

Warehouse For Lease

2607 New York Avenue

Union City, NJ



Ideal Uses

warehouse, storage, distribution, fulfillment, production space, R&D, and maker space

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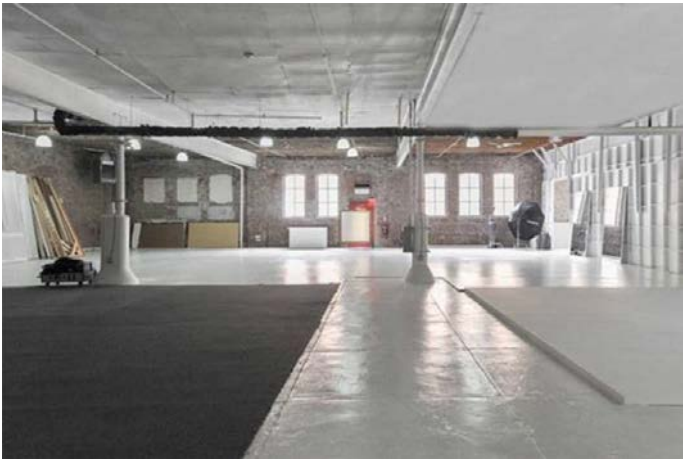
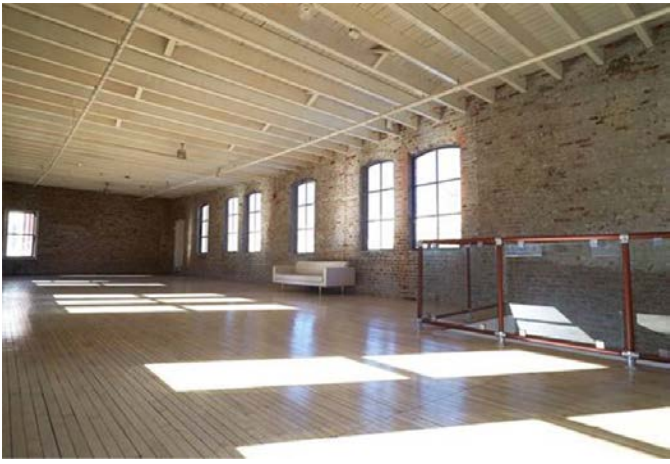
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Specifications

- 12,500 SF Pristine warehouse distribution space on two floors for lease
- 18' Ceiling heights
- Drive-in ground floor loading doors
- Dedicated loading zone
- Solid wood flooring & column free space on second floor
- Tile flooring & exposed columns on first floor
- Fully functioning kitchen
- Bathrooms on first floor

