

±16,105 - 114,137 SF INDUSTRIAL OPPORTUNITY FOR LEASE

500 Supor Boulevard + 129 Sanford Avenue, Harrison, New Jersey



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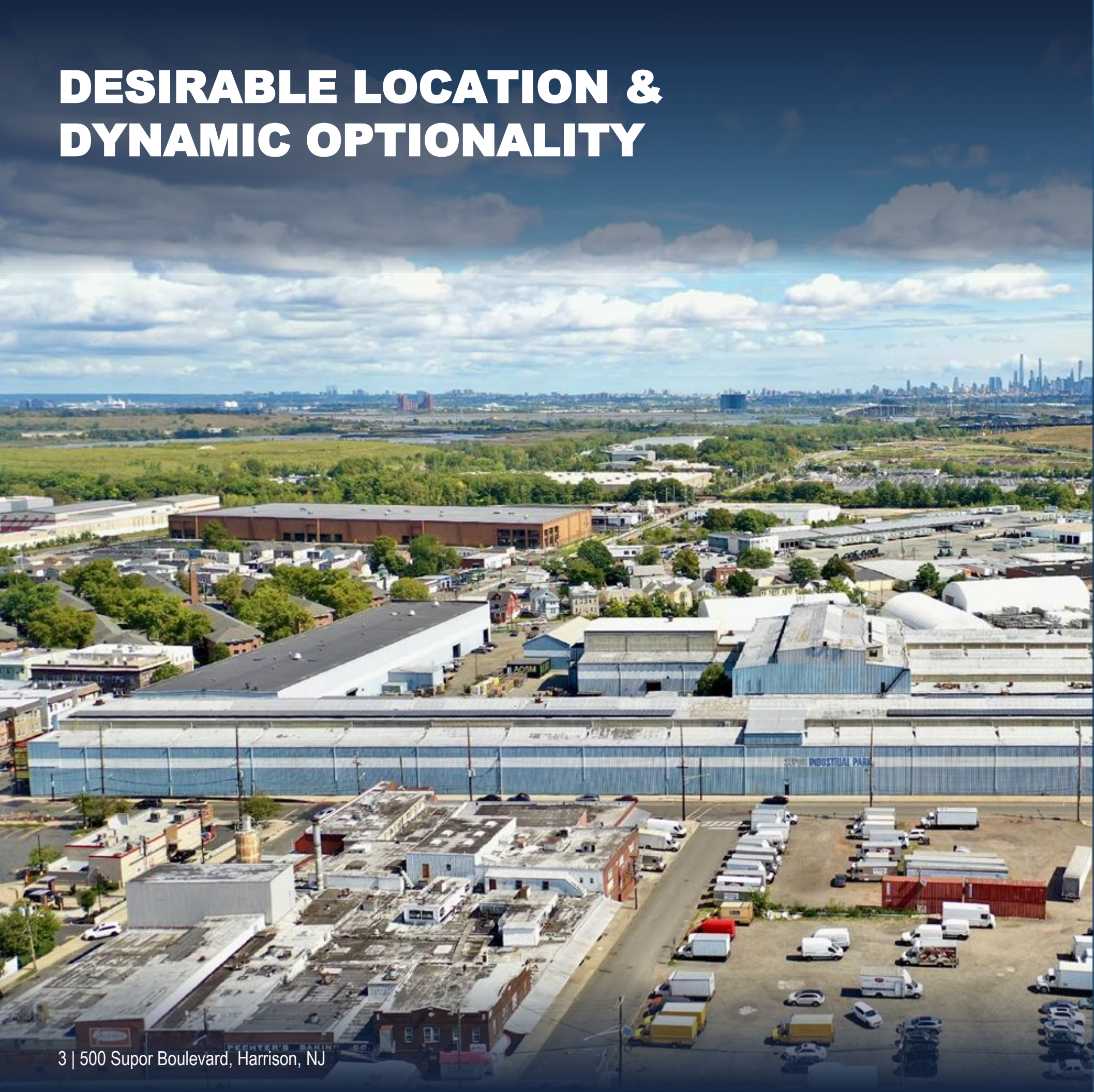
SURVEYS

10

UNITS



DESIRABLE LOCATION & DYNAMIC OPTIONALITY



ADDRESS		
500 Supor Boulevard, Harrison, New Jersey		
Block 122	Lot 1 and 3C	26.365 AC
Block 279	Lot 14.01	4.184 AC
PROPERTY FEATURES		
Acreage:	±30.549 AC	
SF:	±16,000 – 437,221 SF	
Zoning:	Industrial/Warehouse	
Taxes:	\$733,956	
OPEX Load Estimate:	500 Supor	\$2.50 - Building \$2,646 / AC / mo - Yard
	129 Sanford	\$1.25 – Building \$1,971 / AC / mo - Yard
Accessibility		
I-280	1.2 Miles	
I-95, Exit 15W	2.0 Miles	
US Hwy 1 & 9	4.5 Miles	
Newark Liberty International Airport	5.7 Miles	



±30.549 AC



Ample Loading



Ceiling Height
Varies

DESIRABLE LOCATION & DYNAMIC OPTIONALITY



OPTIONALITY

- Crane Served Facilities
- Additional Docks can be added
- Warehouse surrounded by outdoor storage capabilities (IOS)



COMPELLING PORT MARKET FUNDAMENTALS

- Port volume at Newark and Elizabeth has surged since January 2024
- NY Tri-State connects over 100 million consumers in a single day
- One of the largest industrial centers with an abundance of IOS in the Port region



IRREPLACEABLE LOCATION

- Excellent accessibility
- 2.0 miles – I-95 via 15W
- 1.2 miles – Route 280
- 5.7 miles – EWR
- 4.5 miles – Routes 1 & 9

