

160 | EAST ESSEX AVENUE



For Lease

40,000 SF INDUSTRIAL PROPERTY | AVENEL, NJ

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Bussel
Realty

Metz
Industrial Group

Contact Us

Exclusive Brokers:

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Up to 40,000 SF Warehouse and
3 Acres of Additional Land Available.
Flexible Size Space Options.

Property Highlights



Total Building 40,000 SF
4.7 Acre Site
10,000 SF Office Space

22 Platform Loading Positions
7 Loading Doors
1 Oversized Drive-In Door
Ceiling Height 18'

600 Amps Electric Power
Dry Sprinklers
Gas Heat

50 Surfaces Spaces
33' X 30' Column Spacing

2 Miles to NJ Turnpike,
3.2 Miles to Route 1-9
10 Miles to Goethals Bridge

Close Proximity to Port
Newark/Elizabeth, Newark
Liberty Airport & NYC Markets

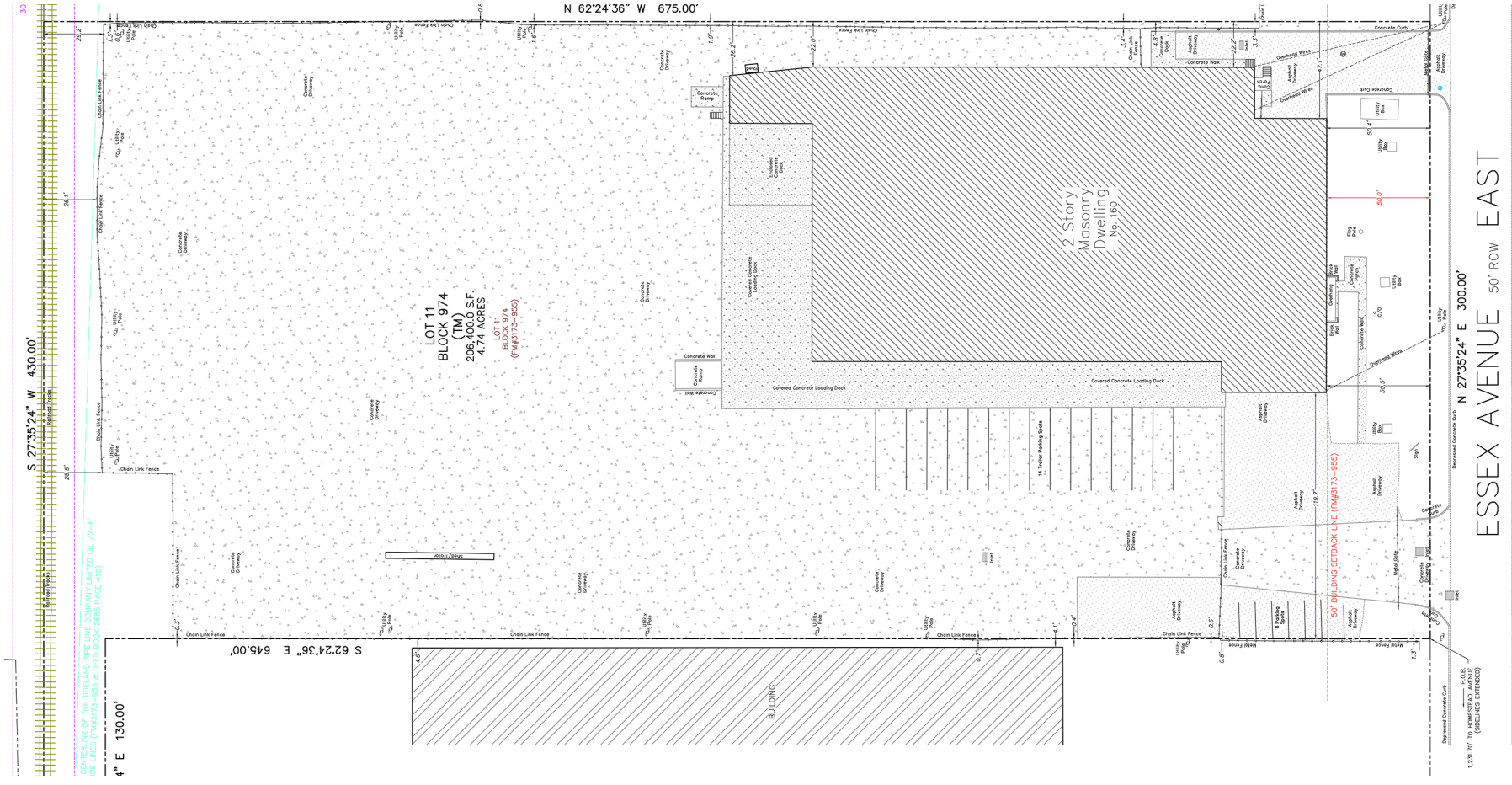
Distribution Space



Significant Parking

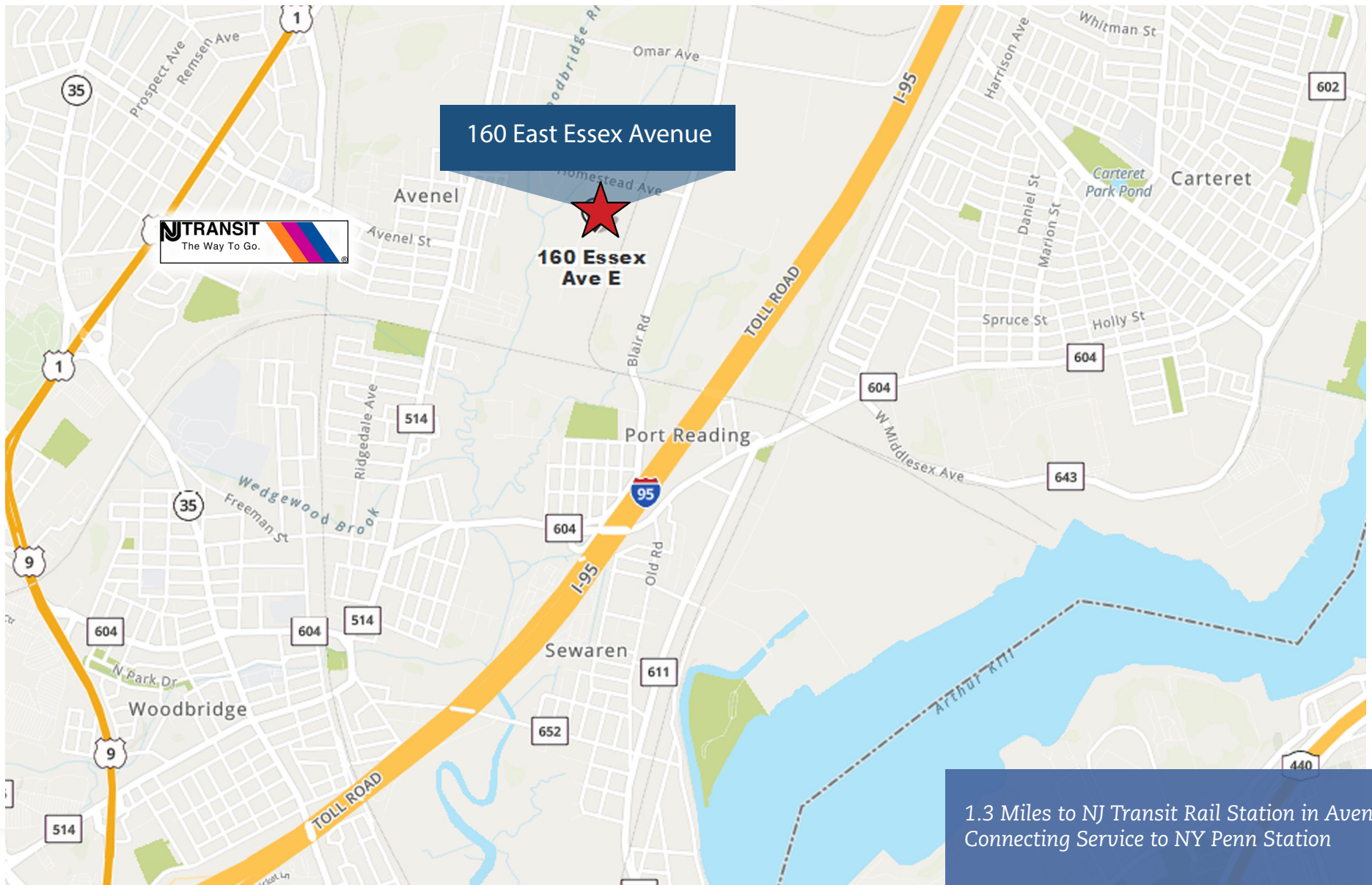


Survey

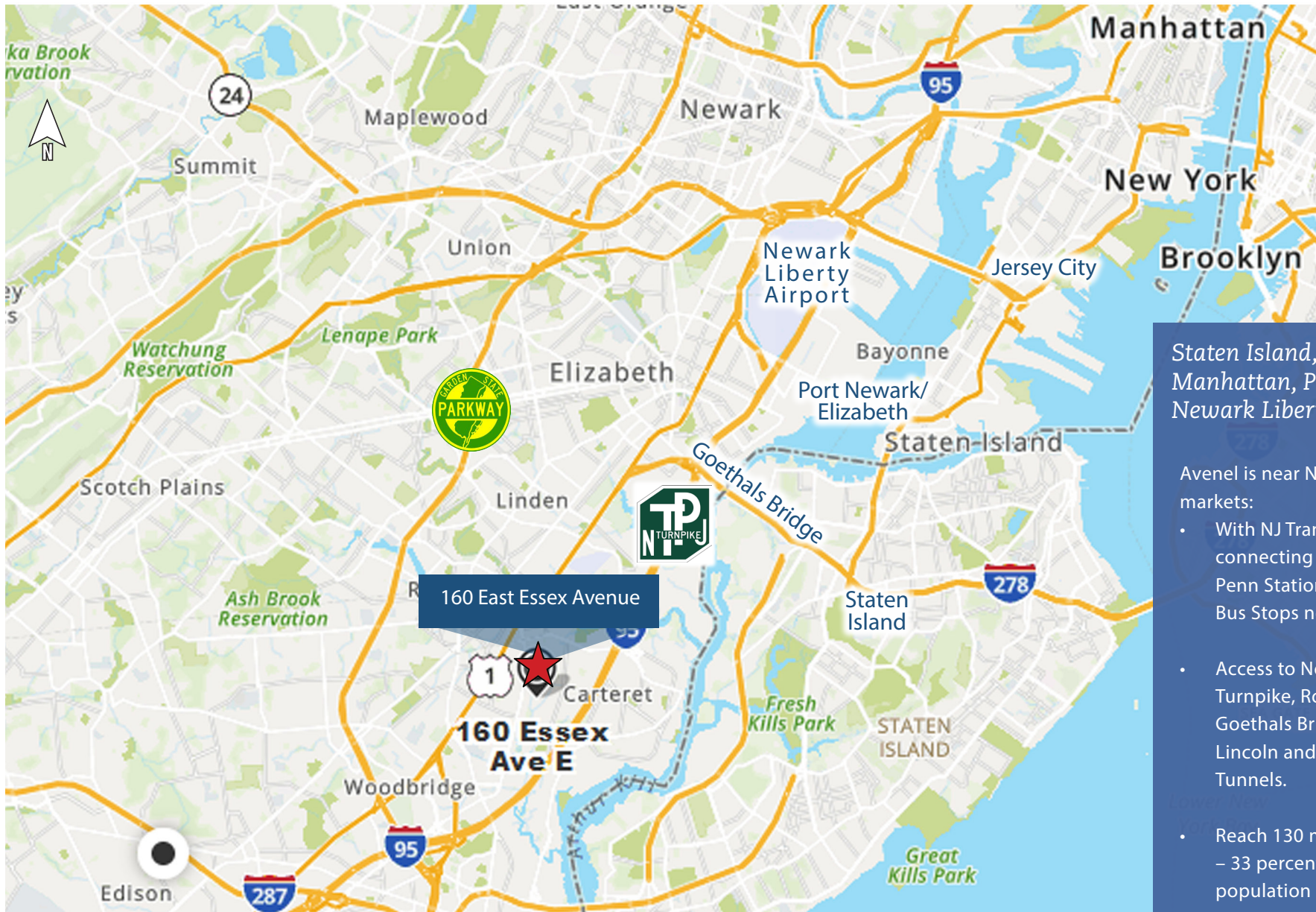




Near NJ Transit Rail Station



At the Crossroads of...



Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Avenel is near New York Metro markets:

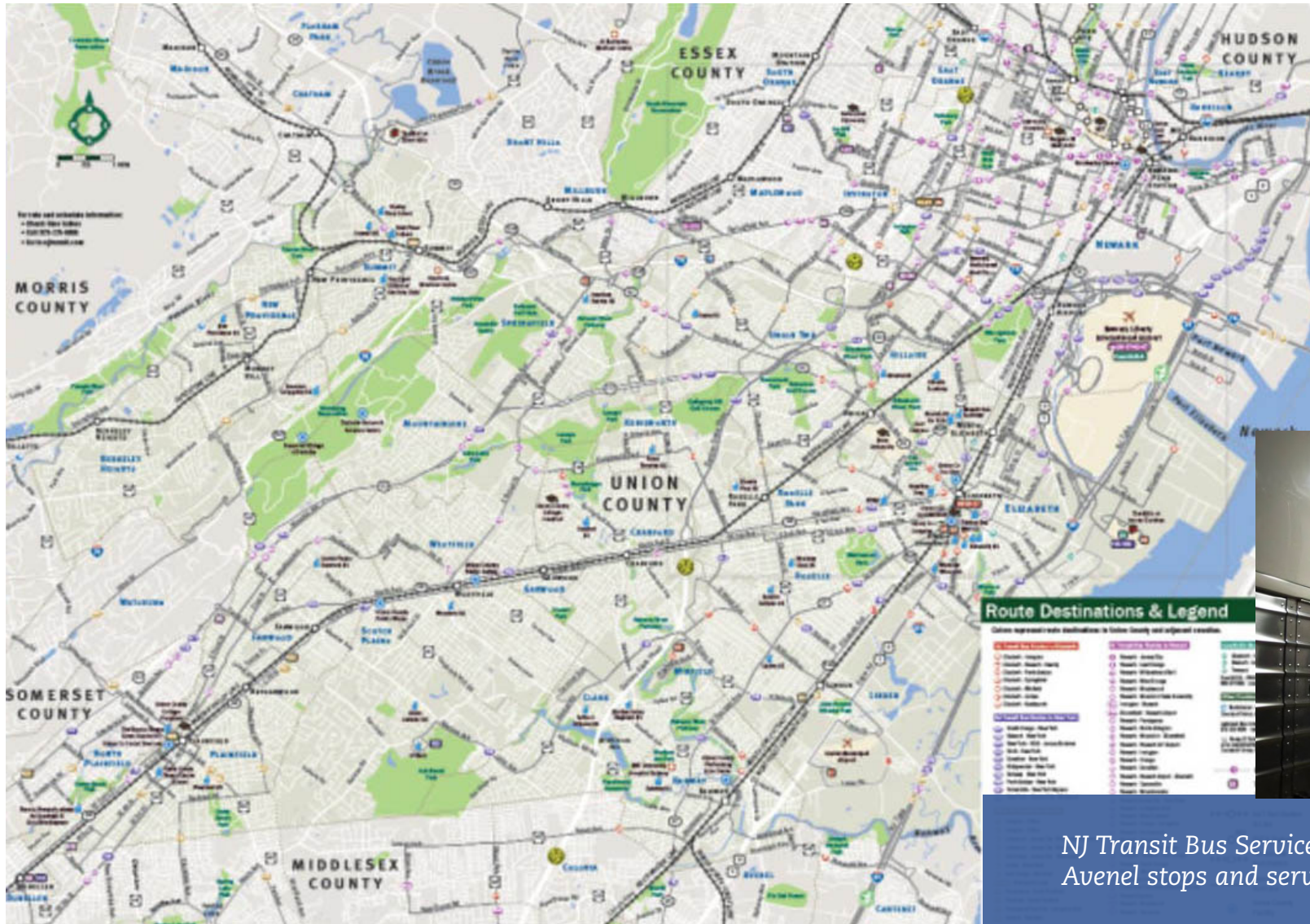
- With NJ Transit Station with connecting service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-278, Lincoln and Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

NJ Transit Northeast Corridor Line



1.3 Miles to NJ Transit Rail Station in Avenel

NJ Transit Bus Stop



NJ Transit Bus Service offers multiple Avenel stops and service to NYC

Demographic Highlights



Household Income

- In 2021, Avenel, NJ had a population of 17,130 people with a median age of 39 and a median household income of \$75,947.
- The median household income increased from \$72,529 to \$75,947, a +5.5% growth.
- In 2021, the median property value in Avenel, NJ was \$288,100, and the homeownership rate was 55%.



Business Environment

- The economy of Avenel, NJ employs 6,550 people.
- The largest industries in Avenel, NJ are Retail Trade (748 people), Health Care & Social Assistance (936 people), and Professional, Scientific, & Technical Services (731 people)
- The highest paying industries are Finance & Insurance (\$107,519), Professional, Scientific, & Technical Services (\$84,205), and Public Administration (\$90,750).



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