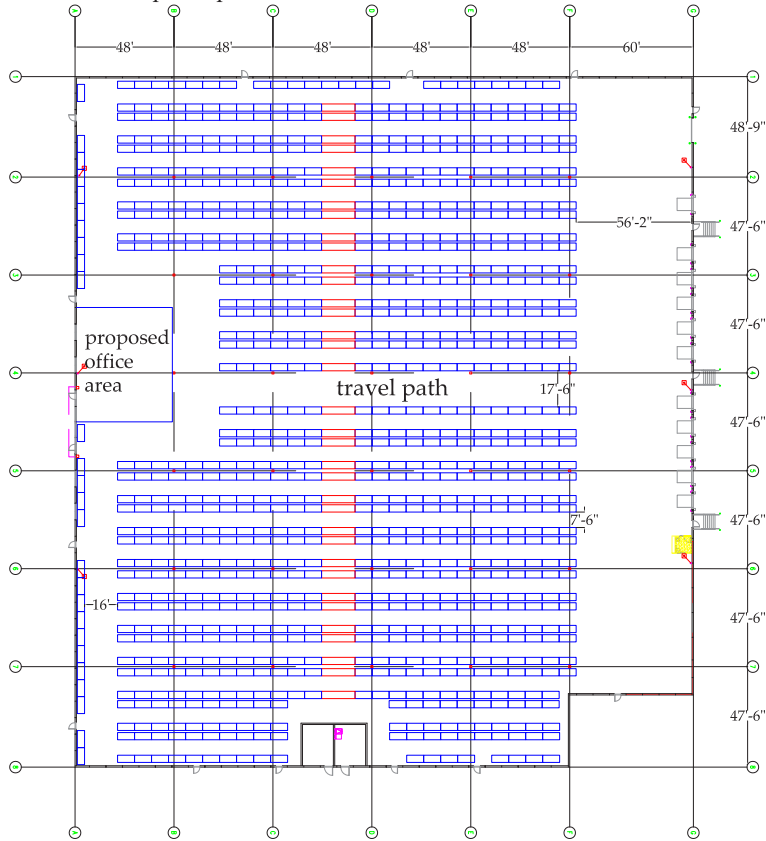


Site Plan

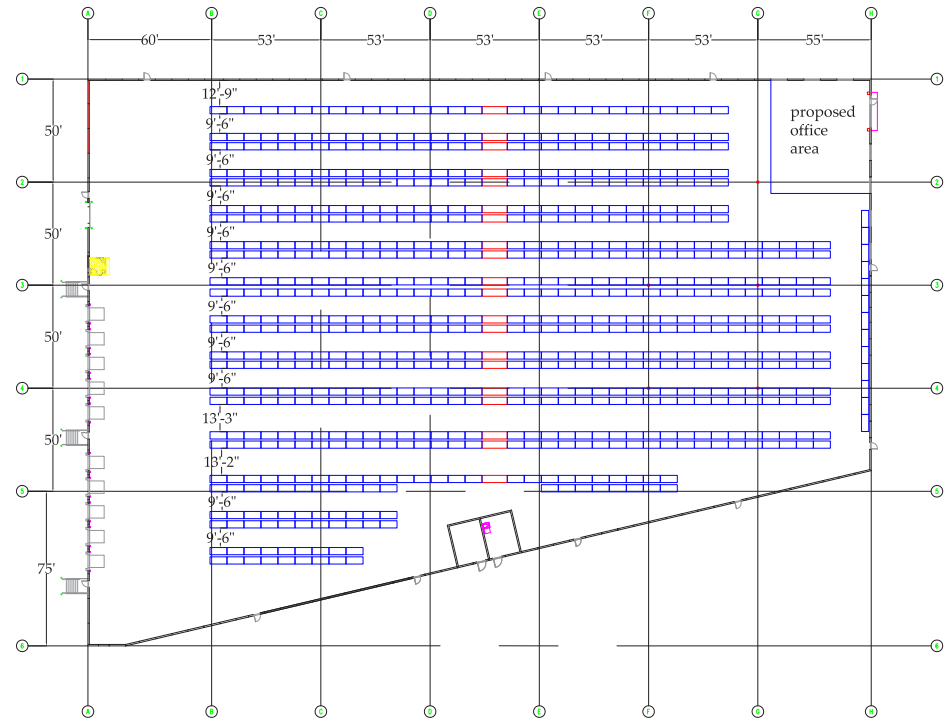


Potential Racking Layouts

30 Cross St.
Ridgefield Park, NJ - Bldg. 1
Very Narrow Aisle Racking
+/-9,800 pallet positions

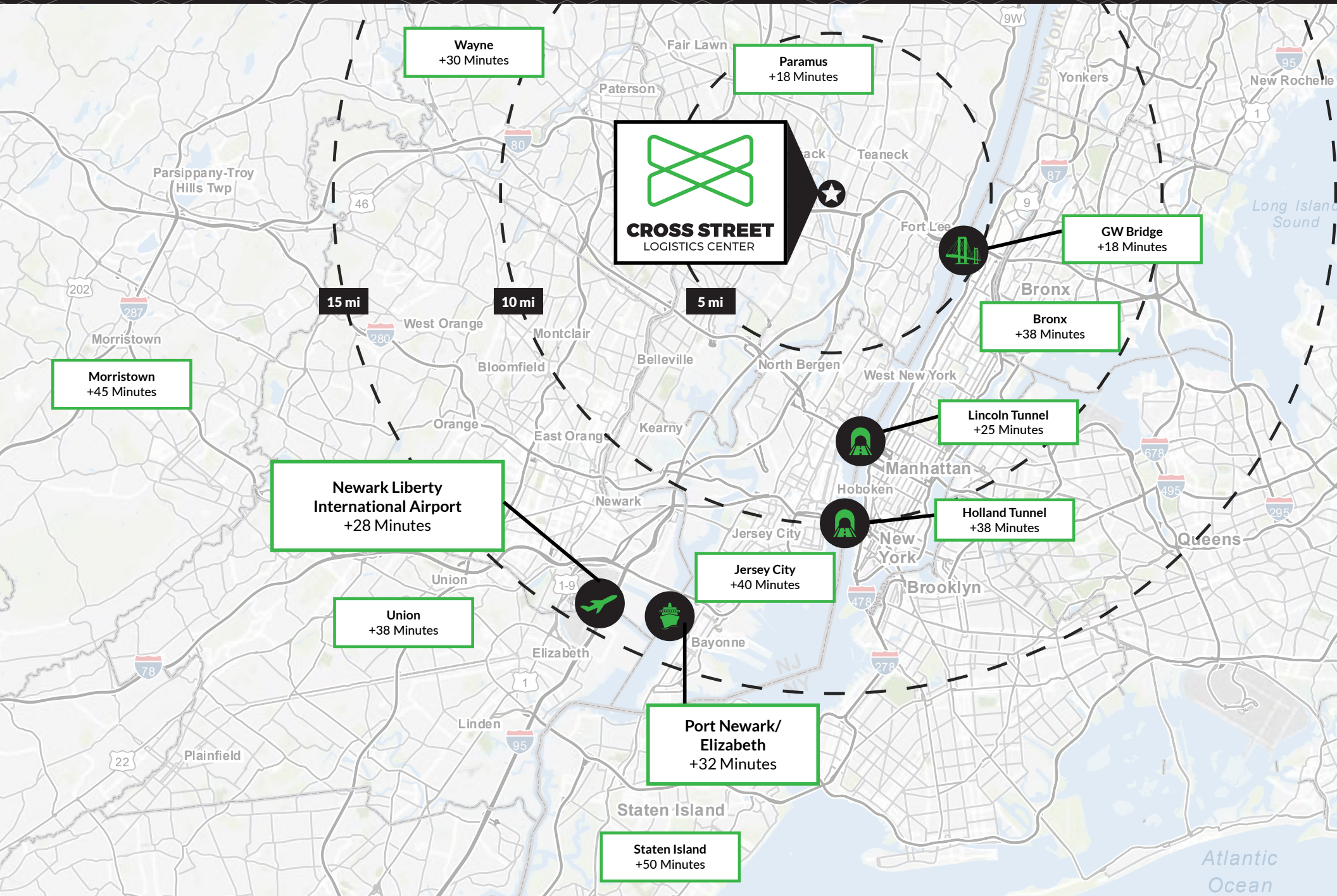


30 Cross St.