AT A GLANCE



PORT PLAY



FENCED &
SECURED



AMPLE LOADING



±16,000 – 437,221 SF



SPACES AND
ACREAGE DIVISIBLE



CEILING HEIGHTS
VARY






**SOUTH
KEARNY**

 **HOLLAND
TUNNEL**
7.5 Miles

 **RED BULL
ARENA**



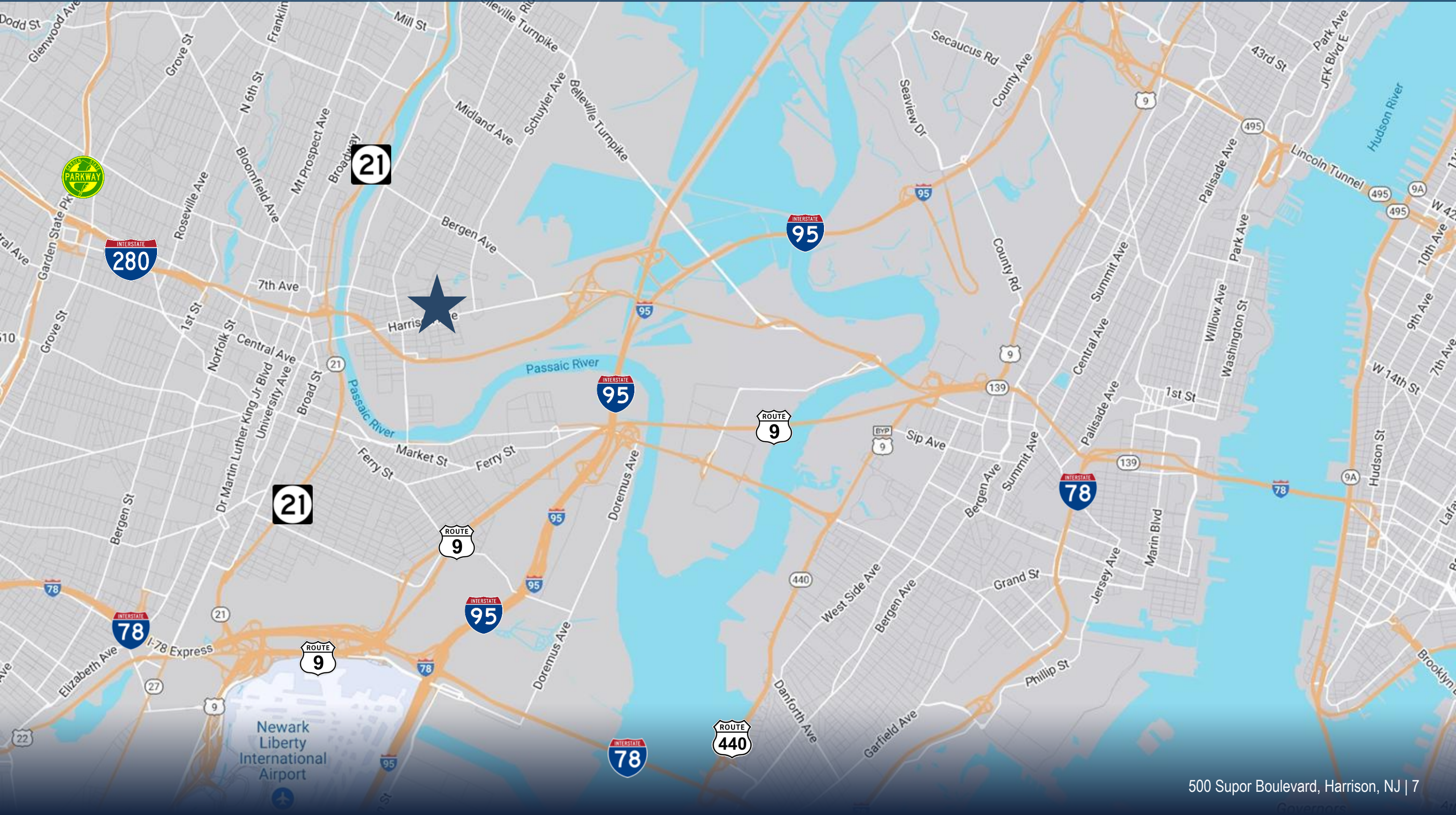
**500 Supor Boulevard
Harrison, New Jersey**

 **NEWARK
INTERNATIONAL
AIRPORT**
5.7 Miles

 **PORT NEWARK
CONTAINER
TERMINAL**
6.9 Miles

JERSEY CITY

ROAD MAP



SITE INFORMATION

TITLE COMMITMENT NO. NJ-302301-24
N/P: J. SUPOR REALTY GROUP LLC
APN: 04-00222-0000-00001
936.318 SQUARE FEET, OR 21.495 ACRES ±

TITLE COMMITMENT NO. NJ-302301-24
N/P: J. SUPOR REALTY GROUP LLC
APN: 04-00222-0000-00001
936.318 SQUARE FEET, OR 21.495 ACRES ±

TITLE COMMITMENT NO. NJ-302300-24 & NO. NJ-302301-24
500 SUPOR BOULEVARD
HARRISON, NEW JERSEY 07029
TOTAL AREA
1,148,434 SQ. FT. ±
26.364 ACRES ±

SCHEDULE A DESCRIPTION
- TITLE COMMITMENT NO. NJ-302300-24

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITUATE LYING AND BEING IN THE TOWN OF HARRISON, COUNTY OF HUDSON AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SUPOR BOULEVARD (FORMERLY KNOWN AS WORTHINGTON AVENUE, KINGSLAND AVENUE, 60 FOOT WIDE RIGHT OF WAY) WHERE IT IS INTERSECTED BY THE LINE DIVIDING LOTS 1.02 AND 1.01, SAID POINT BEING DISTANT OF SOUTH 16 DEGREES 08 MINUTES 24 SECONDS EAST, 106.48 FEET, ALONG SAID NORTHEASTERLY LINE OF SUPOR BOULEVARD FROM WHERE THE SAME IS INTERSECTED BY THE SOUTHEASTERLY LINE OF HARRISON AVENUE (66 FOOT WIDE RIGHT OF WAY), AND FROM BEGINNING POINT RUNNING, THENCE ALONG THE DIVIDING LINE BETWEEN LOTS 1.02 AND 1.01, THE FOLLOWING SEVEN (7) COURSES:

- NORTH 73 DEGREES 51 MINUTES 36 SECONDS EAST, 18.11 FEET TO A POINT, THENCE
- SOUTH 16 DEGREES 08 MINUTES 24 SECONDS EAST, 188.16 FEET TO A POINT, THENCE
- NORTH 73 DEGREES 51 MINUTES 36 SECONDS EAST, 733.49 FEET TO A POINT, THENCE
- SOUTH 16 DEGREES 08 MINUTES 24 SECONDS WEST, 243.50 FEET TO A POINT, THENCE
- SOUTH 73 DEGREES 51 MINUTES 36 SECONDS WEST, 883.08 FEET TO A POINT, THENCE
- NORTH 16 DEGREES 08 MINUTES 24 SECONDS WEST, 26.81 FEET TO A POINT, THENCE
- SOUTH 73 DEGREES 51 MINUTES 36 SECONDS WEST, 136.52 FEET TO A POINT, THENCE
- NORTH 16 DEGREES 08 MINUTES 24 SECONDS WEST, 404.87, ALONG THE AFORESAID NORTHEASTERLY LINE OF SUPOR BOULEVARD TO THE POINT AND PLACE OF BEGINNING.

BEING ALSO KNOWN AS LOT 1.02 IN BLOCK 222, AS SHOWN ON A CERTAIN MAP ENTITLED, "MINOR SUBDIVISION PLAT FOR BLOCK 222, LOT 1 & 3.03, 500 SUPOR BOULEVARD, TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY," DATED JANUARY 6, 2020 AND FULLY FILED IN THE OFFICE OF HUDSON COUNTY REGISTER ON APRIL 22, 2020 AS INSTRUMENT NO. 2020042213000005.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS PART OF TAX LOTS 1 & 3.03 IN BLOCK 222 (TO BE KNOWN AS LOT 1.02, BLOCK 222) FOR THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY.

NOTE FOR INFORMATION: BEING COMMONLY KNOWN AS PART OF MAJOR & OGDEN AVENUE AND 608 SUPOR BOULEVARD (TO BE KNOWN AS 401 SUPOR BOULEVARD), HARRISON, NEW JERSEY.