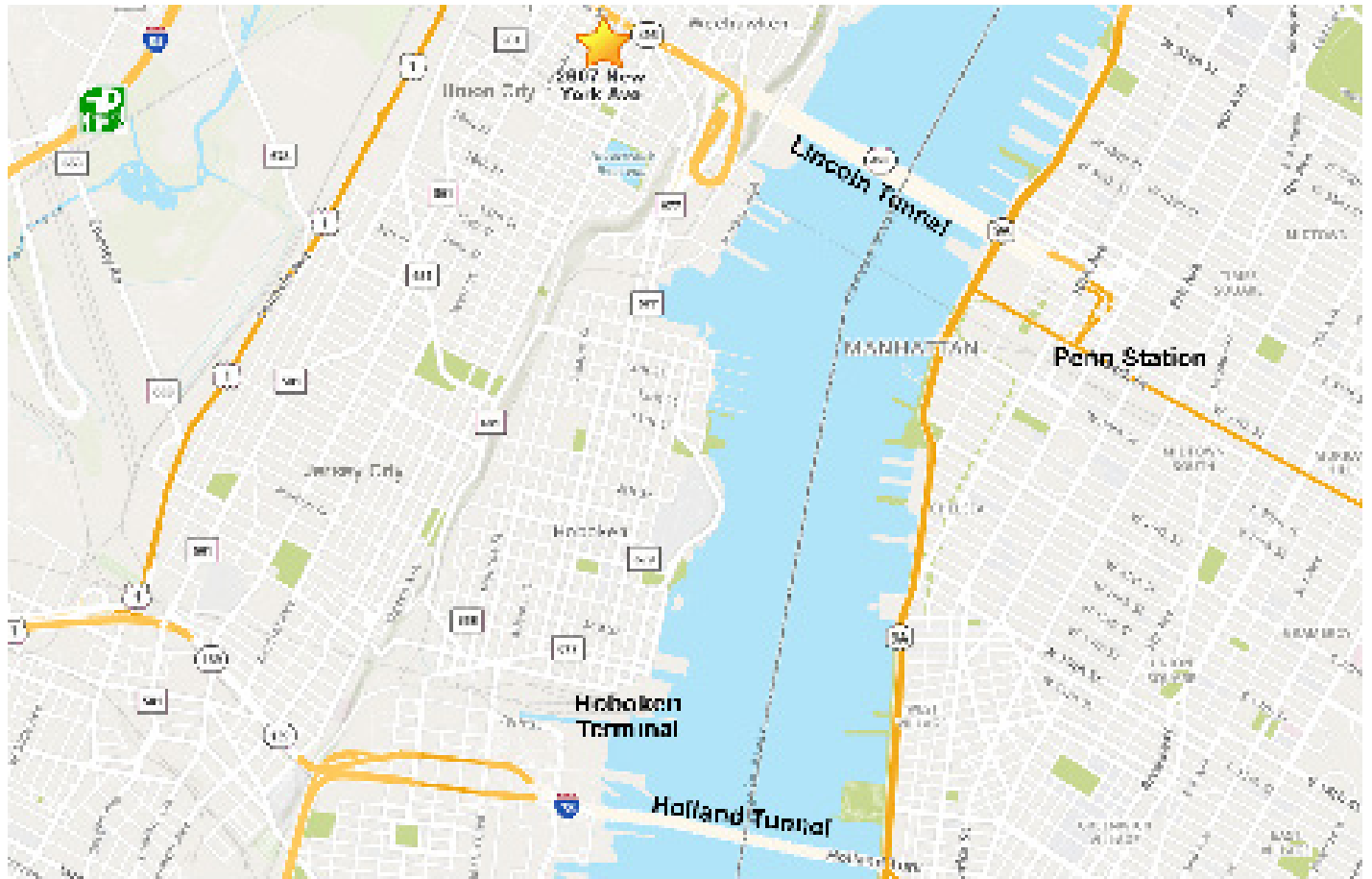


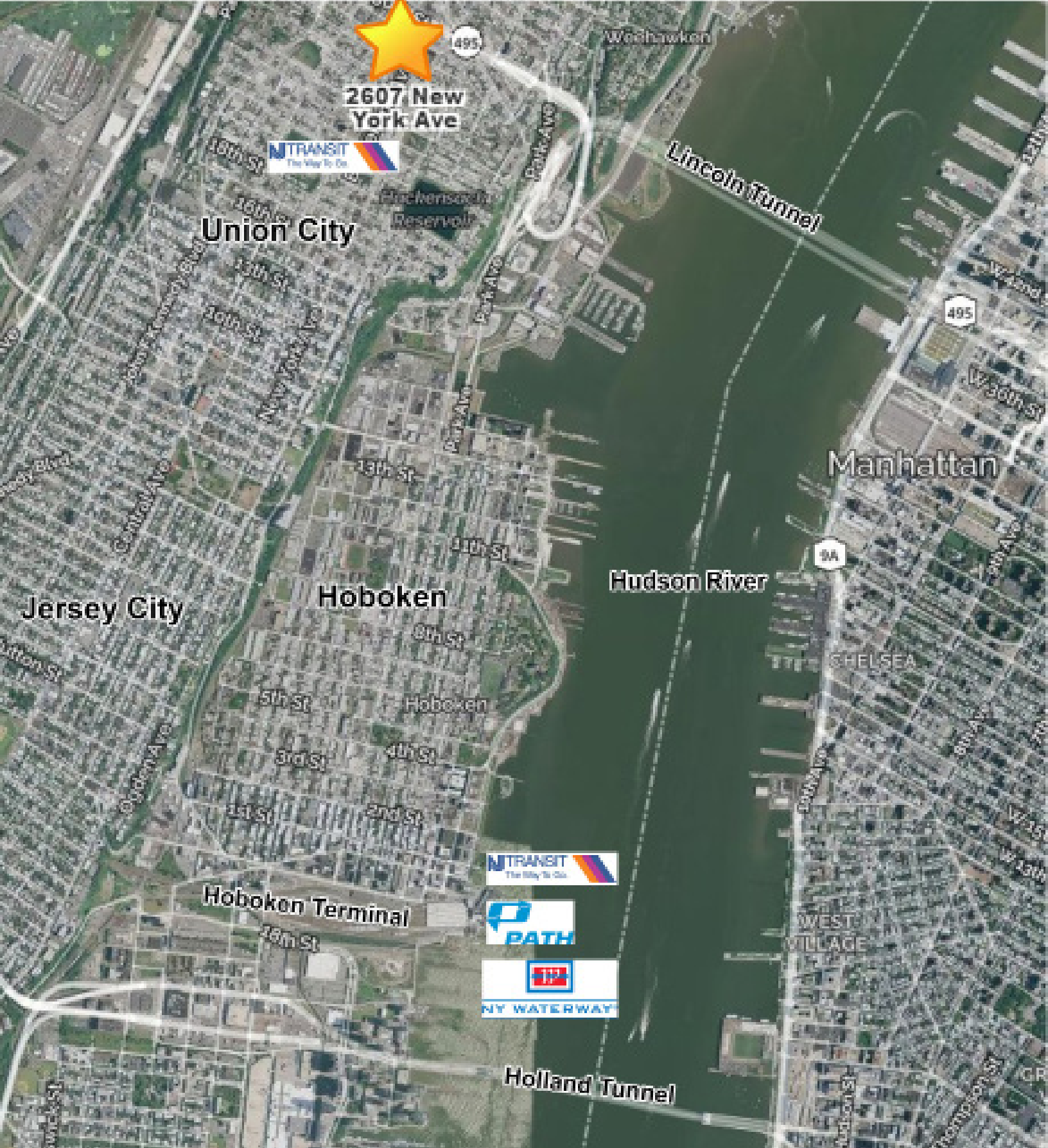
- Vaulted exposing ceilings
- Ceiling fans
- Large windows provide plenty of natural lighting
- Large staircase to second floor
- Cleaned and pointed brick exterior



Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	86,170		658,382		1,881,147	
2020 Estimate	84,456		648,938		1,866,090	
2010 Census	80,141		605,203		1,749,760	
Growth 2020 – 2025	2.03%		1.46%		0.81%	
Growth 2010 – 2020	5.38%		7.23%		6.65%	
2020 Population by Hispanic Origin	65,082		230,056		465,202	
2020 Population	84,456		648,938		1,866,090	
White	69,499	82.29%	486,897	75.03%	1,282,157	
Black	6,654	7.88%	43,720	6.74%	201,426	
Am. Indian & Alaskan	1,595	1.09%	6,109	0.94%	14,058	
Asian	4,250	5.03%	93,579	14.42%	311,545	
Hawaiian & Pacific Island	189	0.22%	940	0.14%	2,675	
Other	2,270	2.69%	17,693	2.73%	54,229	
U.S. Armed Forces	17		98		463	
Households						
2025 Projection	31,106		311,656		892,643	
2020 Estimate	30,474		308,011		887,032	
2010 Census	28,764		288,341		835,460	
Growth 2020 - 2025	2.07%		1.18%		0.63%	
Growth 2010 - 2020	6.94%		6.82%		6.17%	
Owner Occupied	7,848	25.75%	88,472	28.72%	242,479	
Renter Occupied	22,626	74.25%	219,539	71.28%	644,553	
2020 Households by HH Income						
Income: <\$25,000	6,713	22.03%	50,413	16.37%	159,023	
Income: \$25,000 - \$50,000	6,934	22.75%	38,281	12.43%	106,224	
Income: \$50,000 - \$75,000	4,585	15.05%	34,405	11.17%	98,344	
Income: \$75,000 - \$100,000	3,706	12.16%	33,103	10.75%	89,584	
Income: \$100,000 - \$125,000	2,547	8.36%	26,206	8.51%	75,975	
Income: \$125,000 - \$150,000	1,659	5.12%	21,636	7.02%	60,083	
Income: \$150,000 - \$200,000	1,838	6.03%	30,588	9.93%	83,259	
Income: \$200,000+	2,593	8.51%	73,378	23.82%	214,538	
2020 Avg Household Income	\$84,818		\$133,642		\$132,905	
2020 Med Household Income	\$58,423		\$98,339		\$97,303	





- 1.8 Miles from Lincoln Tunnel | Near NJ Transit 123 Bus Line
- 25 Minutes to Newark Liberty International Airport & Port Newark/Elizabeth
- 20 Minutes to Port Authority Bus Terminal
- 7 Minutes to New York Penn Station Commuter Rail via Northeast Corridor Line
- 3 Blocks to Rt. 495 with access to NJ Turnpike, Route 3, & Lincoln Tunnel to NYC.