

# 398

SMITH STREET

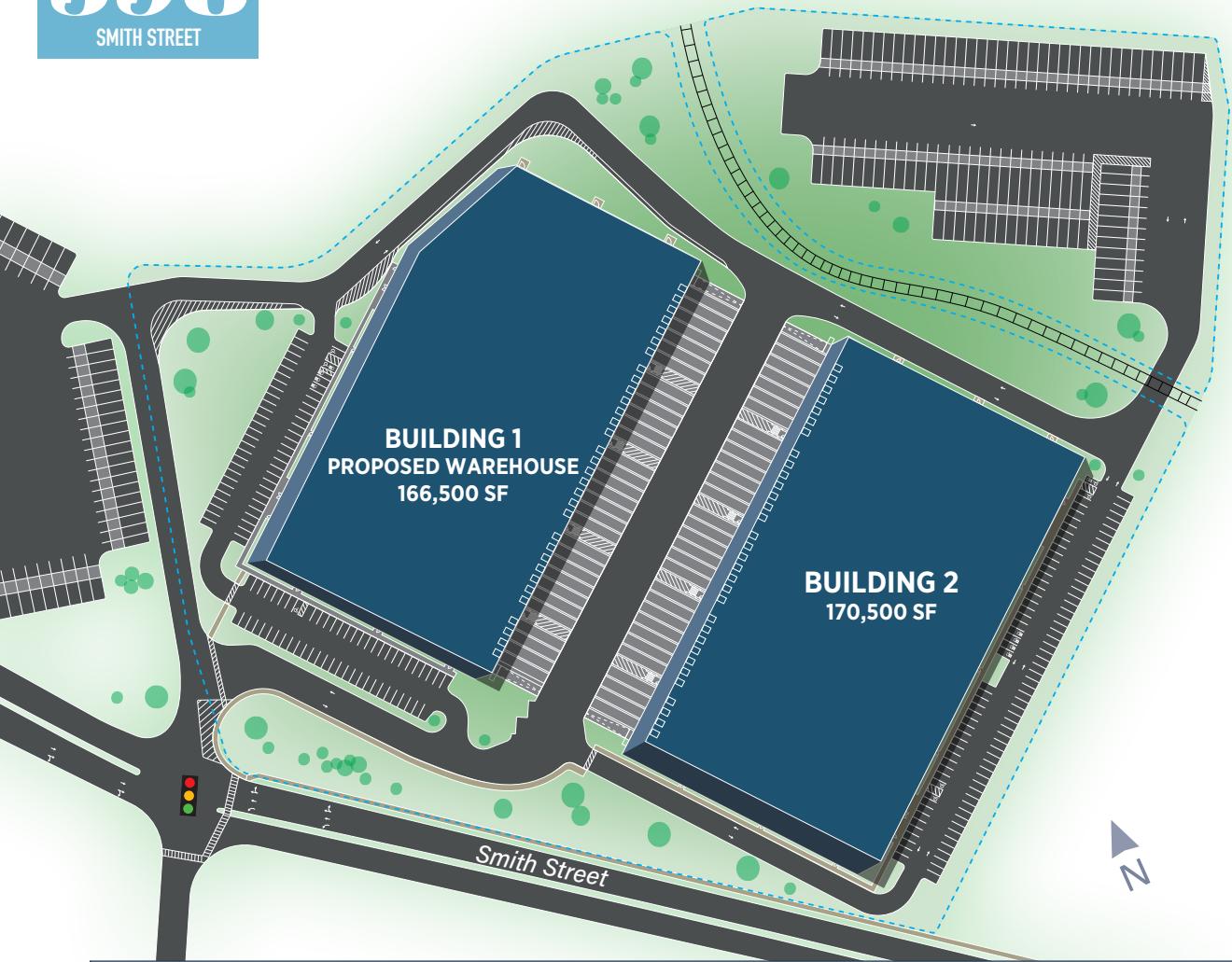
**+/- 336,500 SF Available**

**30 Year Tax PILOT**

**Delivering 2027**

**Dedicated +/- 5 Acre  
Lot Available**





## SITE PROPOSAL

The approved site plan features two highly functional, divisible buildings which allows developers to accommodate a wide range of industrial uses and tenant sizes. Additionally, the excess trailer and car parking meaningfully differentiates the offering in a supply-constrained market. Alternative configurations possible. Roadway improvements contemplated with approvals.