NOTES CORRESPONDING TO SCHEDULE B
- TITLE COMMITMENT NO. NJ-302300-24

- WATER LINE EASEMENT AS SET FORTH IN DEED BOOK 1989 PAGE 588 (UNABLE TO DETERMINE INSUFFICIENT LEGAL DESCRIPTION REFERRING OUTDATED LAND OWNERS)
- EASEMENTS IN INDENTURE AS SET FORTH IN DEED BOOK 1616 PAGE 423 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 3163 PAGE 314 (AFFECTS, PLOTTED AS SHOWN)
- EASEMENT FOR INGRESS AND EGRESS AND ROADWAY EASEMENT RETAINED BY WORTHINGTON PUMP & MACHINERY CORPORATION AS SET FORTH IN DEED BOOK 3163 PAGE 316 (AFFECTS, PLOTTED AS SHOWN)
- DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 3163 PAGE 322 (AFFECTS, PLOTTED AS SHOWN)
- DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 3163 PAGE 317 (AFFECTS, APPROXIMATE LOCATION SHOWN)
- TERMS AND CONDITIONS IN PARTY WALL AGREEMENT AS SET FORTH IN DEED BOOK 3165 PAGE 625 (AFFECTS, PLOTTED AS SHOWN)
- DEED FOR EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 3163 PAGE 363 (AFFECTS, PLOTTED AS SHOWN)
- EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 3272 PAGE 900 (AFFECTS, PLOTTED AS SHOWN)
- EASEMENTS AND RIGHTS IN EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 3288 PAGE 208 (AFFECTS, PLOTTED AS SHOWN)
- RESTRICTIONS IN DECLARATION OF ENVIRONMENTAL RESTRICTIONS AS SET FORTH IN DEED BOOK 4873 PAGE 189 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- EASEMENT AGREEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 5824 PAGE 281 (AFFECTS, PLOTTED AS SHOWN)
- TERMS AND CONDITIONS IN EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 5884 PAGE 281 (AFFECTS, PLOTTED AS SHOWN)
- TERMS AND CONDITIONS IN DECLARATION OF RECIPROCAL EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 5911 PAGE 44 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:		
AMENDING ZONING REPORT		
ITEM	REQUIRED	OBSERVED
PERMITTED USE		INDUSTRIAL
MIN. SETBACKS FRONT		0'
MIN. SETBACKS SIDE		0'
MIN. SETBACKS REAR		18.2'
MAX. BUILDING HEIGHT		58.0' ±
MIN. LOT AREA	1,148,434 SQ. FT. ±	
MIN. LOT WIDTH	1,679.92'	
MAX. BLDG COVERAGE	28.6% ±	
PARKING REGULAR	98	
PARKING HANDICAP	0	
PARKING TRAILER	83	
PARKING OVERHEAD DOOR	12	
PARKING TOTAL	193	
PARKING INFORMATION		

SCHEDULE A DESCRIPTION
- TITLE COMMITMENT NO. NJ-302301-24

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITUATE LYING AND BEING IN THE TOWN OF HARRISON, COUNTY OF HUDSON AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF HARRISON AVENUE, TO A POINT, THENCE, RUNNING ALONG LINE DIVIDING LOT 1, BLOCK 222, LANDS NOW OR FORMERLY, J. SUPOR REALTY, LLC AND LOT 1, BLOCK 221, LANDS NOW OR FORMERLY ANNA MARIA CUANELLA A TRUSTEES OF THE CREDIT SHELTER TRUST) THE FOLLOWING NINE (9) COURSES:

- NORTH 79° 22' 36" EAST, 125.62 FEET, ALONG SAID SOUTHEASTERLY LINE OF HARRISON AVENUE, TO A POINT, THENCE, RUNNING ALONG LINE DIVIDING LOT 1, BLOCK 222, LANDS NOW OR FORMERLY, J. SUPOR REALTY, LLC AND LOT 1, BLOCK 221, LANDS NOW OR FORMERLY ANNA MARIA CUANELLA A TRUSTEES OF THE CREDIT SHELTER TRUST) THE FOLLOWING NINE (9) COURSES:
- SOUTH 16° 08' 24" EAST, 109.72 FEET TO A POINT, THENCE
- NORTH 79° 22' 36" EAST, 100.00 FEET TO A POINT, THENCE
- SOUTH 10° 37' 24" EAST, 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE
- SOUTHEASTWARDLY, ON AN ARC TO THE RIGHT HAVING A RADIUS OF 140.00 FEET, AND AN ARC LENGTH OF 102.14 FEET (CENTRAL ANGLE OF 41° 47' 38"), SAID ARC BEING CONNECTED BY A CHORD BEARING SOUTH 67° 21' 16" EAST, 99.89 FEET, TO A POINT, THENCE
- NORTH 79° 22' 36" EAST, 91.34 FEET TO A POINT, THENCE
- SOUTH 10° 37' 24" EAST, 52.50 FEET TO A POINT, THENCE
- SOUTH 70° 06' 24" EAST, 31.42 FEET TO A POINT, THENCE
- SOUTH 87° 44' 24" EAST, 144.23 FEET TO A POINT, THENCE
- NORTH 79° 22' 36" EAST, 100.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF OGDEN AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), THENCE, RUNNING ALONG SAID SOUTHWESTERLY LINE OF OGDEN AVENUE FOLLOWING THREE (3) COURSES:

