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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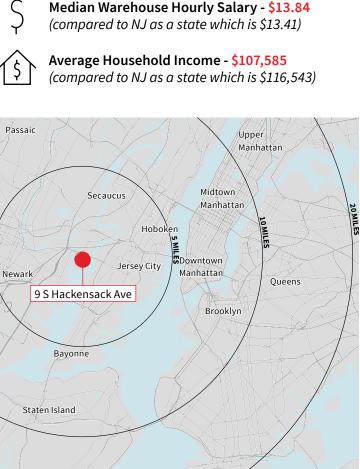


Specifications

| - | | (within a 5 mile radius) |
|------------------|-----------------|--|
| Available space: | 7,000 SF | OTotal Population - 752,818(8% of NJ's total population) |
| Building size: | 23,126 SF | Transportation/Warehouse Workers - 30,003 (12% of NJ's transportation & warehouse workers) |
| Office space: | Minimal | O O Total Labor Force - 407,553 (8% of NJ's total population) |
| Ceiling height: | 18' clear | Unemployment Rate - 5.0% (compared to NJ as a state which is 4.6%) |
| Loading: | 1 dock door | Section Warehouse Hourly Salary - \$13.84 (compared to NJ as a state which is \$13.41) |
| | 2 drive ins | Average Household Income - \$107,585 (compared to NJ as a state which is \$116,543) |
| Availability: | July 2020 | |
| Asking Rent: | \$12.00/ SF nnn | Passaic Upper Manhattan |
| Estimated OpEx: | \$2.80/SF | Secaucus Midtown Manhattan Hoboken |
| | | |



Labor & Location Stats



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