

150 | PACIFIC AVENUE



For Lease

310,295 SF & 5.0 AC IOS AVAILABLE | JERSEY CITY, NJ

Jordan Metz
Senior Vice President
973.493.0385
jordan@metzindustrial.com

Benito Abbate
Senior Associate
908.655.8331
ben@metzindustrial.com

James Friel
Sales Associate
908.305.9001
james@metzindustrial.com



Metz
Industrial Team

Contact Us

Exclusive Brokers:

Jordan Metz
Senior Vice President
973.493.0385

jordan@metzindustrial.com

Benito Abbate
Senior Associate
908.655.8331

ben@metzindustrial.com

James Friel
Sales Associate
908.305.9001

james@metzindustrial.com



255,742 SF warehouse space and 5.0 AC IOS available directly in the heart of the NJ/NY Port Market



Metz
Industrial Team

This document has been prepared by Bussel Realty Corp. based on public information. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s). © 2021. All rights reserved.

Property Highlights

Total Building Size: 350,295 SF
310,295 SF Available
54,553 SF Office
255,742 SF Warehouse

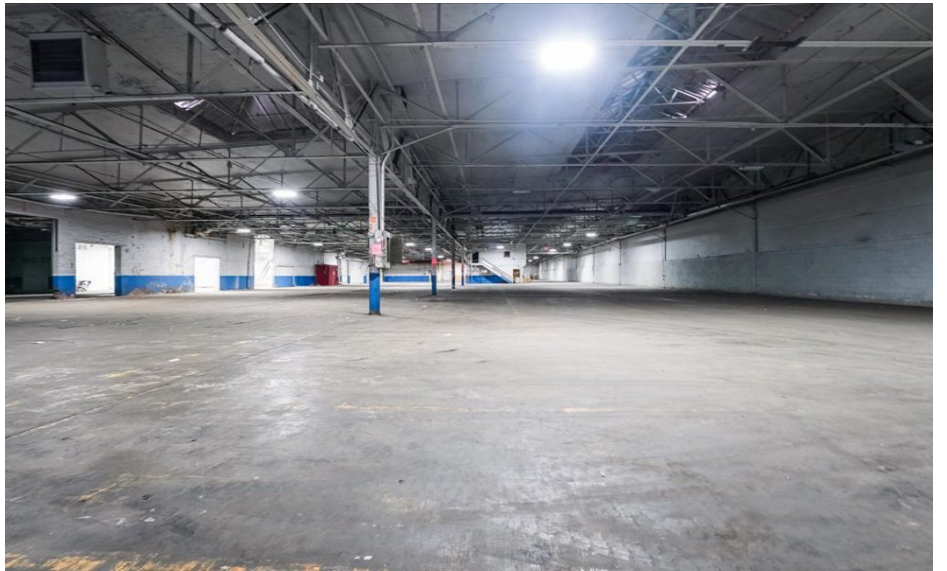
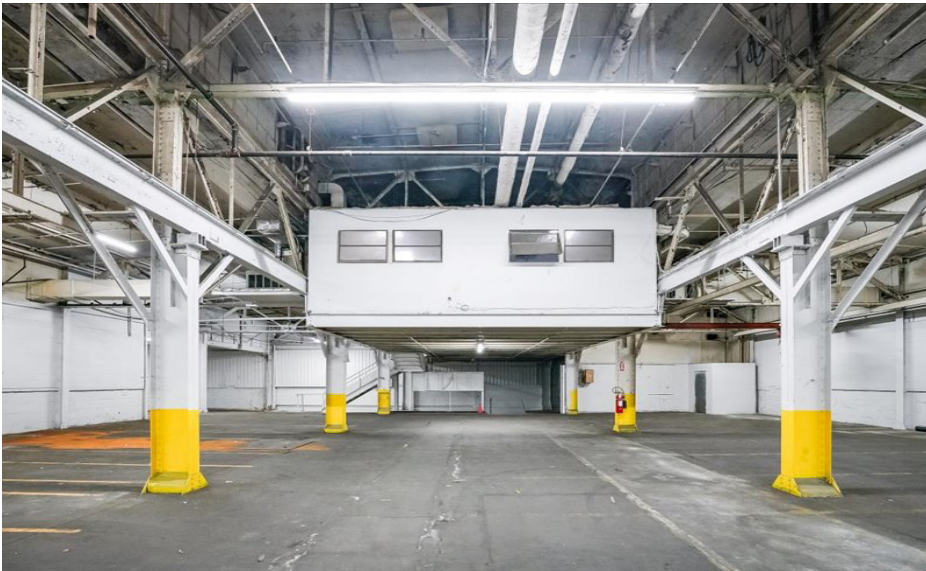
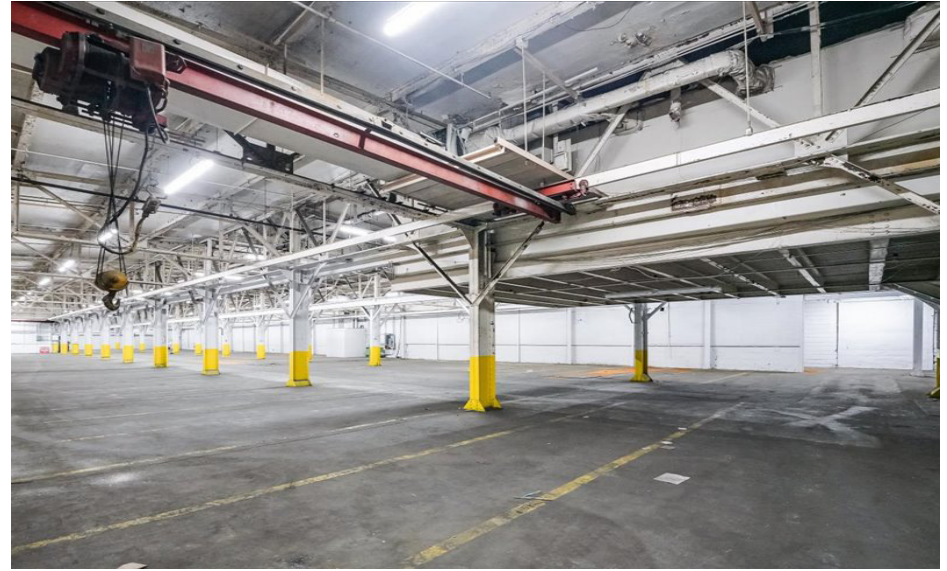
Flexible Unit Size (4,522 - 74,581 SF)
14' - 28' Ceiling Height
15 Tailboards & 5 Drive-in Doors