- SOUTH 33° 34' 54" EAST, 185.48 FEET TO A POINT, THENCE
- NORTH 55° 18' 06" EAST, 25.00 FEET TO A POINT, THENCE
- SOUTH 33° 34' 54" EAST, 69.96 FEET TO A POINT, THENCE
- SOUTH 37° 51' 36" EAST, 100.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF OGDEN AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), THENCE, RUNNING ALONG SAID SOUTHWESTERLY LINE OF OGDEN AVENUE FOLLOWING THREE (3) COURSES:
- SOUTH 73° 51' 36" WEST, 222.98 FEET ALONG LINE DIVIDING LOT 1, BLOCK 222, AND LOT 1.01, BLOCK 223, (LANDS NOW OR FORMERLY FISHER HOLDINGS, LLC) TO A POINT, THENCE
- NORTH 16° 08' 24" EAST, 125.69 FEET CONTINUING ALONG THE SAME AND ALONG THE LINE DIVIDING LOT 3.03, BLOCK 222, AND SAID LOT 1.01, BLOCK 223, TO A POINT, THENCE, RUNNING ALONG THE LINE DIVIDING LOT 3.03, BLOCK 222, AND LOT 3.01, BLOCK 222, LANDS NOW OR FORMERLY 810 WORTHINGTON REALTY CORPORATION) THE FOLLOWING FIVE (5) COURSES:
- SOUTH 73° 51' 36" WEST, 395.00 FEET TO A POINT, THENCE
- SOUTH 16° 08' 24" EAST, 94.37 FEET TO A POINT, THENCE
- SOUTH 73° 51' 36" WEST, 142.50 FEET TO A POINT, THENCE
- SOUTH 16° 08' 24" EAST, 20.00 FEET TO A POINT, THENCE
- SOUTH 73° 51' 36" WEST, 153.07 FEET TO A POINT, THENCE
- SOUTH 16° 08' 24" EAST, 127.78 FEET ALONG THE LINE DIVIDING LOT 1, BLOCK 222, AND LOT 3.01, BLOCK 222, TO A POINT, THENCE, RUNNING ALONG LINE DIVIDING LOT 1, BLOCK 222, AND LOT 1.03, BLOCK 221 01, (LANDS NOW OR FORMERLY, CONNELL) THE FOLLOWING TWO (2) COURSES:
- NORTH 85° 45' 24" WEST, 143.52 FEET TO A POINT, THENCE
- NORTH 70° 38' 24" WEST, 38.86 FEET TO A POINT, THENCE
- NORTH 16° 08' 24" WEST, 16.38 FEET ALONG THE LINE DIVIDING LOT 1, BLOCK 222, AND LOT 1.01, BLOCK 204, (LANDS NOW OR FORMERLY CONNELL) SAID LINE BEING ALSO THE PROJECTED CENTERLINE OF SUPOR BOULEVARD, TO A POINT, THENCE, RUNNING ALONG THE SOUTHERLY TERMINUS OF SUPOR BOULEVARD THE FOLLOWING THREE (3) COURSE:
- NORTH 84° 03' 36" EAST, 28.75 FEET TO A POINT, THENCE
- NORTH 19° 21' 24" WEST, 2.38 FEET TO A POINT, THENCE
- NORTH 83° 38' 36" EAST, 1.86 FEET TO A POINT, THENCE
- NORTH 16° 08' 24" WEST, 173.82 FEET ALONG AFORESAID NORTHEASTERLY LINE OF SUPOR BOULEVARD, TO A POINT, THENCE, RUNNING THROUGH LOTS 1 AND 3.03, BLOCK 222, ALONG THE LINE DIVIDING PROPOSED LOTS 1.01 AND 1.02, THE FOLLOWING SEVEN (7) COURSES:
- NORTH 73° 51' 36" EAST, 38.52 FEET TO A POINT, THENCE
- SOUTH 73° 08' 24" EAST, 26.81 FEET TO A POINT, THENCE
- NORTH 73° 51' 36" EAST, 883.08 FEET TO A POINT, THENCE
- NORTH 16° 08' 24" WEST, 243.50 FEET TO A POINT, THENCE
- SOUTH 73° 51' 36" WEST, 733.49 FEET TO A POINT, THENCE
- NORTH 16° 08' 24" WEST, 188.16 FEET TO A POINT, THENCE
- SOUTH 73° 51' 36" WEST, 136.52 FEET TO A POINT IN AFORESAID NORTHEASTERLY LINE OF SUPOR BOULEVARD, THENCE
- NORTH 16° 08' 24" WEST, 1066.48 FEET ALONG NORTHEASTERLY LINE OF SUPOR BOULEVARD TO THE POINT AND PLACE OF BEGINNING.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS PART OF TAX LOTS 1 & 3.03 IN BLOCK 222 (TO BE KNOWN AS LOT 1.01, BLOCK 222) FOR THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY.

NOTE FOR INFORMATION: BEING COMMONLY KNOWN AS PART OF MAJOR & OGDEN AVENUE AND 608 SUPOR BOULEVARD (TO BE KNOWN AS 500 SUPOR BOULEVARD), HARRISON, NEW JERSEY.

PARKING INFORMATION

REGULAR= 98
HANDICAP= 0
TRAILER= 83
OVERHEAD DOOR= 12
TOTAL= 193

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3401000200 WHICH BEARS AN EFFECTIVE DATE OF 08/15/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

ALTA/NSPS LAND TITLE SURVEY

500 SUPOR BOULEVARD

HARRISON, HUDSON COUNTY, NEW JERSEY 07029

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTIES DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENTS NO. NJ-302300-24 & NO. NJ-302301-24, BOTH DATED JULY 17, 2024.

NOTES CORRESPONDING TO SCHEDULE B
- TITLE COMMITMENT NO. NJ-302301-24

- WATER LINE EASEMENT AS SET FORTH IN DEED BOOK 1989 PAGE 588 (UNABLE TO DETERMINE INSUFFICIENT LEGAL DESCRIPTION REFERRING OUTDATED LAND OWNERS)
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- DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 3163 PAGE 314 (AFFECTS, PLOTTED AS SHOWN)
- EASEMENT FOR INGRESS AND EGRESS AND ROADWAY EASEMENT RETAINED BY WORTHINGTON PUMP & MACHINERY CORPORATION AS SET FORTH IN DEED BOOK 3163 PAGE 316 (AFFECTS, PLOTTED AS SHOWN)
- DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 3163 PAGE 322 (AFFECTS, PLOTTED AS SHOWN)
- DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 3163 PAGE 317 (AFFECTS, APPROXIMATE LOCATION SHOWN)
- TERMS AND CONDITIONS IN PARTY WALL AGREEMENT AS SET FORTH IN DEED BOOK 3165 PAGE 625 (AFFECTS, PLOTTED AS SHOWN)
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- EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 3272 PAGE 900 (AFFECTS, PLOTTED AS SHOWN)
- EASEMENTS AND RIGHTS IN EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 3288 PAGE 208 (AFFECTS, PLOTTED AS SHOWN)
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- EASEMENT AGREEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 5824 PAGE 281 (AFFECTS, PLOTTED AS SHOWN)
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- TERMS AND CONDITIONS IN DECLARATION OF RECIPROCAL EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 5911 PAGE 44 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- TERMS, CONDITIONS, PROVISIONS AND RIGHT OF PARTIES UNDER THAT CERTAIN UNRECORDED MASTER LEASE BETWEEN J. SUPOR REALTY LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND THE MARITAL TRUST OF JOSEPH SUPOR, JR. AND J. SUPOR, L.L.C. (TENANTS), (PRIOR BOULEVARD LEASE), DATED OCTOBER 11, 2017, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT WHEREIN J. SUPOR REALTY LLC, A DELAWARE LIMITED LIABILITY COMPANY ASSIGNED ITS INTEREST TO J. SUPOR REALTY GROUP LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD), AS FURTHER AFFECTED BY ASSIGNMENT OF ASSUMPTION AGREEMENT, WHEREIN THE MARITAL TRUST OF JOSEPH SUPOR, JR. AND J. SUPOR, L.L.C. ASSIGNED IT INTEREST TO SUPER MANOR REALTY, A DELAWARE LIMITED LIABILITY COMPANY (TENANT), AS FURTHER AFFECTED BY MEMORANDUM OF AMENDED, RESTATED AND CONSOLIDATED LEASE AGREEMENT, DATED JANUARY 31, 2020 AND RECORDED FEBRUARY 19, 2020 IN BOOK 5873 PAGE 605 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- TERMS, CONDITIONS, PROVISIONS AND RIGHTS OF PARTIES UNDER THAT CERTAIN UNRECORDED MASTER LEASE BETWEEN SUPER MANOR REALTY LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND THE MARITAL TRUST OF JOSEPH SUPOR, JR. AND J. SUPOR, L.L.C. (TENANTS), (PRIOR MANOR LEASE), DATED OCTOBER 11, 2017, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT WHEREIN SUPER MANOR REALTY LLC, A DELAWARE LIMITED LIABILITY COMPANY ASSIGNED ITS INTEREST TO SUPER MANOR REALTY GROUP LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD), AS FURTHER AFFECTED BY ASSIGNMENT OF ASSUMPTION AGREEMENT, WHEREIN THE MARITAL TRUST OF JOSEPH SUPOR, JR. AND J. SUPOR, L.L.C. ASSIGNED IT INTEREST TO SUPER MANOR REALTY, A DELAWARE LIMITED LIABILITY COMPANY (TENANT), AS FURTHER AFFECTED BY MEMORANDUM OF AMENDED, RESTATED AND CONSOLIDATED LEASE AGREEMENT, DATED JANUARY 31, 2020 AND RECORDED FEBRUARY 19, 2020 IN BOOK 5873 PAGE 605 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S37°37'37"E PER GPS COORDINATE OBSERVATIONS NEW JERSEY STATE PLANE NAD83.

