

AVAILABLE FOR SALE  
PRICE UPON REQUEST

# 1 EDWARD HART DRIVE JERSEY CITY, NJ

Jersey City, NJ 07305



INDUSTRIAL/WAREHOUSE  
OPPORTUNITY

**RIPCO**  
INVESTMENT SALES

## EXECUTIVE SUMMARY

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **1 EDWARD HART DRIVE**—a two-story industrial/warehouse building.

The two-story building located in Jersey City offers 16’ of frontage and a fenced lot with 23 parking spots. The building sits on 0.67 acres with two loading docks.

The site is located in the industrial district of Liberty State Park. There is railroad access in front of the building, capable to off-load directly from overhead door to train tracks. The building has 1200 amperage, high ceilings, and 7 overhead doors; which makes this a great site for light manufacturing. The site is also in the “Green Zone”, so any cannabis operations would work here. Current owner has approved plans to make this a bowling alley and brewery.

The site is located close to Liberty State Park, Liberty Golf Club, Porte Liberty, and NJ Turnpike and is only a 9-minute drive to Hoboken Terminal.

Landlord improvements:

- Phase 1 completed – NFA
- New HVAC systems with a total of 60 tons
- New roof membrane
- Elevator shaft
- New structural beams with approximately 200 lb floor load per square-foot

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	1 Edward Hart Drive Jersey City, NJ 07305
Block	24304
Lot	6
Lot Dimensions	150.00 x 193.94 (approx.)
Lot Size	0.67 Acres
Year Built	1964

#### BUILDING INFORMATION

Building Lot Coverage	75%
Stories	2
Gross Square Footage	32,000 SF
Parking	12 Dedicated Spaces

#### TAX INFORMATION

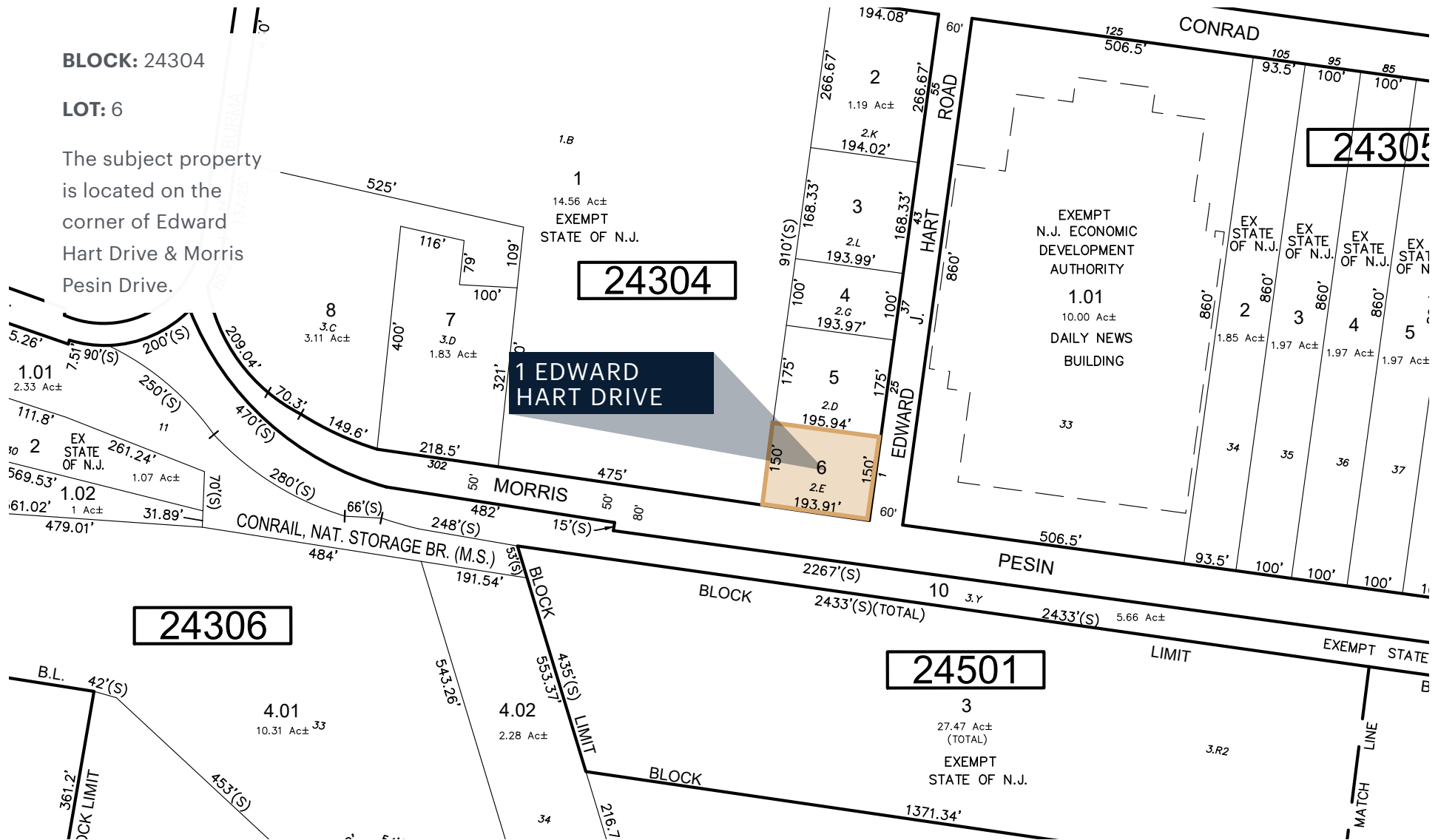
Assessment (22/23)	\$1,973,700
Tax Rate	\$2.118
Property Taxes	\$41,802.97
Annual Property Tax (2022)	\$14,826

