

111 MAIN STREET

SOUTH AMBOY | NJ

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



0.8M

440

2.7M



4.0M



24M

Newark Liberty International Airport
Port Newark

ACCESSIBLE

152,100 SF

Industrial Development For Lease

30-Year Tax PILOT

Available Q1 2025



www.111mainsamboj.com
Virtual Walk Through

WOODMONT
Industrial Partners



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

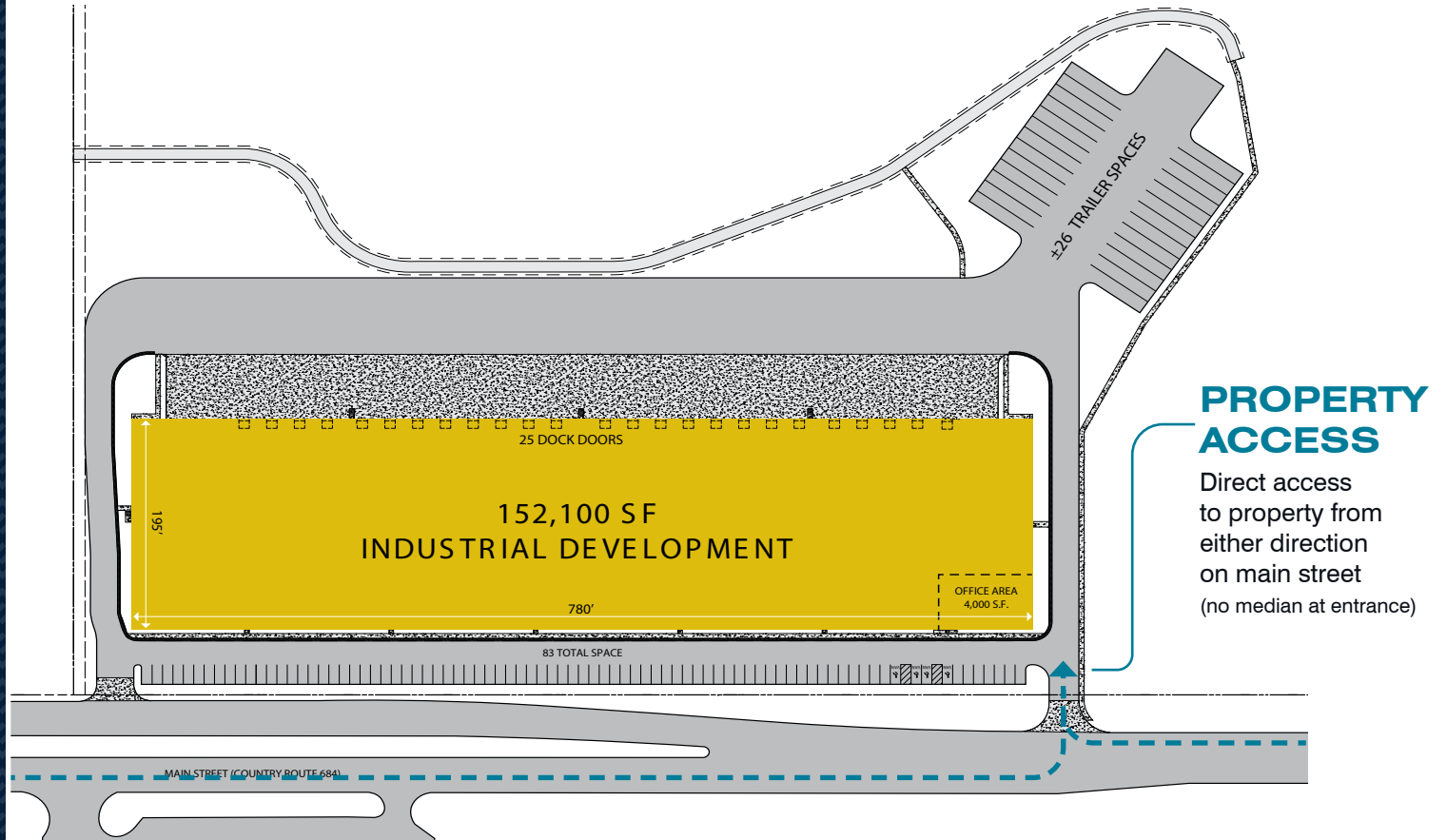
COLUMN SPACING

SPEED BAY: 60'-0"

TYPICAL: 56'6"W X 45'0"D

152,100 SF

Industrial Development For Lease



111 MAIN STREET

SOUTH AMBOY | NJ

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

LOCAL ACCESS

152,100 SF

Industrial Development For Lease



111 MAIN STREET

SOUTH AMBOY | NJ

SOUTH AMBOY TRAIN STATION

SOUTH AMBOY FERRY SERVICE

