



# AVAILABLE

## Final Mile Location

322 + 330 Manhattan Avenue  
Jersey City, New Jersey



# PROPERTY HIGHLIGHTS

## Location Highlights

- Immediate access from Routes 1 & 9 (Tonelle Avenue)
- 1 mile to NJ Turnpike Exit 15X
- 2 miles to the Holland Tunnel
- 2 miles to I-78
- 2.5 miles to Route 3
- 3 miles to Lincoln Tunnel
- 3 miles to Ports Newark & Elizabeth
- 8 miles to the George Washington Bridge

## Potential User Types

- Third Party Logistics Operations
- Last Mile Fulfillment
- Food & Beverage
- Outside Parking & Storage
- Fleet Parking
- Regional Distribution



# PROPERTY OVERVIEW



330 Manhattan Avenue

322 Manhattan Avenue

## 322 Manhattan Avenue

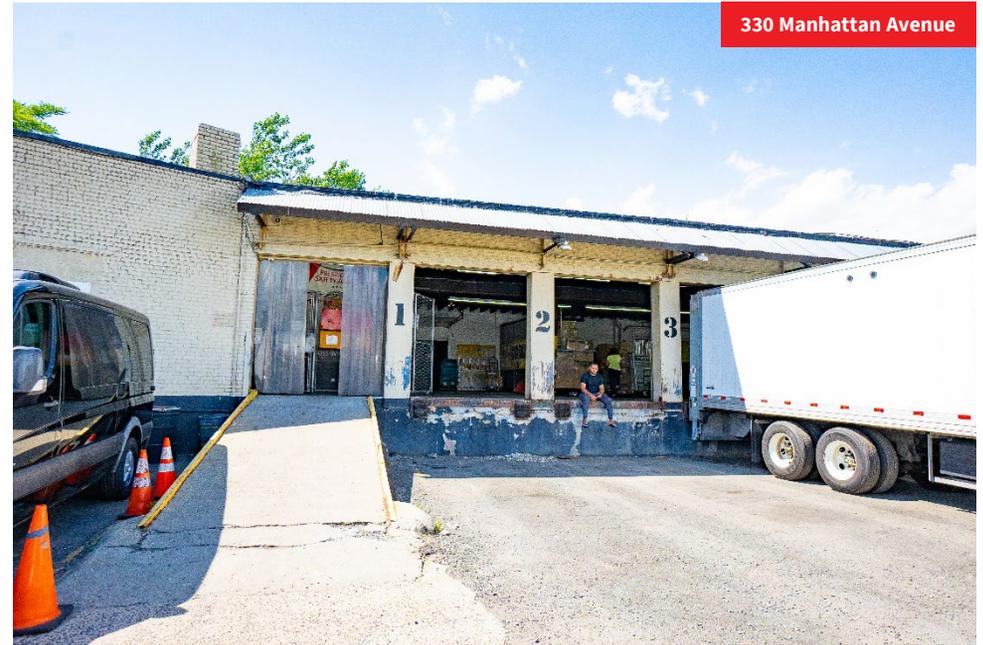
<b>Building SF</b>	5,000 SF
<b>Available SF</b>	5,000 SF
<b>Parcel size</b>	0.6 acres
<b>Office SF</b>	300 SF
<b>Overhead Drive-in</b>	1 overhead drive-in
<b>Ceiling height</b>	16'
<b>Parking</b>	25 box trucks
<b>Power</b>	200-600 amps
<b>Taxes</b>	\$4.01/SF (2020)

## 330 Manhattan Avenue

<b>Building SF</b>	60,000 SF
<b>Available SF</b>	60,000 SF
<b>Parcel size</b>	3 acres
<b>Office SF</b>	4,000 SF
<b>Clear height</b>	16' clear
<b>Loading</b>	54 docks
<b>Drive-Ins</b>	1 drive-in
<b>Car Parking</b>	25 spaces
<b>Taxes</b>	\$1.78/SF (2020)



322 Manhattan Avenue



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**For more information, contact:**

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