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SMITH STREET

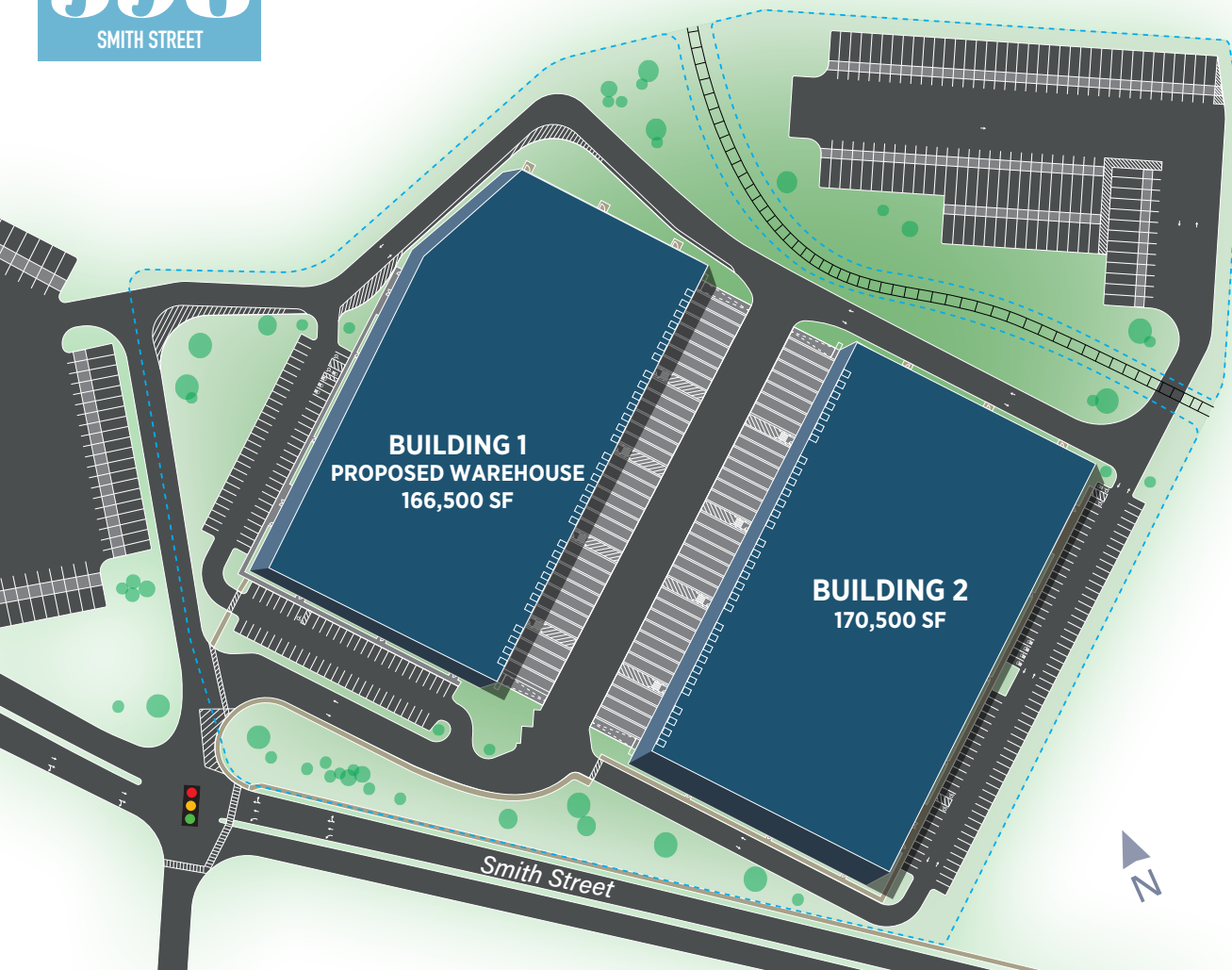
+/- 336,500 SF Available

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

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

BUILDING 2

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

DEDICATED TRAILER PARKING AREA

Acres	5
Trailer Spots	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

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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

New Jersey Turnpike SOUTH to
EXITS 1-9

Philadelphia / Packer Avenue
Marine Terminal - 73.7 mi

Baltimore / Seagrit and Dundalk
Marine Terminals - 165 mi



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

Steve Beyda

Executive Managing Director

t 732-245-8134

adam.petrillo@nmrk.com

Adam Petrillo

Executive Managing Director

t 201-315-8569

adam.petrillo@nmrk.com

Rob Loderstedt

Senior Managing Director

t 973-998-1093

robert.loderstedt@nmrk.com

Kyle Eaton, SIOR

Senior Managing Director

t 908-902-9556

kyle.eaton@nmrk.com

Chris Koeck

Managing Director

t 201-602-3417

chris.koeck@nmrk.com

Jack Chatwin

Associate Director

t 201-213-4653

john.chatwiniii@nmrk.com

nmrk.com

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NEWMARK

 **Stalwart
Equities**