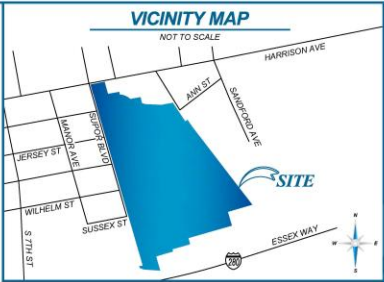
LATITUDE = 40°44'41.89180"
LONGITUDE = -74°04'44.4770"
CONVERGENCE ANGLE = 00°12'52.53098"

SIGNIFICANT OBSERVATIONS

THE CONCRETE STEP APPEARS TO EXTEND BEYOND THE WEST PROPERTY LINE BY AS MUCH AS 1.2'.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITIES.



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WAS NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS AUGUST 19, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUPOR BOULEVARD AND HARRISON AVENUE, WHICH IS ABUTTING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SUPOR BOULEVARD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW JERSEY ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY AND THE COMMENTS RELATED TO THE SCHEDULE B-4 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HUDSON COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO OVERLAPS. A GAP WAS OBSERVED ON THE WEST PROPERTY BOUNDARY LINE.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 18, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/19/2024.

DATE OF PLAT OR MAP: 08/21/2024

ROBERT J. WINICKI
PROFESSIONAL LAND SURVEYOR NO. 245300435900
STATE OF NEW JERSEY
C.O.A. 24G28378100

BLEW
Surveying | Engineering | Environmental

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SURVEYOR JOB NUMBER:
24-5408
SURVEY REVIEWED BY:
JL

SURVEY DRAWN BY:
BAC - 08/21/2024
SHEET:
1 OF 3

N/F: SUPOR FAMILY, L.L.C., A NEW JERSEY LIMITED LIABILITY COMPANY
129 SANDFORD AVENUE
TAX LOT 14.01, BLOCK 279
182,262 ± SQUARE FEET, OR 4.184 ± ACRES

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. NJ-302288-24, DATED JULY 17, 2024.

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE TOWN OF KEARNY, COUNTY OF HUDSON AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 14.01 IN BLOCK 279 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL SUBDIVISION PLAN FOR PARC. L.L.C. BLOCK 279, LOTS 14-18, 25-26 IN THE TOWN OF KEARNY, HUDSON COUNTY, NEW JERSEY" PREPARED BY BERTIN ENGINEERING ASSOCIATES, INC., DATED DECEMBER 10TH, 2002, LAST REVISED MARCH 20TH, 2003, FILED IN THE HUDSON COUNTY REGISTER'S OFFICE ON MAY 22ND, 2003, AS FILED MAP NO. 3906, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SANFORD AVENUE (BEING 60 FEET WIDE) DISTANT 230.65 FEET ON A BEARING OF SOUTH 17 DEGREES 39 MINUTES 30 SECONDS EAST FROM THE SOUTHERLY LINE OF ANN STREET (BEING 50 FEET WIDE); RUNNING THENCE

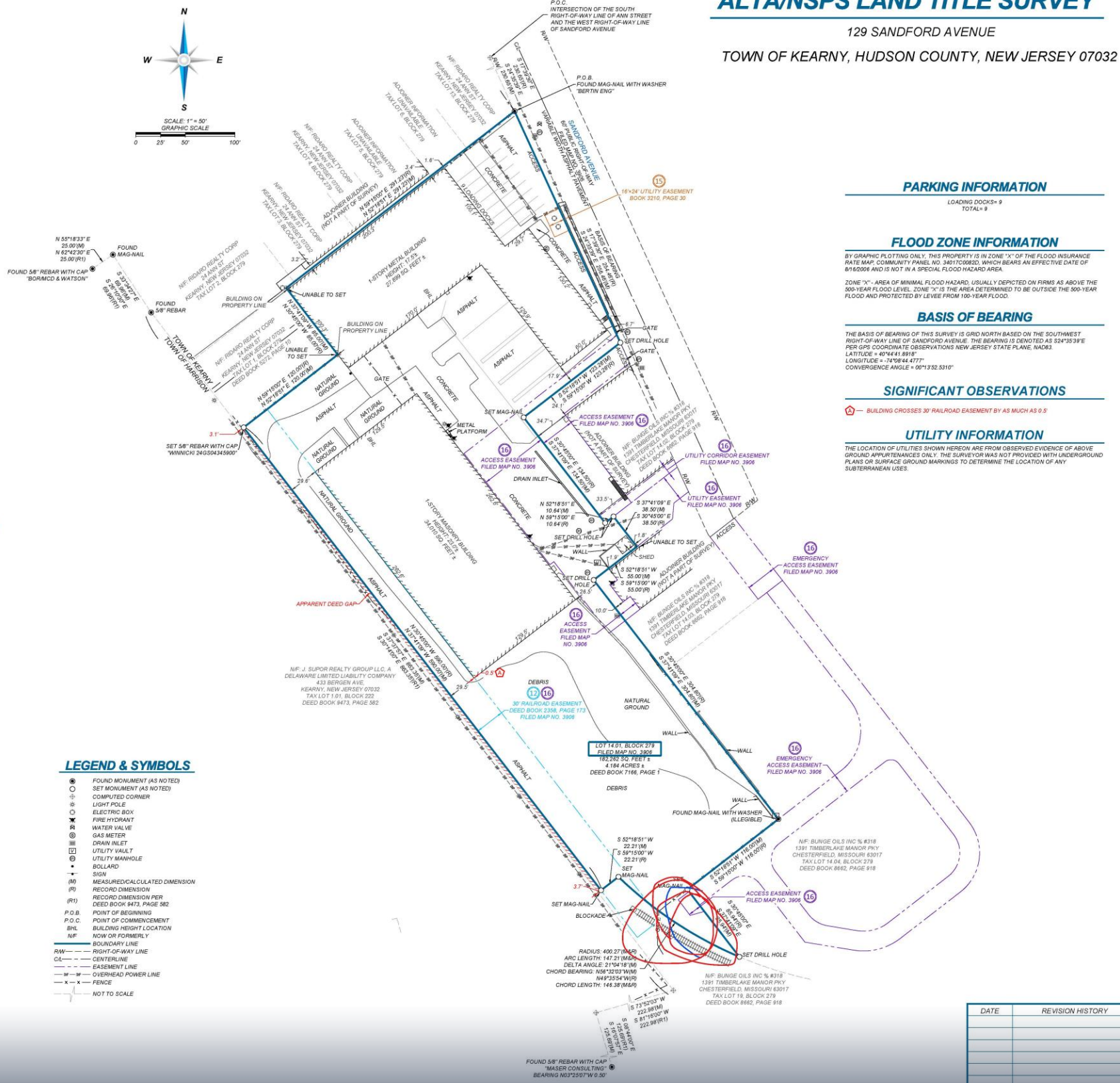
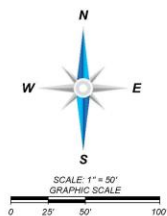
- (1) ALONG SAID WESTERLY LINE OF SANFORD AVENUE, SOUTH 17 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 354.48 FEET TO A POINT; THENCE
- (2) SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 123.38 FEET TO A POINT; THENCE
- (3) SOUTH 30 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 134.50 FEET TO A POINT; THENCE
- (4) NORTH 59 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 10.64 FEET TO A POINT; THENCE
- (5) SOUTH 30 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 38.30 FEET TO A POINT; THENCE
- (6) SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 35.00 FEET TO A POINT; THENCE
- (7) SOUTH 30 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 304.80 FEET TO A POINT; THENCE
- (8) SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 116.00 FEET TO A POINT; THENCE
- (9) SOUTH 30 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 85.34 FEET TO A POINT ON A CURVE OF LANDS NOW OR FORMERLY ERIE LACKAWANNA RAILROAD; THENCE
- (10) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.27 FEET, AN ARC LENGTH OF 21.21 FEET, A BEARING OF NORTH 45 DEGREES 39 MINUTES 30 SECONDS WEST, AND A CHORD DISTANCE OF 146.38 FEET TO A POINT; THENCE
- (11) SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 22.21 FEET TO A POINT; THENCE
- (12) NORTH 30 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 580.00 FEET TO A POINT; THENCE
- (13) NORTH 59 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; THENCE
- (14) NORTH 30 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 83.00 FEET TO A POINT; THENCE
- (15) NORTH 59 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 291.23 FEET TO THE