## BUILDING 1

<b>Available SF</b>	166,500 SF
<b>Clear Height</b>	±40'
<b>Clear Height</b>	104 (1.6 per 1,000 SF)
<b>Car Parking</b>	104 (1.6 per 1,000 SF)
<b>Loading Docks</b>	32(1 per 5,203 SF)
<b>Drive-Ins</b>	2 (1 per 83,250 SF)
<b>Electrical Service</b>	To suit

## BUILDING 2

<b>Available SF</b>	170,500 SF
<b>Clear Height</b>	±40'
<b>Clear Height</b>	104 (1.6 per 1,000 SF)
<b>Car Parking</b>	112 (1.65 per 1,000 SF)
<b>Loading Docks</b>	32(1 per 5,203 SF)
<b>Drive-Ins</b>	2 (1 per 83,250 SF)
<b>Electrical Service</b>	To suit

## DEDICATED TRAILER PARKING AREA

<b>Acres</b>	5
<b>Trailer Spots</b>	92 (1 per 3,660 SF)

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New Jersey Turnpike NORTH to  
EXITS 11-18E

Newark Liberty International Airport  
- 15.7 mi

Port Elizabeth - 16.7 mi

Port Newark - 19.5 mi

EXIT 14 to ROUTE I-78 E/W - 15 mi

1

287

95



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9

SE WAREN

Route 440 NORTHn to Jersey City

to I-278 EAST - 14.2 mi

Port Liberty, Bayonne - 20.6 mi

Port Jersey, Jersey City - 21.5 mi

Holland Tunnel @ Canal Street, NYC - 27.1 mi

440

35

Woodbridge Ave

CardinalHealth

**BASF**  
We create chemistry

**macys**

**THE HOME DEPOT**  
DISTRIBUTION CENTER

**Wakefern**  
FOOD CORP.

**FedEx**

**Domino's Pizza**  
Supply Chain Distribution Center

**Arizona**

Raritan River

SAYERVILLE

**GSP**

**GSP**

New Jersey Turnpike SOUTH to  
EXITS 1-9

Philadelphia / Packer Avenue  
Marine Terminal - 73.7 mi

Baltimore / Seagrit and Dundalk  
Marine Terminals - 165 mi

PERTH  
AMBOY

**THE HOME  
DEPOT**  
DISTRIBUTION CENTER

**BUCKEYE PARTNERS**

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SOUTH  
AMBOY

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## TRAVEL DISTANCES

DESTINATION	MILES
Perth Amboy Rail Station / NJ Transit	2.2
New Jersey Turnpike NORTH - EXIT 10	2.7
New Jersey Turnpike SOUTH - EXIT 10	3.0
New Jersey Turnpike N / S EXIT 11	6.3
New Brunswick Rail Station / Amtrak	11.0
Newark Liberty International Airport	16.0
Marine Terminal Port Elizabeth	17.2
New Jersey Turnpike EXIT 8A	21.2
Port Newark Container Terminal	21.7
Route 287 N @ Route 78 E / W	23.5
Port Jersey, Bayonne / Jersey City	24.2
Holland Tunnel, Jersey City	25.3
New Jersey Turnpike @ Route 3 - Secaucus	26.7
Penn Station / Midtown West, NYC	29.5
The Port of Philadelphia	65.7



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## NOTABLE LOCAL TENANTS



## EMPLOYEE DEMOGRAPHICS

TRAVEL TIME RADIUS TO / FROM PROPERTY				TRAVEL TIME RADIUS TO / FROM PROPERTY			
Employment Data	30 Minutes	60 Minutes	90 Minutes	Population / Income	30 Minutes	60 Minutes	90 Minutes
Total Employees	1,512,244	7,756,658	12,855,254	2023 Total Population	2,863,559	13,724,511	23,608,787
Blue Collar Workforce	462,133	1,930,566	3,437,276	2028 Total Projected Population	2,878,462	13,731,965	23,642,527
Transportation/Material Moving Occupations	126,544	503,151	831,555	2023 Median Age	39	39	39
Production Occupations	58,473	224,295	384,492	2023 Median Household Income	\$90,515	\$84,063	\$84,414
Office / Administrative Support Occupations	156,765	732,949	1,228,863	2028 Projected Median Household Income	\$101,669	\$95,258	\$95,861

## CONTACTS

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