# LOCATION AND TAX MAP

**BLOCK: 24304**

**LOT: 6**

The subject property is located on the corner of Edward Hart Drive & Morris Pesin Drive.



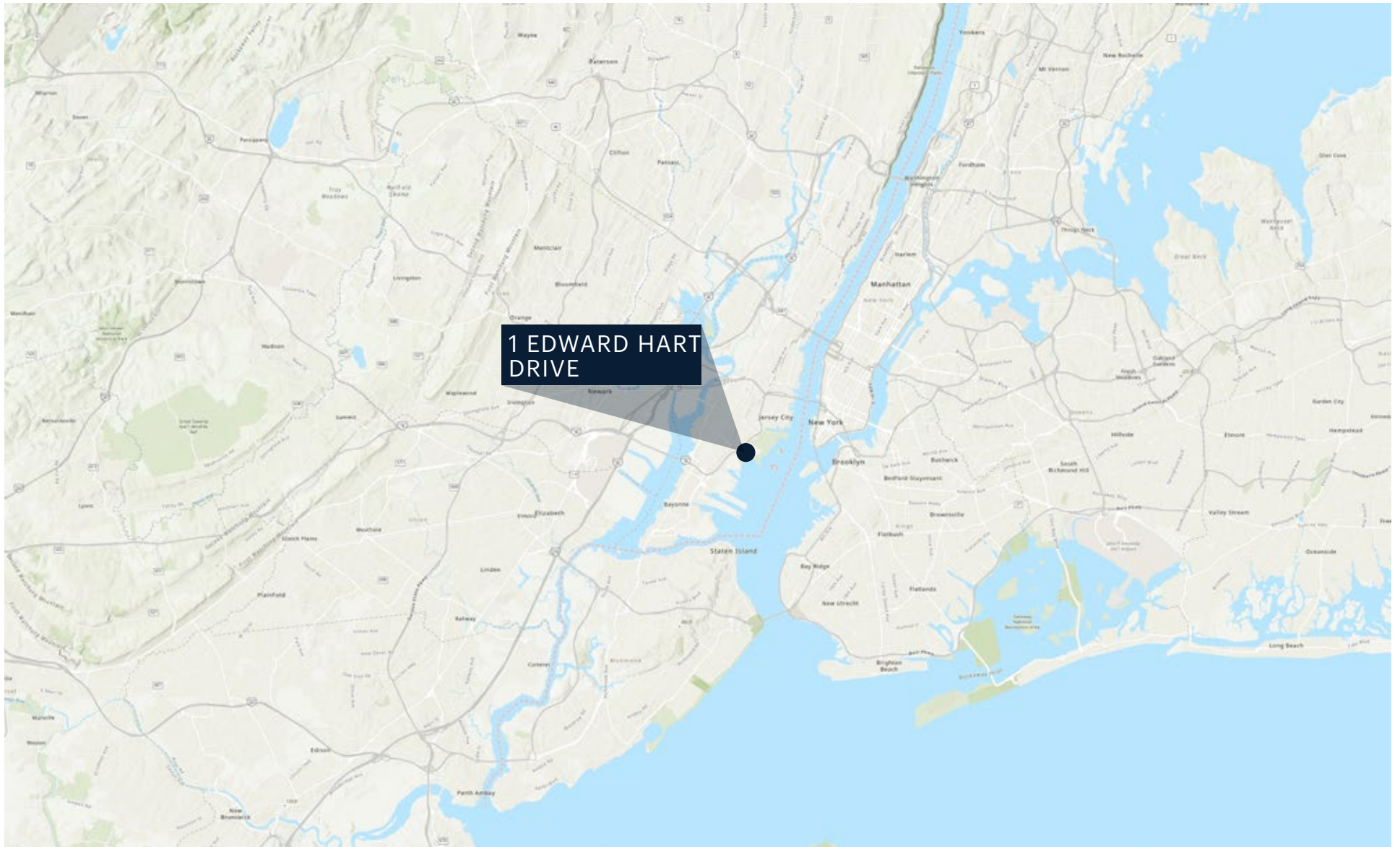


1 EDWARD HART DRIVE  
PROPERTY INFORMATION

PHOTOS



# REGIONAL MAP



## MARKET OVERVIEW

**JERSEY CITY** is a diverse destination in northeastern New Jersey that sits along the Hudson River just one kilometer away from New York City. Visitors can expect a variety of things to see and do in Jersey City. Aside from the expansive food options, Jersey City is home to Liberty State Park- a park totaling **four million visitors** per year. Parkgoers can view the Statue of Liberty and Ellis Island, the historic Central Railroad of New Jersey Terminal, and walk the Freedom Way trail.