11 — EASEMENTS, COVENANTS AND RIGHTS CONTAINED IN AGREEMENT BETWEEN THE

- DELAWARE, LACKAWANNA AND WESTERN RAILROAD COMPANY, THE HUDSON RAILWAY COMPANY AND THE THEOBALD AS SET FORTH IN DEED BOOK 2228 PAGE 55 (AFFECTS, PLOTTED AS GROUND PLAT PAGE 10)
31. — EASEMENT FOR RAILROAD RIGHTS GRANTED TO THE DELAWARE, LACKAWANNA AND WESTERN RAILROAD COMPANY AS SET FORTH IN DEED BOOK 2338 PAGE 173 (AFFECTS, PLOTTED AS GROUND PLAT PAGE 10)
32. UTILITY EASEMENT GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 2340 PAGE 10 (DOES NOT AFFECT, APPEARS TO FALL WITHIN LOT 42 OF BLOCK 274)
34. — UTILITY EASEMENT GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 3014 PAGE 237 (DOES NOT AFFECT, APPEARS TO FALL WITHIN THE PUBLIC'S SUBJECT PROPERTY)
35. UTILITY EASEMENT GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 3014 PAGE 30 (AFFECTS, PLOTTED AS PUBLIC)
36. — SUBJECT TO THE FOLLOWING AS SHOWN ON FILED MAP ENTITLED "FINAL SUBDIVISION PLAN FOR PARC. L.L. BLOCK 27 PLOTS 14-18 25-28" FILED MAY 22, 2019 AND MAY 16, 2019
37. A) 20' WIDE RAILROAD EASEMENT;
B) ACCESS EASEMENT TO BENEFIT LOT 14.0;
C) ACCESS EASEMENT TO BENEFIT LOT 15.0;
D) ACCESS ON FIELD MAP
E) EASEMENT FOR OVERHEAD LOADING TRACK (NOTE #6)
F) ENCROACHMENT EASEMENT FOR GROUND STORAGE TANK (NOTE #8)
(AFFECTS, PLOTTED AS GROUND PLAT PAGE 10)
38. — TERMS, CONDITIONS, PROVISIONS AND RIGHT OF PARTIES UNDER THAT CERTAIN MORTGAGE LEASE BETWEEN SUPUR FAMILY, L.L.C., A NEW JERSEY LIMITED LIABILITY COMPANY, AND LANDLORD AND CERTAIN MORTGAGEE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND SUPUR MAJOR RAIL LINE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (RELEVANT, DATED SEPTEMBER 8, 2019 IN MORTGAGE BOOK 1581 PAGE 70 AND RECORDED MAY 3, 2019 AND RECORDED MAY 24, 2019 IN DEED BOOK 8405 PAGE 81, AS ASSERTED BY COLLATERAL ASSIGNMENT OF LEASES AND RENTS DATED SEPTEMBER 8, 2019 AND RECORDED MAY 3, 2019 AND RECORDED MAY 24, 2019 AND FURTHER ASSERTED BY SUBORDINATION AGREEMENT, DATED MAY 3, 2019 AND RECORDED MAY 13, 2019 IN DEED BOOK 8405 PAGE 81 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
39. — TERMS, CONDITIONS, PROVISIONS AND RIGHT OF PARTIES UNDER THAT CERTAIN UNRECORDED SUB LEASE BETWEEN SUPUR FAMILY, L.L.C., A NEW JERSEY LIMITED LIABILITY COMPANY, LANDLORD AND CERTAIN MORTGAGEE, L.L.C., A DELAWARE CORPORATION (SUBSTANT), DATED SEPTEMBER 8, 2019 AS ASSIGNED BY LANDLORD TO TENANT PURSUANT TO THAT CERTAIN ASSIGNMENT AND ASSIGNMENT OF LEASE AGREEMENT DATED MAY 3, 2019 AS EVIDENCED BY SUBLEASE SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT DATED MAY 3, 2019 AND RECORDED JULY 10, 2019 IN DEED BOOK 8415 PAGE 10 (CONTAINS NO PLOTTABLE EASEMENT ITEMS)

PROPERTY IS CURRENTLY ZONED:
AMATEUR TRAINING CENTER

ITEM	REQUIRED	OBSERVED
PERMITTED USE		INDUSTRIAL
MIN. SETBACKS FRONT		6' 7"
MIN. SETBACKS SIDE		1' 6"
MIN. SETBACKS REAR		29' 5"
MAX. BUILDING HEIGHT		23' 0"
MIN. LOT AREA		182,242 SQ. FEET ±
MIN. LOT WIDTH		590.00'
MAX. BLDG COVERAGE		34%
PARKING REGULAR		NONE OBSERVED
PARKING HANDICAP		NONE OBSERVED
LOADING DOCKS		9
PARKING TOTAL		9
PARKING INFORMATION		



