

# 11 Spencer Lane

*Clinton Township, NJ*

A  
UNIQUE  
BUILD-TO-SUIT  
OPPORTUNITY

NEWMARK



11  
Spencer Lane

Key  
DISTANCES



AIRPORTS		Miles
1	Morristown Airport	31.2
2	Newark Liberty International	40.5
OFF MAP	Northeast Philadelphia	52.9
4	Teterboro Airport	56.5
OFF MAP	LaGuarda International	68.2
OFF MAP	Philadelphia International	71.1
OFF MAP	John F. Kennedy International	77.4
OFF MAP	Wilmington Airport	97.6
OFF MAP	Baltimore / Washington International	170

DESTINATIONS		Miles
1	Route 78 E / W	.09
2	Route 78 @ Route 287	12.6
3	Easton, PA	24.5
4	New Jersey Turnpike EXIT 10 Route 287 @ Route 440	33.5
5	Route 287 @ Route 80 E / W	33.9
6	Allentown, PA	43.1
7	New Jersey Turnpike EXIT 8 - Cranbury	43.3
8	Goethals Bridge	48.1
9	New Jersey Turnpike EXIT 16E / 16W - Secaucus	49.1
10	Canal Street / Holland Tunnel Downtown Manhattan	51.3
11	Penn Station Midtown Manhattan	53.5
12	George Washington Bridge	58.6
OFF MAP	Camden - Philadelphia Benjamin Franklin Bridge	61.6

PORT TERMINALS		Miles
1	Port Elizabeth	43.6
2	Port Newark	43.8
3	Port Jersey	46.4
4	Howland Hook Marine Terminal	50.7
OFF MAP	Packer Avenue, Philadelphia Marine Terminal	65.8
OFF MAP	Port of Wilmington	92.3