Bogota, NJ - Bldg. 2
Narrow Aisle Racking
~7,375 pallet positions

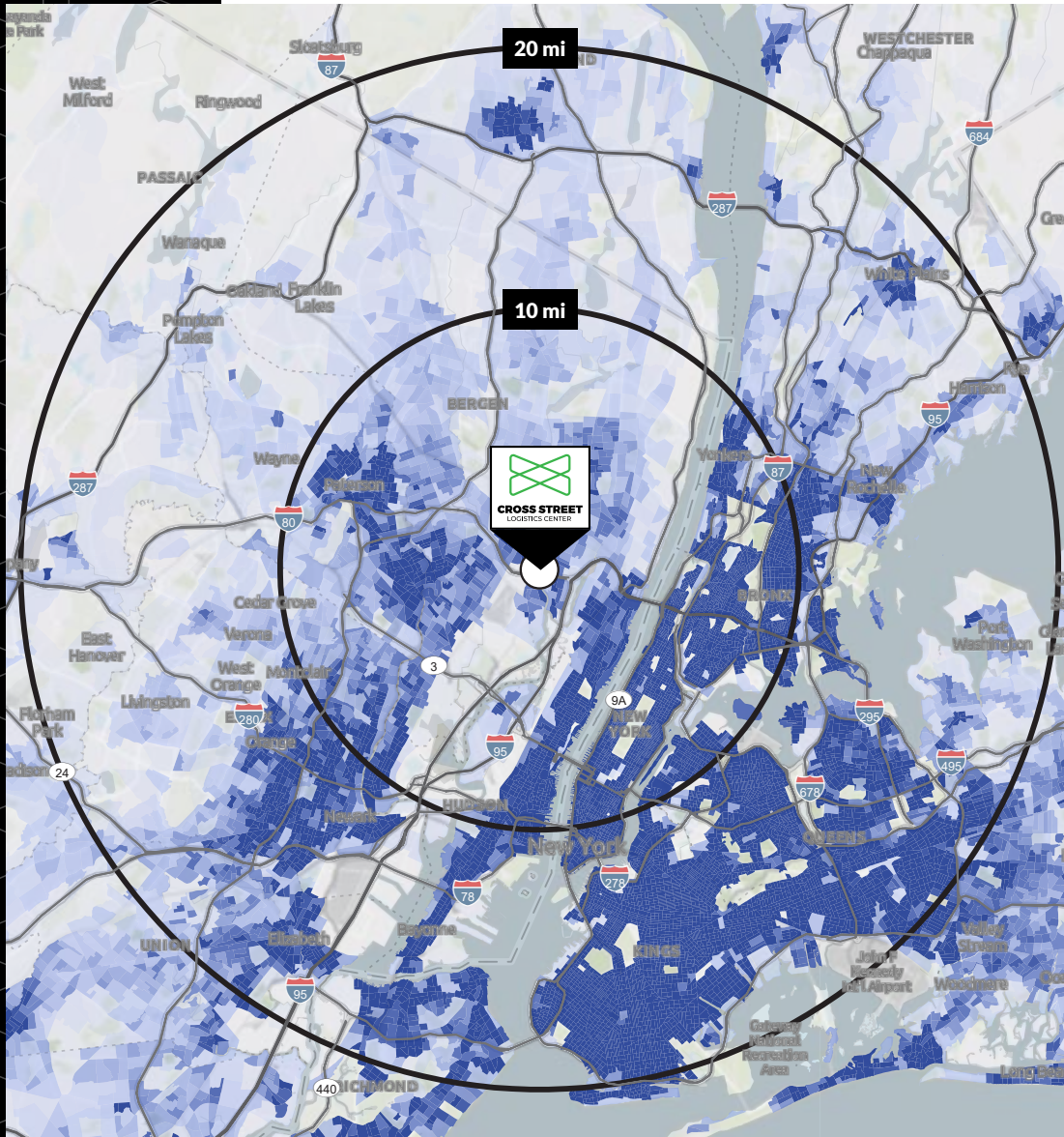


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	Joree Ling Logistics Supply Chain & Logistics Solutions		
30 Cross St. Bogota, NJ racking plan	Date: 10/17/24	Rev. date:	Scale: NTS
IMPORTANT: Please note that this is a schematic plan; all dimensions are approximate. Neither JLL, nor its clients are responsible for the accuracy of this drawing. All contractors and vendors MUST field measure and make necessary adjustments.			

