

5.0 Miles to Global Marine Terminals, Jersey City
9.5 Miles to Port Newark/Elizabeth Marine Terminals
11.0 Miles to Manhattan



For Lease

151 West Side Avenue, Jersey City, NJ

Available January 1st, 2021

±60,000 SF

Located just off Route 440 with access to NJ Turnpike Exits 14A and 15E, the Holland & Lincoln Tunnels, George Washington Bridge and the Bayonne Bridge to Staten Island.



5.0 Miles to Global Marine Terminals, Jersey City
9.5 Miles to Port Newark/Elizabeth Marine Terminals
11.0 Miles to Manhattan



Specifications

Available space:	60,000 SF
Building size:	60,000 SF
Office space:	Minimal
Ceiling height:	26' clear
Loading:	5, 10' x 10' docks
Construction type:	Brick and steel
Column spacing:	50' x 48'4"
Sprinkler:	Wet
Heat:	Natural gas suspended unit heaters
Power:	PSE&G, 400 amps at 480 volts
Parking:	116 car parking
Availability:	January 1, 2021
Estimated OPEX:	\$1.53/ SF



Labor & Location

(within a 5 miles radius)



Total Population - 688,871
 (8% of NJ's total population)



Transportation/Warehouse Workers - 24,794
 (10% of NJ's transportation & warehouse workers)



Total Labor Force - 384,435
 (8% of NJ's total population)



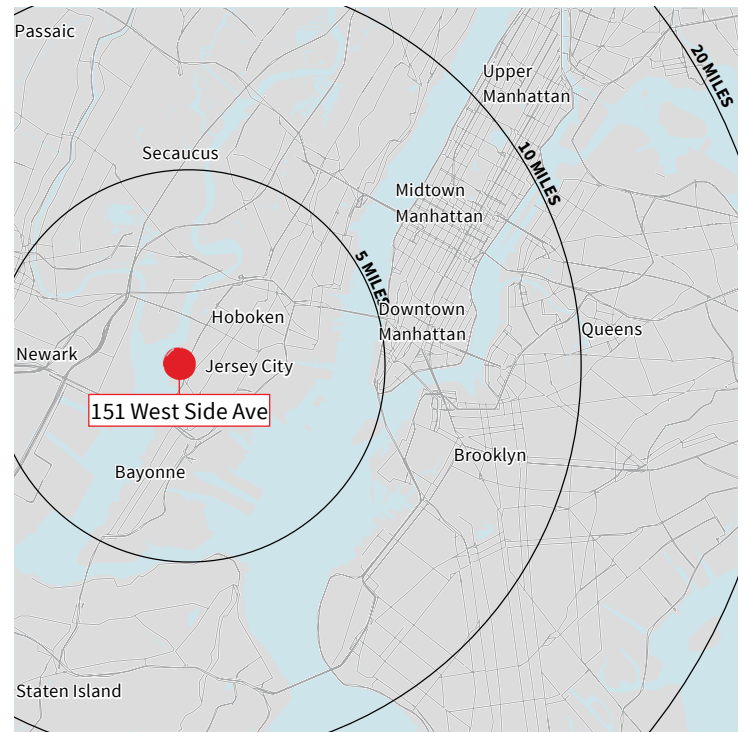
Unemployment Rate - 4.3%
 (compared to NJ as a state which is 4.6%)



Median Warehouse Hourly Salary - \$14.30
 (compared to NJ as a state which is \$13.41)



Average Household Income - \$123,487
 (compared to NJ as a state which is \$116,543)



For more information, contact:

Chris Hile
 +1 201 528 4416
 chris.hile@am.jll.com

Brian Golden
 +1 732 590 4169
 brian.golden@am.jll.com

Caroline Eisen
 +1 201 528 4415
 caroline.eisen@am.jll.com

Ryan Buerkle
 +1 732 590 4169
 ryan.buerkle@am.jll.com