CLINTON

WELL-POSITIONED  
ACCESS TO  
MAJOR PORTS

NEWARK / ELIZABETH

NEW YORK CITY

PHILADELPHIA

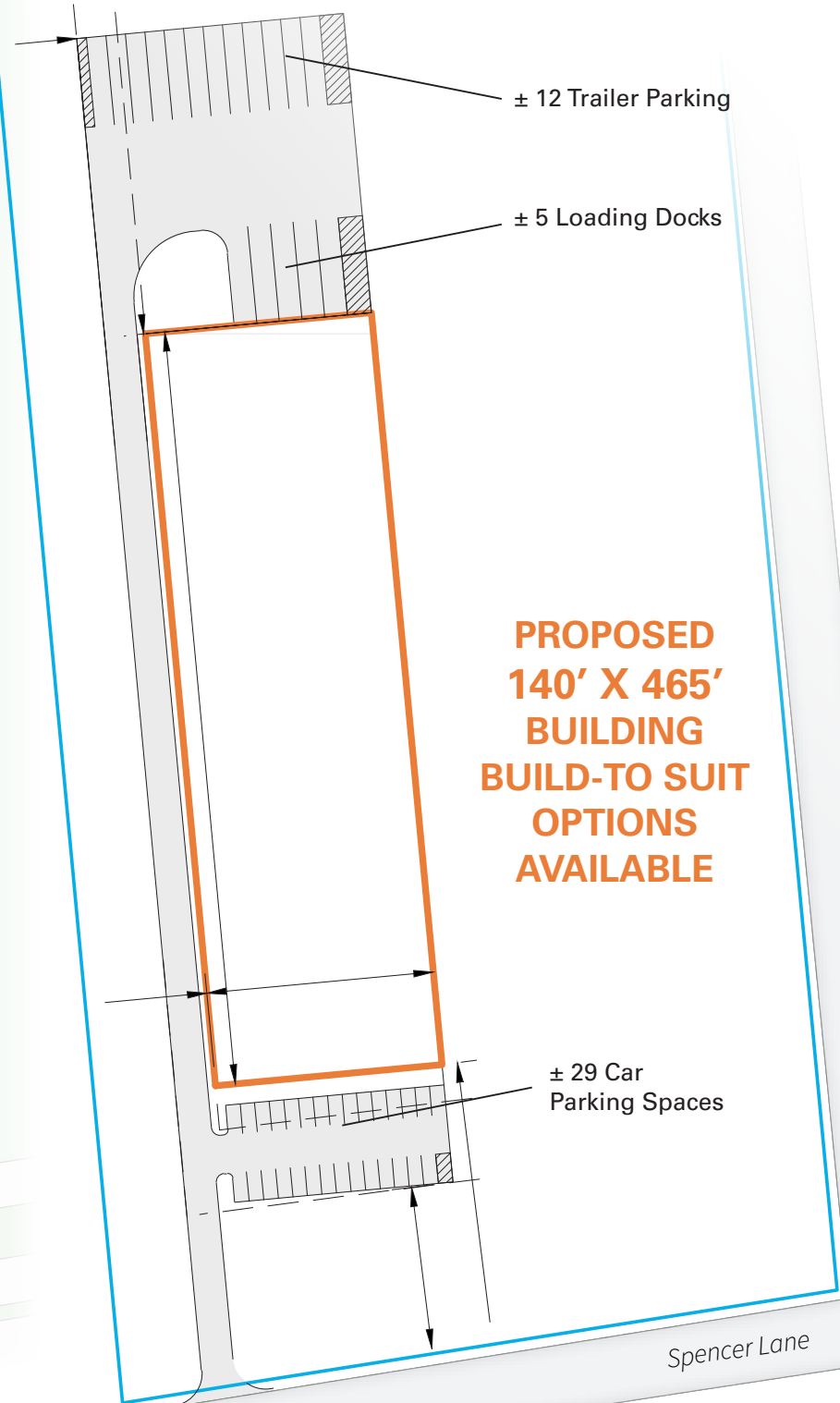




PROPOSED 65,000 SF  
INDUSTRIAL BUILDING  
± 29 PARKING STALLS  
± 5 LOADING DOCKS  
± 12 PARKING TRAILER

Spencer Lane  
Newark-Phillipsburg Expressway

78



± 12 Trailer Parking

± 5 Loading Docks

PROPOSED  
140' X 465'  
BUILDING  
BUILD-TO SUIT  
OPTIONS  
AVAILABLE

± 29 Car  
Parking Spaces

Spencer Lane

Local  
TENANTS

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MORRISTOWN

Morristown  
Airport

MANUFACTURING		SF OCCUPIED
1	PIM Brands Inc	70,000
2	Power Container Corp.	78,064
3	Fram Trak Industries Inc	68,514
4	Micro Corp	66,506
5	Fisher & Paykel Appliances	66,375
6	Falcon Industries Inc	61,539
7	CMG Plastics	60,000
8	Choice Cabinetry LLC	55,000
9	P&R Fasteners, Inc	52,729
10	Lennox Premium Dog Treats	49,267
11	Wild Bill's Olde Fashioned Soda	48,927
12	Polytek Development Corp	47,138
13	Kraus & Naimer	47,000
14	Energy Battery Group Inc	46,266
15	Polykote Corporation	45,600
16	CompoSecure, LLC	45,526
17	Newtech Recycling	43,089

PHARMACEUTICAL / R&D		SF OCCUPIED
1	LabCorp	52,000
2	FNS Inc.	78,622
3	Fusion Transport	63,250
4	Thales	61,228
5	Wintronics	48,928
6	Lycored	40,000
7	QuVa Pharma, Inc.	76,000
8	PharmScript	55,000
9	Zebrasci	74,000
10	Quality Medical Group	44,512
11	Specified Technologies, Inc. - STI Firestop	43,600

NATIONAL BRANDS		SF OCCUPIED
1	Optimum	63,791
2	Verizon	63,213
3	Iron Mountain	50,000
4	Veeco	80,000
5	FedEx	50,400
6	Merck	56,931
7	U-Haul Moving & Storage of Easton	40,865
8	PODS	40,000
9	Mars International	50,000