Total Plot Size: 18.0 AC
5.0 AC IOS Available
Fenced Lot
Paved/Milled

In close proximity to the Holland
Tolland, Port Newark/Elizabeth &
Newark International Airport

Access to I-78, I-95, & Rt 9

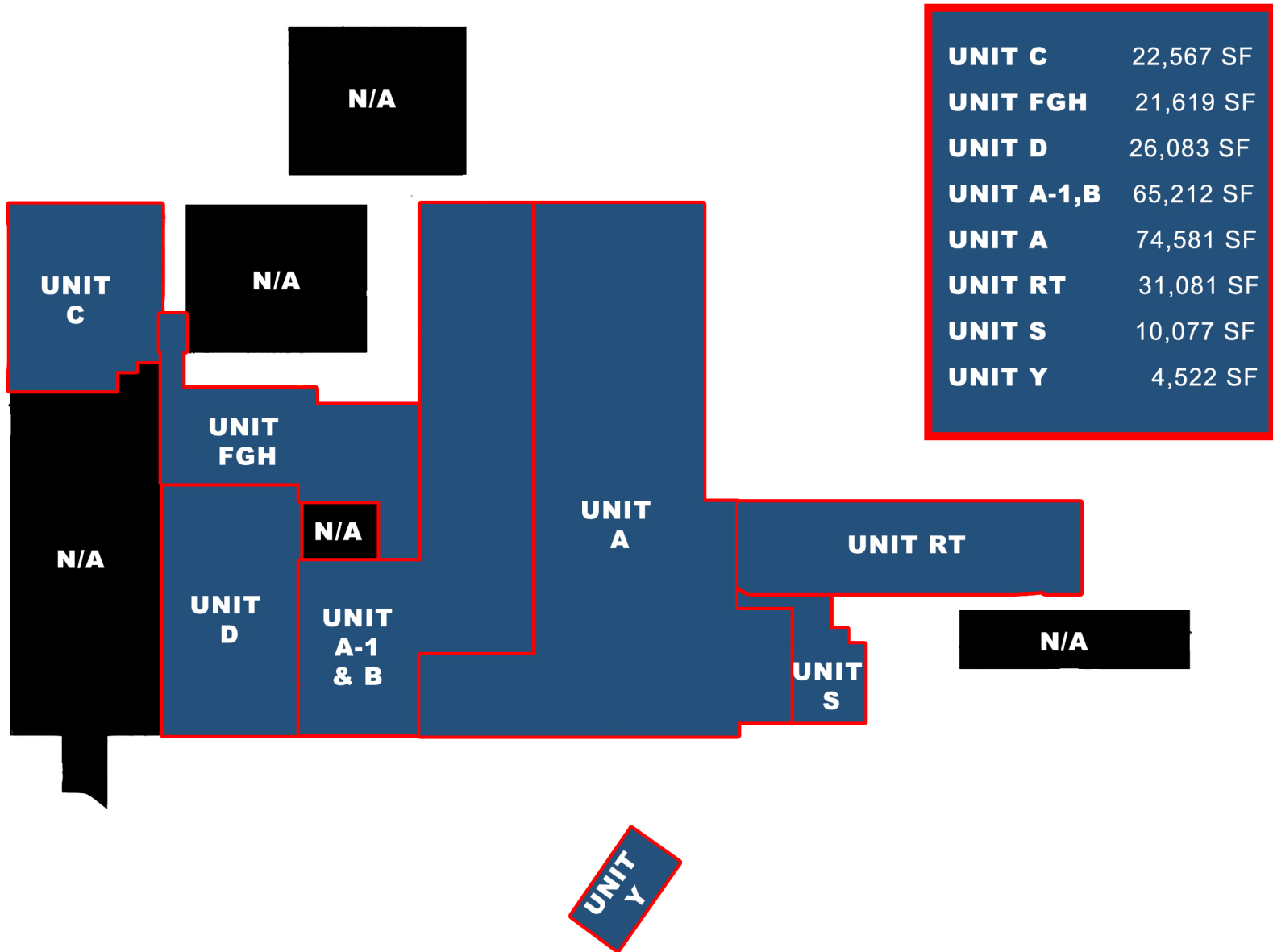
Warehouse Space



Loading



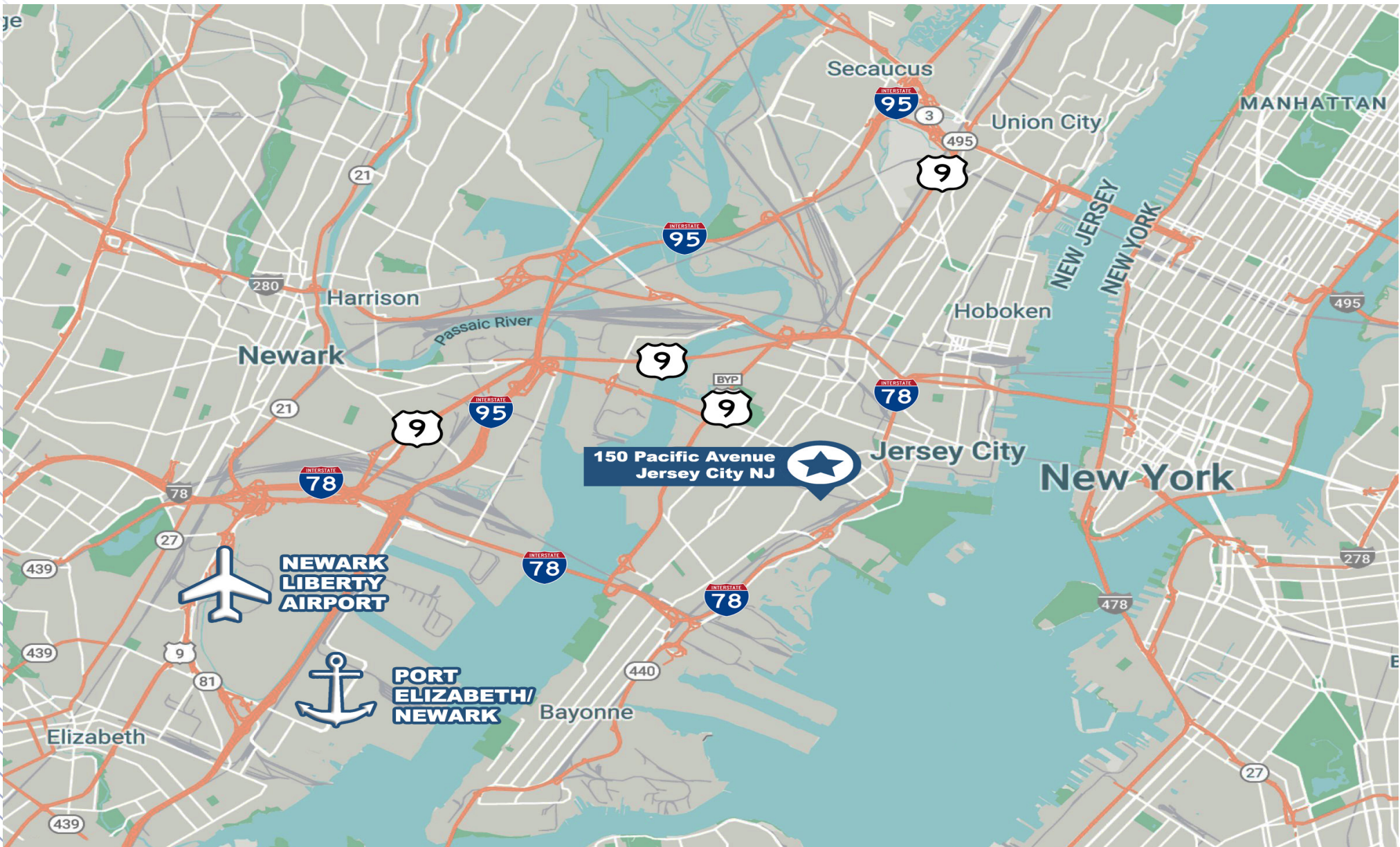
Floor Plan



Aerial



At the Crossroads of...