Regional Connectivity

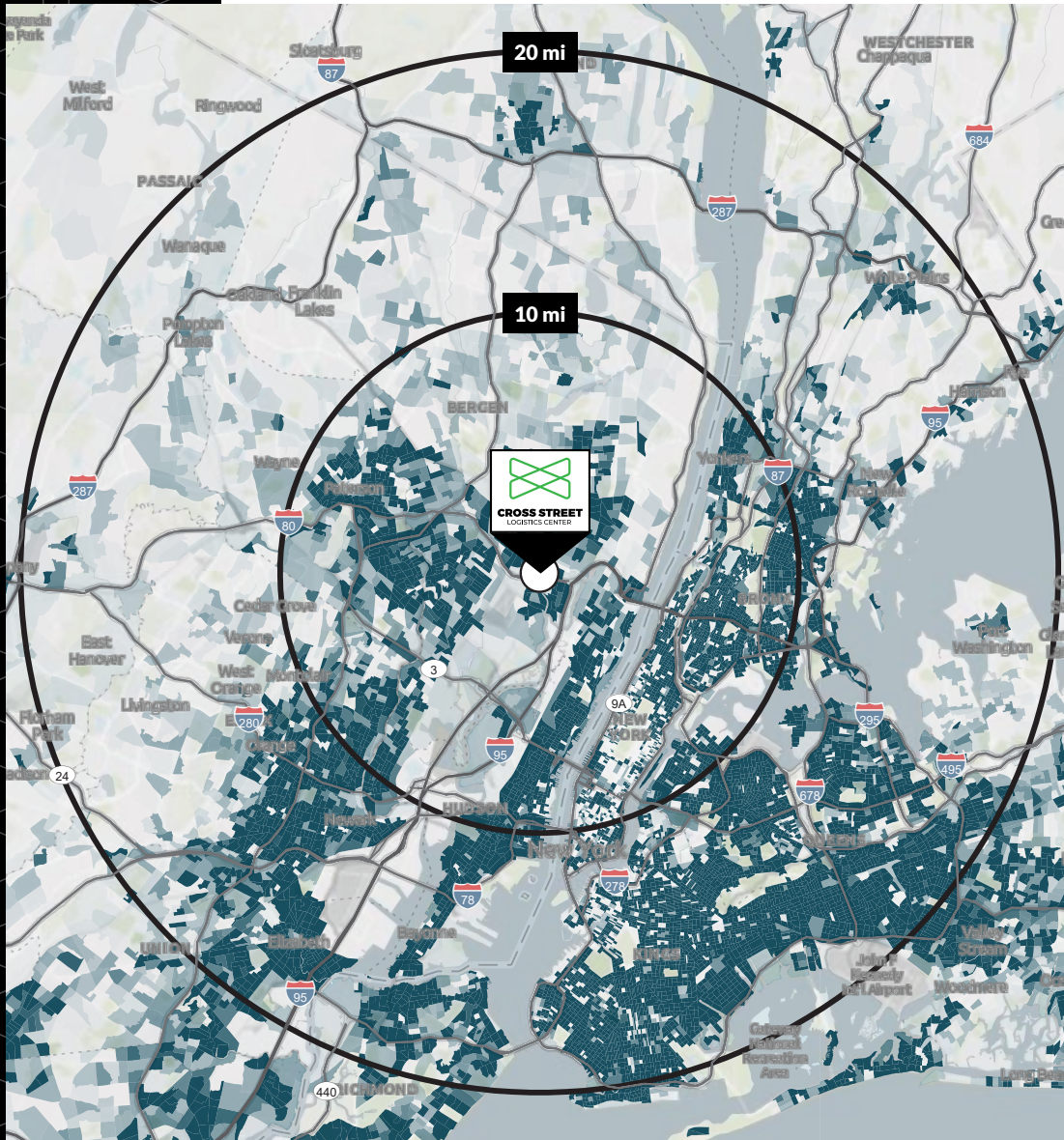


Outstanding Consumer Reach Throughout the Northeast



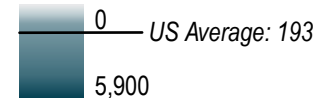
	10 Miles	20 Miles
Total Population	4,849,688	12,875,710
Number of Households	1,950,634	4,858,132
Median Household Income	\$79,971	\$81,531
Unemployment Rate (US is 3.6% as of June 2023)	7.0%	7.0%
Median Hourly Warehouse Wage (US median is \$18.52)	\$20.54	\$19.98
Population Density per sq. mi.		

Excellent Labor Force Nearby



	10 Miles	20 Miles
Total Labor Force	2,388,529	6,170,318
Transportation/ Warehouse Workers	139,186	417,932
Blue-Collar Workers	16%	17%
No-college Education	36%	37%

Labor Density per sq. mi.





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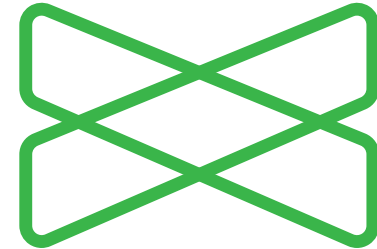
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