

Immediate access to Rt. 1

1.1 Miles to I-95

1.5 Miles to Rt. 440

6.3 Miles to Port Newark



For Lease

9 S Hackensack Avenue, Kearny, NJ

±7,000 SF Available

±23,126 SF Building



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Specifications

Available space:	7,000 SF
Building size:	23,126 SF
Office space:	Minimal
Ceiling height:	18' clear
Loading:	1 dock door 2 drive ins
Availability:	July 2020
Asking Rent:	\$12.00/ SF nnn
Estimated OpEx:	\$2.80/SF



Labor & Location Stats

(within a 5 mile radius)



Total Population - 752,818
(8% of NJ's total population)



Transportation/Warehouse Workers - 30,003
(12% of NJ's transportation & warehouse workers)



Total Labor Force - 407,553
(8% of NJ's total population)



Unemployment Rate - 5.0%
(compared to NJ as a state which is 4.6%)



Median Warehouse Hourly Salary - \$13.84
(compared to NJ as a state which is \$13.41)



Average Household Income - \$107,585
(compared to NJ as a state which is \$116,543)



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