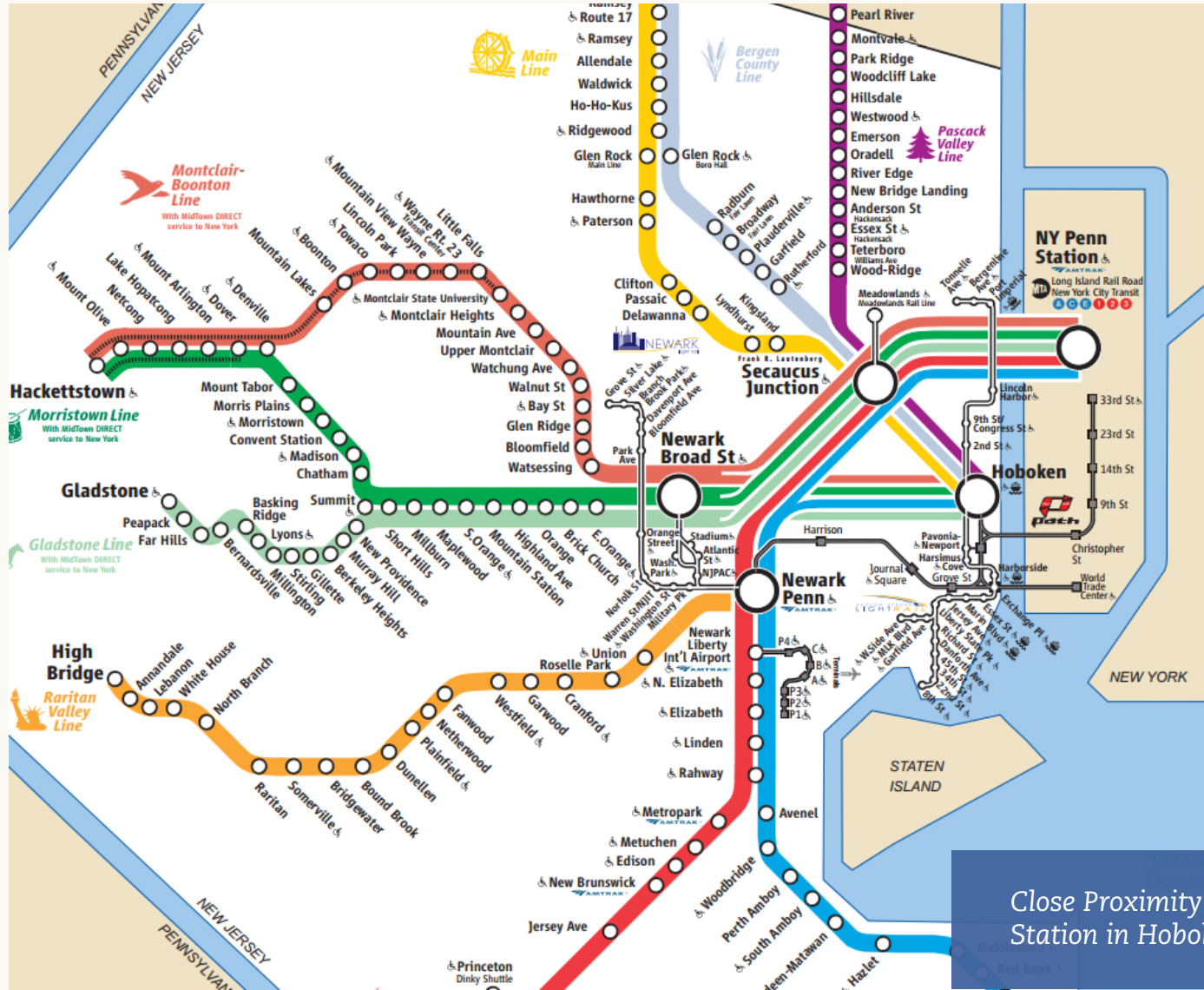


Near NJ Transit Rail Station



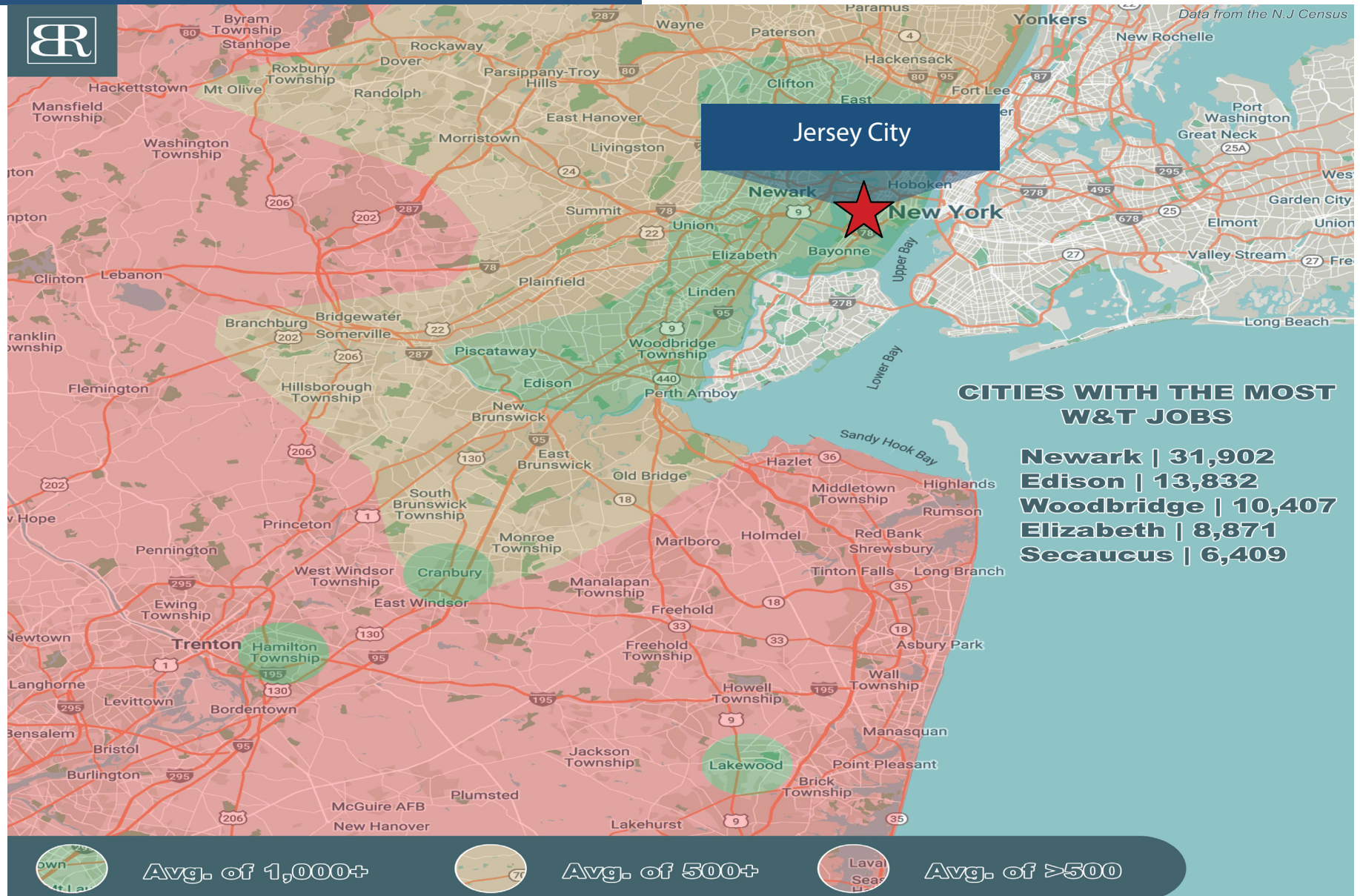
Close Proximity to the NJ Transit Hudson-Bergen Light Rail with access to NY Penn and connections to Newark Penn, Newark Liberty Airport & the rest of Northern/Central NJ

NJ Transit Map



Close Proximity to NJ Transit Rail Station in Hoboken, NJ

Labor Demographics



Demographic Highlights



Household Income

- In 2022, Jersey City, NJ had a population of 288k people with a median age of 34.6 and a median household income of \$91,151.
- Between 2021 and 2022 household income grew from \$81,390 to \$91,151, a 12% increase.
- In 2022, the median property value in Jersey City, NJ was \$500,100, and the homeownership rate was 29.2%



Business Environment

- The economy of Jersey City, NJ employs 154k people.
- The largest industries in Jersey City, NJ are Professional, Scientific, & Technical Services (24,927 people), Finance & Insurance (19,666 people), and Health Care & Social Assistance (17,076 people).
- The highest paying industries are Finance & Insurance (\$136,353), Finance & Insurance, & Real Estate & Rental & Leasing (\$120,651), and Management of Companies & Enterprises (\$117,014).



150 | PACIFIC
AVENUE

For more information please contact:

Jordan Metz
Senior Vice President
973.493.0385

Benito Abbate
Senior Associate
908.655.8331

James Friel
Sales Associate
908.305.9001



Bussel
Realty

Metz
Industrial Team

jordan@metzindustrial.com ben@metzindustrial.com james@metzindustrial.com

This document has been prepared by Bussel Realty Corp. based on public information. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s).

© 2021. All rights reserved.