TOWN OF KEARNY, HUDSON COUNTY, NEW JERSEY 07032

LOADING DOCK
TOTAL= 9

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34017C0082D, WHICH BEARS AN EFFECTIVE DATE OF 8/16/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHWEST
RIGHT-OF-WAY LINE OF SANDFORD AVENUE. THE BEARING IS DENOTED AS S24°35'39"E
PER GPS COORDINATE OBSERVATIONS NEW JERSEY STATE PLANE, NAD83.
LATITUDE = 40°44'41.8918"
LONGITUDE = -74°08'44.4777"
CONVERGENCE ANGLE = 00°13'52.5310"

(A) — BUILDING CROSSES 30' RAILROAD EASEMENT BY AS MUCH AS 0.5'

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

- 1 DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF
2 UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED
3
4 IN REGARD TO TALANSPTS TABLE A ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE
5 OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS
6 EXCEPT AS SHOWN HEREIN.
7
8 IN REGARD TO TALANSPTS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED
9 CHANGES OF USE OF WAY, RIGHT-OF-WAY, STREET OR SIDEWALK CONSTRUCTION
10 OR REPAIRS EXCEPT AS SHOWN HEREIN.
11
12 AT THE TIME OF THE TALANSPTS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE
13 OF SITE USE AS A SOLID WASTE DUMP, PUMP, OR SANITARY LANDFILL.
14
15 AT THE TIME OF THE TALANSPTS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE
16 OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
17
18 COMPLETED FIELD WORK WAS AUGUST 18, 2024.
19
20 THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
21
22 THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SANFORD AVE
23 AND AIN STREET, WHICH IS APPROXIMATELY 231' FROM THE NORTHEAST CORNER
24 OF THE SUBJECT PROPERTY.
25
26 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SANFORD AVENUE,
27 BEING A PUBLICLY DESIGNATED RIGHT-OF-WAY. THE SUBJECT PROPERTY ALSO HAS
28 NOWHERE ACCESS TO SANFORD AVENUE VIA EMERGENCY ACCESS EASEMENT PER
29 FILED MAP NO. 3869.
30
31 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY SHOULD
32 NOT BE INTERPRETED TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO
33 THE SUBJECT PROPERTY: (1) ANY EASEMENTS, RIGHTS, OR INTERESTS IN THE PROPERTY
34 WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION
35 RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH
36 AFFECT THE TITLE OR INTERESTS IN THE PROPERTY.
37
38 NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW JERSEY
39 ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE
40 PROPERTY DESCRIBED IN THIS SURVEY (THE "SUBJECT PROPERTY"). THE PURPOSE OF
41 THIS SURVEY AND THE COMMENTARY ATTACHED TO THE SCHEDULED BY
42 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL
43 FEATURES OF THE RELATION TO THE SURVEYED PROPERTY. THIS SURVEY INDICATES
44 THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH THAT
45 ANY FUTURE INTERESTS IN THE SUBJECT PROPERTY, INCLUDING ANY EASEMENTS
46 INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT
47 PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH
48 INTERESTS AFFECT THE SUBJECT PROPERTY OR THE ENFORCEABILITY OF LEGAL
49 CONSEQUENCES OF SUCH INSTRUMENT.
50
51 NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM
52 HUDSON COUNTY GIS.
53
54 IN REGARD TO TALANSPTS TABLE A ITEM 16, NO VISIBLE DIVISION OR PARTY WALLS
55 WERE OBSERVED AT THE ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE
56 FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
57
58 IN REGARD TO TALANSPTS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E.,
59 APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED
60 BY THE SURVEYOR HAVE BEEN SHOWN ON THIS PLAN.

TO: AMBIENT CAPITAL PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY (AND ITS SUCCESSORS, ASSIGNS, SUBSIDIARIES AND AFFILIATES); AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/SPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA
AND SPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18
AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/19/2024.

