

**LOCATED IN THE BROADWAY/ MAIN ST.** REDEVELOPMENT ZONE IN SOUTH AMBOY, NJ





**M8.0** 



**2.7M** 



4.0M





**24M** 

Newark Liberty International Airport Port Newark

# 152,100 SF

Industrial Development For Lease 30-Year Tax PILOT Available Q1 2025



www.111mainsamboy.com Virtual Walk Through







BUILDING SIZE 152,100 SF

PROPOSED OFFICE 4,000 SF

CAR PARKING 83 STRIPED SPACES

TRAILER PARKING ±26 SPACES

DOCK DOORS
25 DOCKS
23 ADDITIONAL
KNOCKOUT PANELS
2 DRIVE-IN DOORS

CLEAR HEIGHT 36'

SPRINKLER SYSTEM ESFR

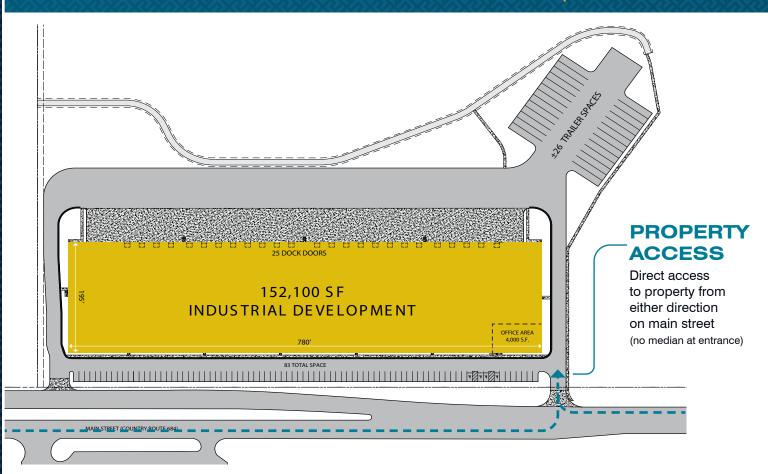
LIGHTING
LED MOTION ACTIVATED
LIGHTING

POWER 2,000 AMP SERVICE

COLUMN SPACING SPEED BAY: 60'-0" TYPICAL: 56'6"W X 45'0"D

### 152,100 SF

Industrial Development For Lease











### EASILY ACCESSIBLE TO/FROM

ROUTE 9 & GSP 0.8 MILES

NJTP 4 MILES

NJTP EXIT 11 INTERCHANGE 6.8 MILES

SOUTH AMBOY FERRY SERVICE 0.5 MILES WITH DIRECT WEEKDAY ACCESS TO DOWNTOWN AND MIDTOWN NYC

SOUTH AMBOY TRAIN STATION 0.6 MILES

ROUTE 440 2.7 MILES

NEWARK LIBERTY AIRPORT 16 MILES

NYC 27 MILES

VERRAZZANO 27 MILES

## 152,100 SF

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#### LABOR & **DEMOGRAPHICS**

83,976

Transportation/ Warehouse Labor

111,981

Warehouse Related Jobs

2,133,732

**Total Population** 

3.9%

Labor/Total Population

\$17.70

Median Warehouse Related Salary (US Median is \$17.12)

\$89.167

Median Household Income

7.5%

**Unemployment Rate** 

37%

Percent no college education

20%

Percent blue-collar workers

### 152,100 SF

Industrial Development For Lease



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<sup>\*</sup> labor stats were taken from a 15 mile radius of the property (and excluding NYC)