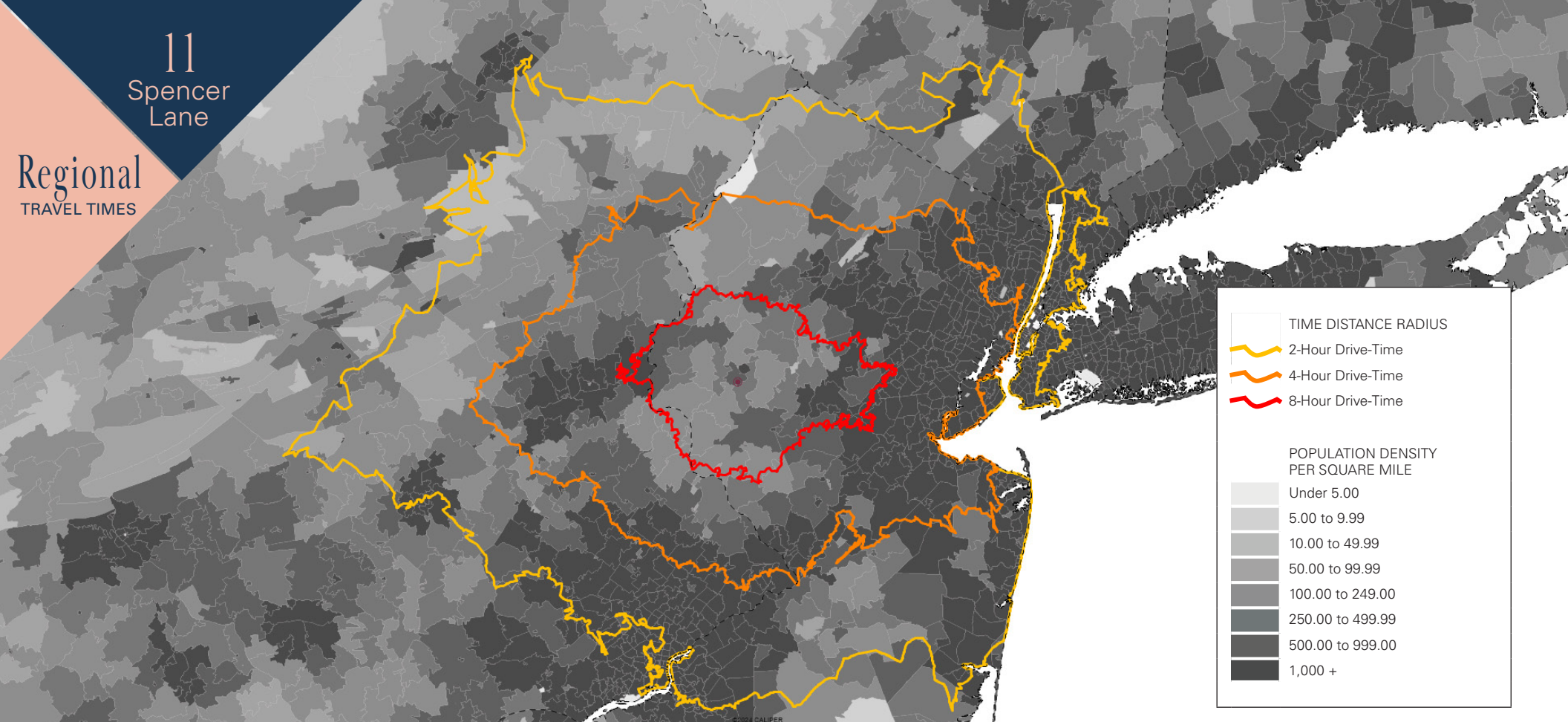




The property is located right off Interstate Route 78 in Clinton Township, Hunterdon County, New Jersey. It is located on the South Branch of the Raritan River in the Raritan Valley region. Despite its relatively small population, Clinton is the predominant control city for Interstate 78 traveling westbound from Newark. It serves as a bedroom community for many commuters working in and around Northern New Jersey and New York City, often younger residents who have supplanted long-time residents. Residents enjoy a relatively low cost of living compared to other parts of New Jersey. Clinton Township is conveniently located near major cities like Princeton, Trenton, and Philadelphia, allowing residents to take advantage of urban amenities and employment opportunities if needed. New Jersey Transit serves the area with a train station in Lebanon only 2.4 miles away.







TRAVEL TIME RADIUS TO / FROM PROPERTY			
Employment Data	30 Minutes	60 Minutes	90 Minutes
Total Employees	284,014	3,663,575	10,570,107
Blue Collar Workforce	41,800	672,879	1,656,714
Transportation/Material Moving Occupations	14,517	284,783	700,819
Production Occupations	9,884	156,432	350,417
Office/Administrative Support Occupations	25,564	360,572	999,062

TRAVEL TIME RADIUS TO / FROM PROPERTY			
Demographics Data	30 Minutes	60 Minutes	90 Minutes
2023 Total Population	526,146	6,892,021	20,249,420
2028 Total Projected Population	530,090	6,932,222	20,287,340
2023 Median Age	43.7	40.3	39.2
2023 Median Household Income	\$111,663	\$93,642	\$82,955
2028 Projected Median Household Income	\$121,617	\$104,567	\$94,394

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Spencer  
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Contact  
Us

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**NEWMARK**

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