DATE OF PLAT OR MAP: 08/20/2024

ROBERT J. WINICKI
PROFESSIONAL LAND SURVEYOR NO. 24GS04345900
STATE OF NEW JERSEY
C.O.A. 24GA28378100

DISCUSSION

DISCUSSION

REVIEW

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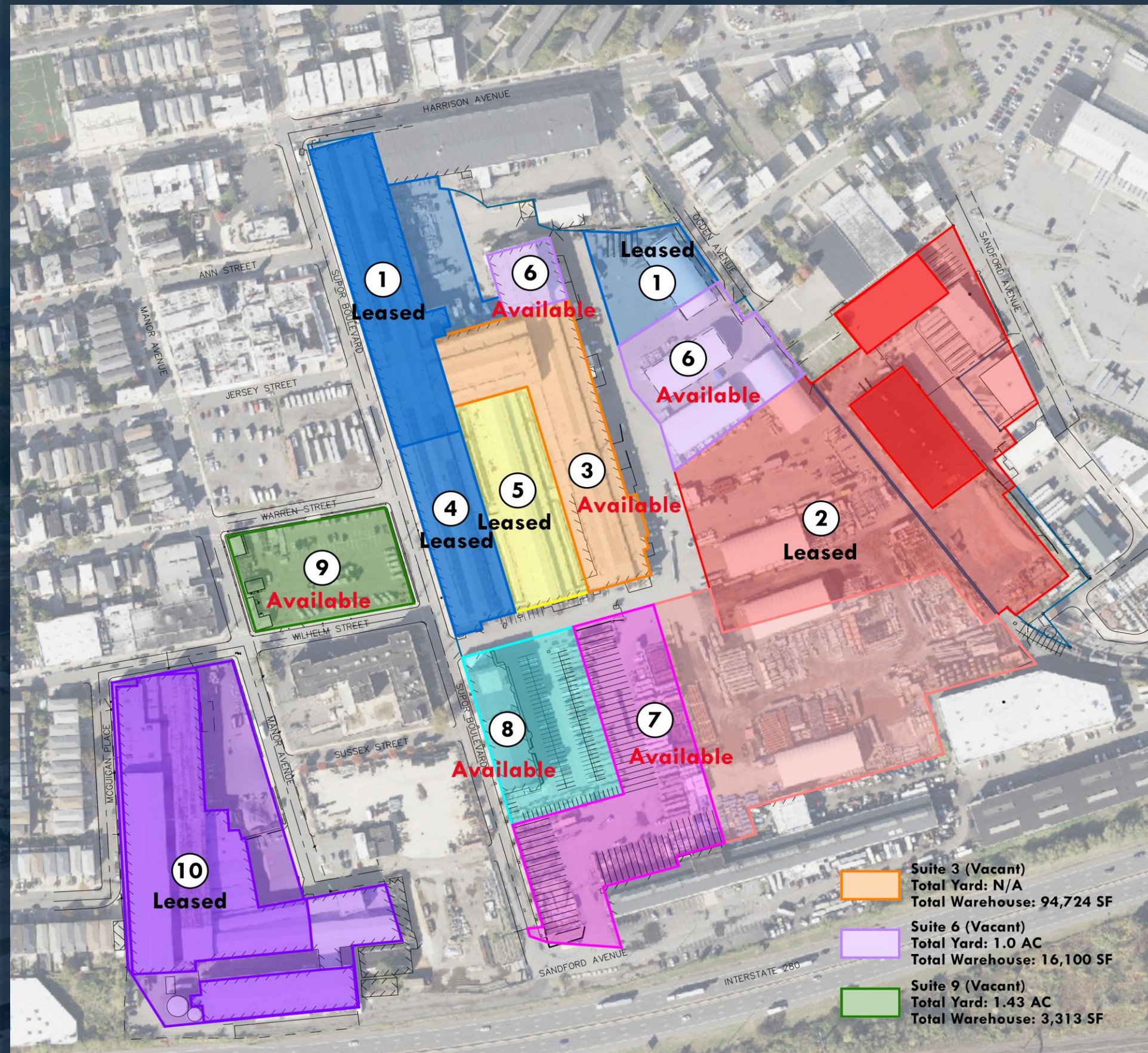
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SURVEYOR JOB NUMBER: 24-5407	SURVEY DRAWN BY: JEV - 08/20/2024
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SURVEY REVIEWED BY: R.I.W	SHEET: 1 OF 1
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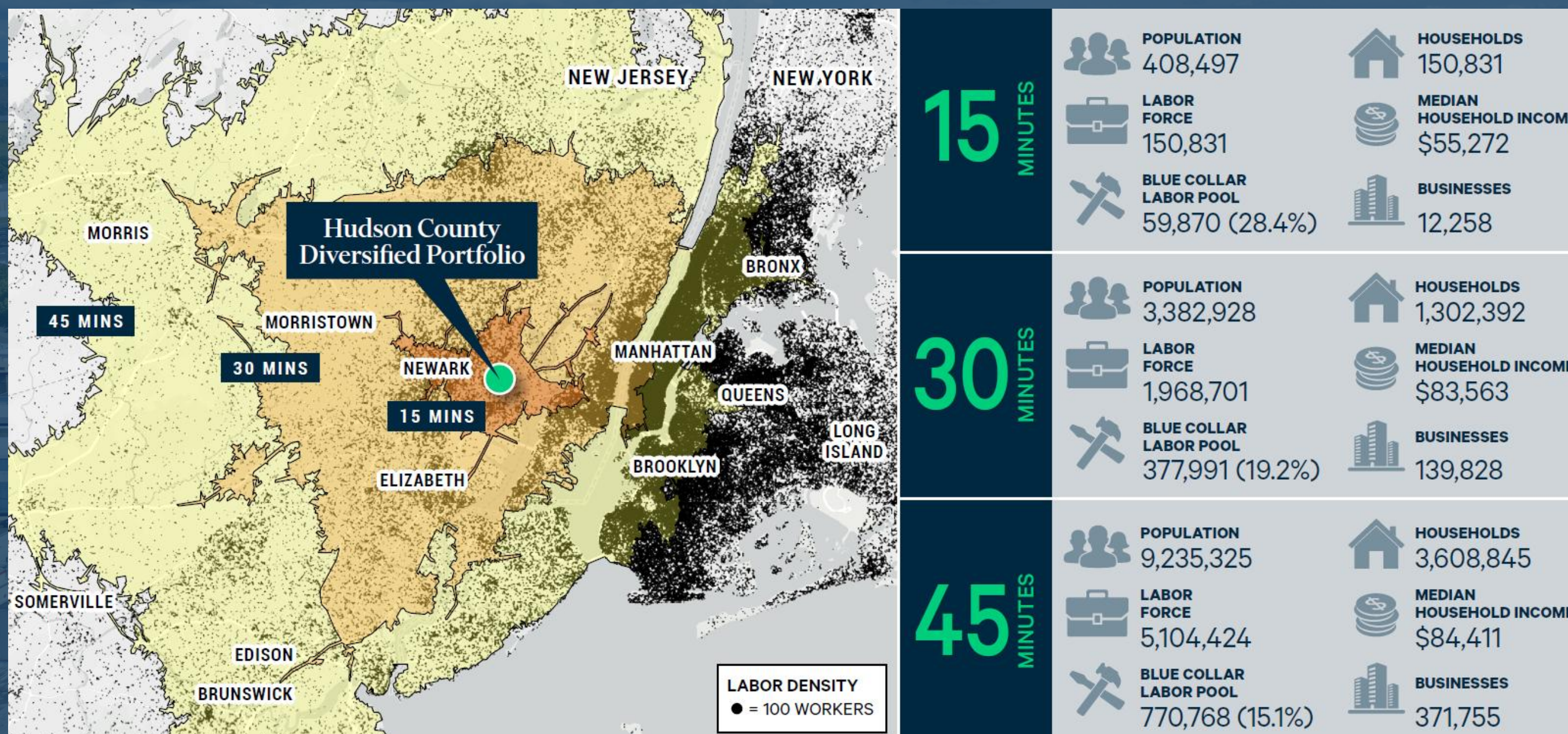


500 SUPOR BOULEVARD AVAILABLE SPACES

#	TYPE	SF	AC	Ceiling Height	Crane Height	Hook Height	Crane Capacity / Divisibility		Loading	Door Size
3	Warehouse High Bay	94,724	N / A	47' 6"	29'9" (25-ton)	24' 9" (25-ton)	2 x 15 Ton	2 x 25 Ton	2 Drive-Ins	1. 17' 6" W x 15' 6" H 2. 15'W x 15' H
							19 x 2 Ton Jib			
3				71'		52'	1 x 30 Ton (61' H)			
6	Warehouse	16,105	1.0	39'	28'	24' 9"	1 x 15 Ton	1 x 20 Ton	4 Drive-Ins 1 Loading Dock	1. 17' W x 16' H
							2 x 1 Ton Jib	3 x 2 Ton Jib		
							2 x 5 Ton			
9	IOS / Yard	3,313	1.43	50' 6"	28' (18-Ton)	23'	1 x 18 Ton	1 x 15 Ton	2 Drive-Ins	1. 16' W x 14' 6" H 2. 11' 1" W x 16' H
					6 x 1 Ton Jib		3 x 2 Ton Jib			
					44' (15-Ton)	37'	1 x 3 Ton			

UNPARALLELED ACCESS TO INFRASTRUCTURE, LABOR & CONSUMERS

- New Jersey's demographic profile features an abundant, affordable, and growing blue-collar labor base; as big box occupiers have rapidly transformed into 24-hour operations due to shifting consumer behavior, strained supply chains, and businesses reconfiguring their operational strategies to accommodate safety stock inventory, access to an appropriate labor force has become a major deciding factor in building/site selection processes for this tenant base.
- New Jersey's industrial employment has remained steady with minimal positions cut and the overall industrial-using sector increased both quarter-over-quarter and year-over-year.



DEMOGRAPHICS



5 MILES

- Total Population: 818,732
- Households: 312,186
- Median Household Income: \$70,487
- Average Household Size: 2.6
- Transportation to Work: 393,875
- Labor Force: 655,118

10 MILES

- Total Population: 3.56M
- Households: 1.5M
- Median Household Income: \$113,324
- Average Household Size: 2.3
- Transportation to Work: 1.9M
- Labor Force: 2.94M

15 MILES

- Total Population: 8.93M
- Households: 3.56M
- Median Household Income: \$100,310
- Average Household Size: 2.4
- Transportation to Work: 4.56M
- Labor Force: 7.31M

FOR MORE INFORMATION

PLEASE CONTACT:

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