



AVAILABLE

Final Mile Location

322 + 330 Manhattan Avenue
Jersey City, New Jersey



REALTERM
LOGISTICS



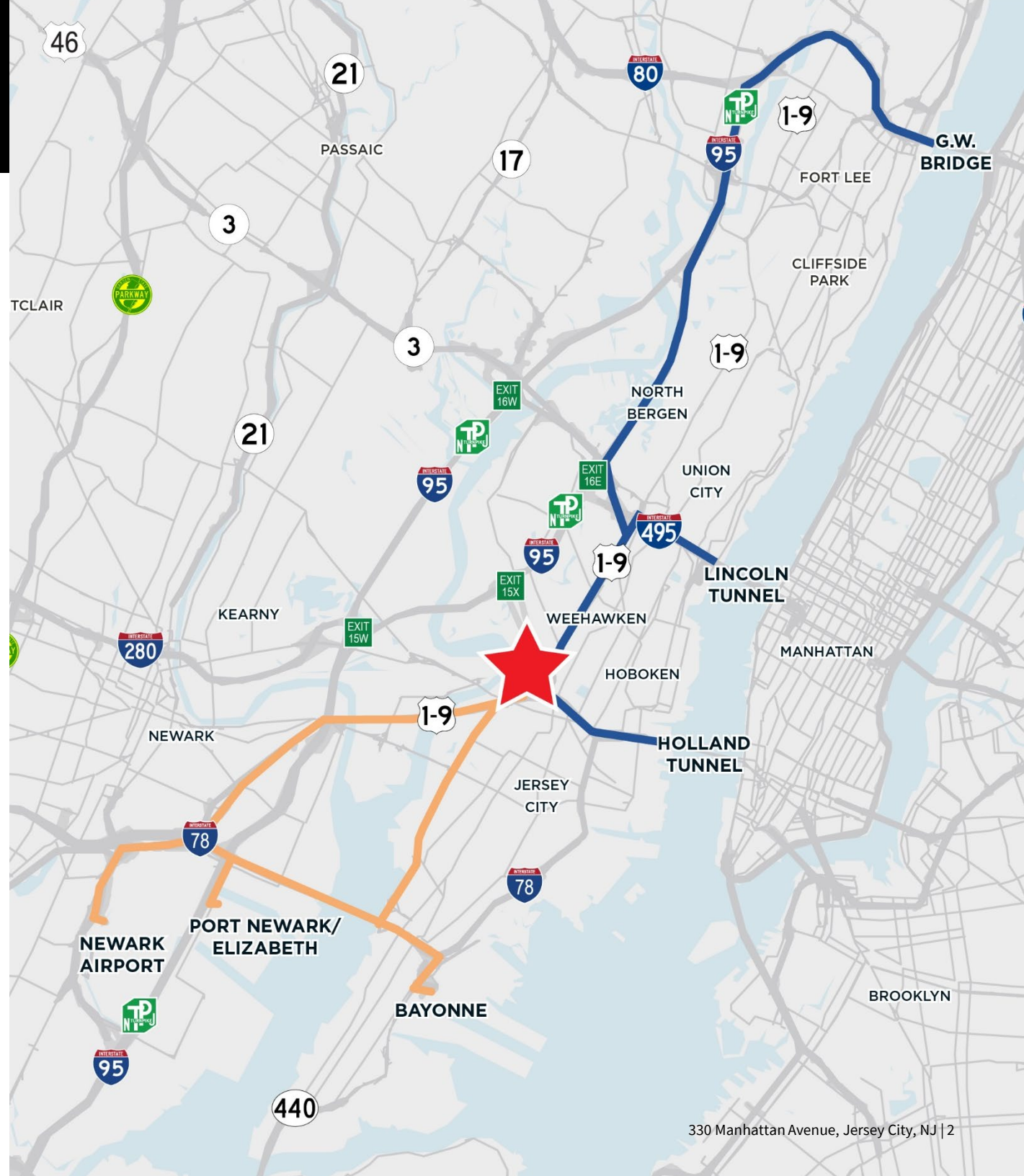
PROPERTY HIGHLIGHTS

Location Highlights

- Immediate access from Routes 1 & 9 (Tonnel 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

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

330 Manhattan Avenue

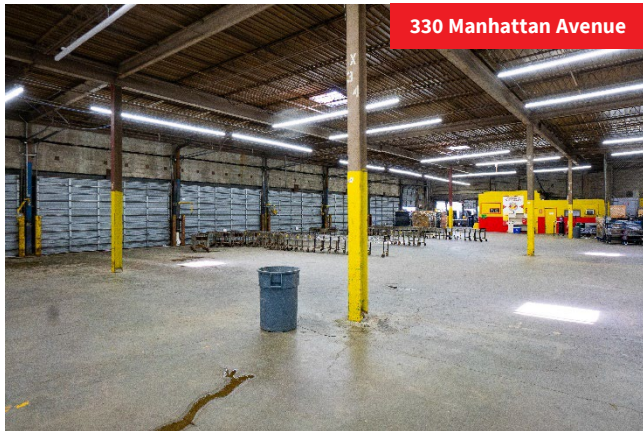
Building SF	60,000 SF
Available SF	60,000 SF
Parcel size	3 acres
Office SF	4,000 SF
Clear height	16' clear
Loading	54 docks
Drive-Ins	1 drive-in
Car Parking	25 spaces
Taxes	\$1.78/SF (2020)



322 Manhattan Avenue



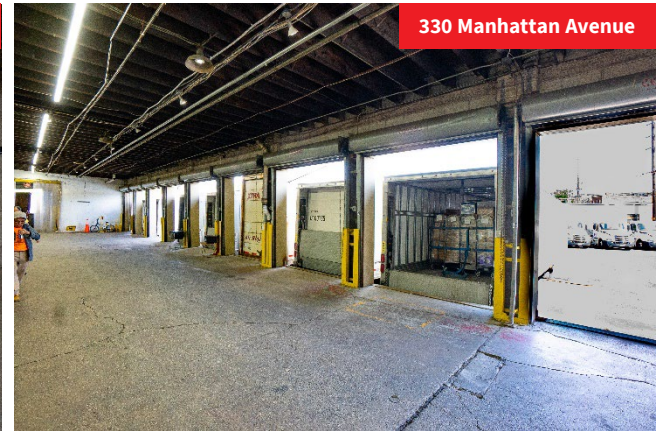
330 Manhattan Avenue



330 Manhattan Avenue



330 Manhattan Avenue



330 Manhattan Avenue



For more information, contact:

Dean Brody, Licensed Real Estate Salesperson
201-528-4410 | dean.brody@am.jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

Entity Name, a licensed real estate broker across the US | *Entity License # | *Broker of Record Name | *Broker of Record Office Phone # | *Office Address