Also in the park is Liberty Science Center, an interactive science museum and a popular attraction for all ages. It also holds the nation's largest IMAX Dome Theater.

Jersey City is part of Hudson County. It's primary ZIP Codes are 07002, 07087, 07302, 07304, 07305, 07306, 07307, 07310, and 07311. The Ferry terminals at Paulus Hook or Liberty Harbor offer an affordable and quick 6-minute commute to NYC.



1 EDWARD HART DRIVE  
PROPERTY INFORMATION

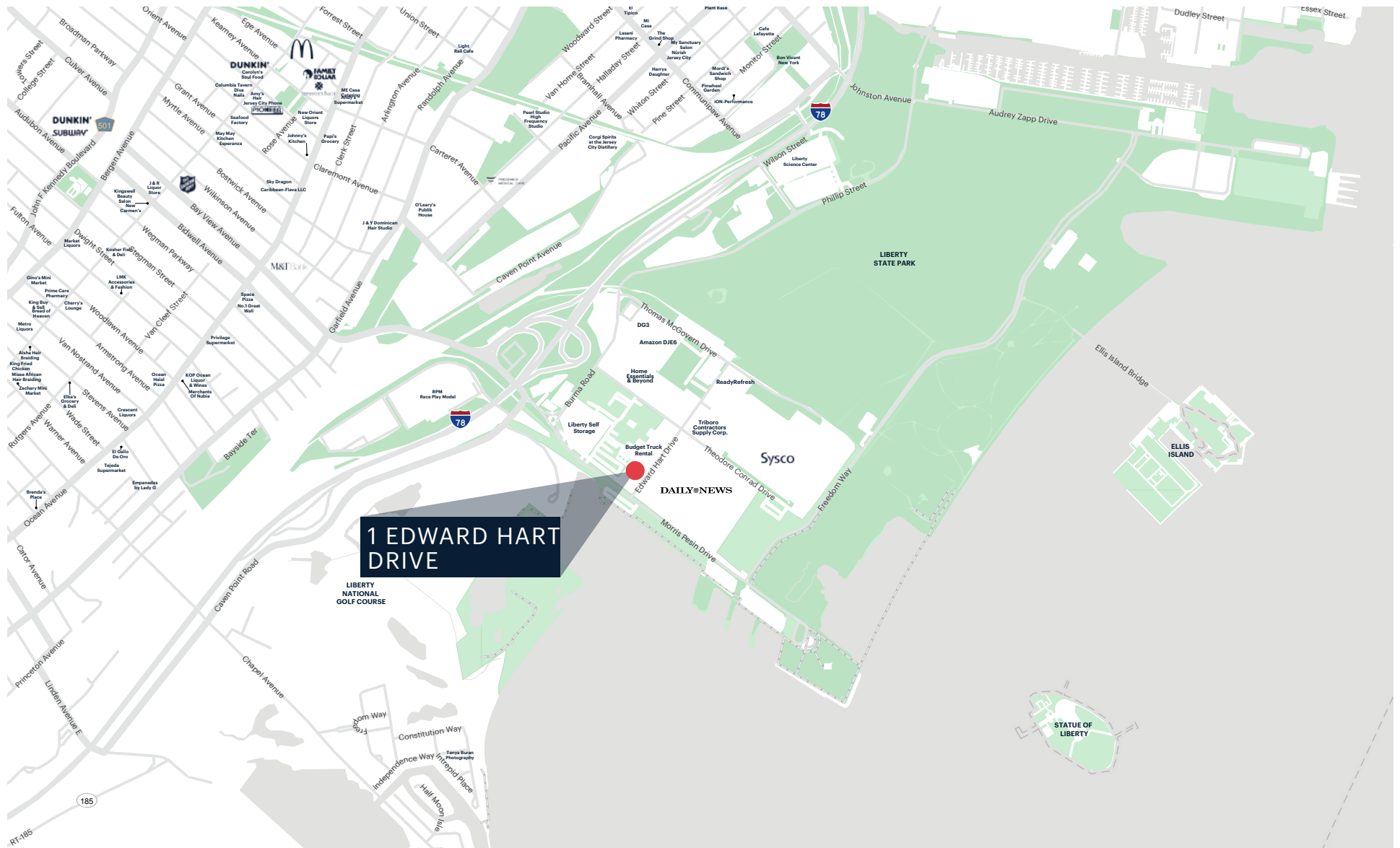
# MARKET AERIAL



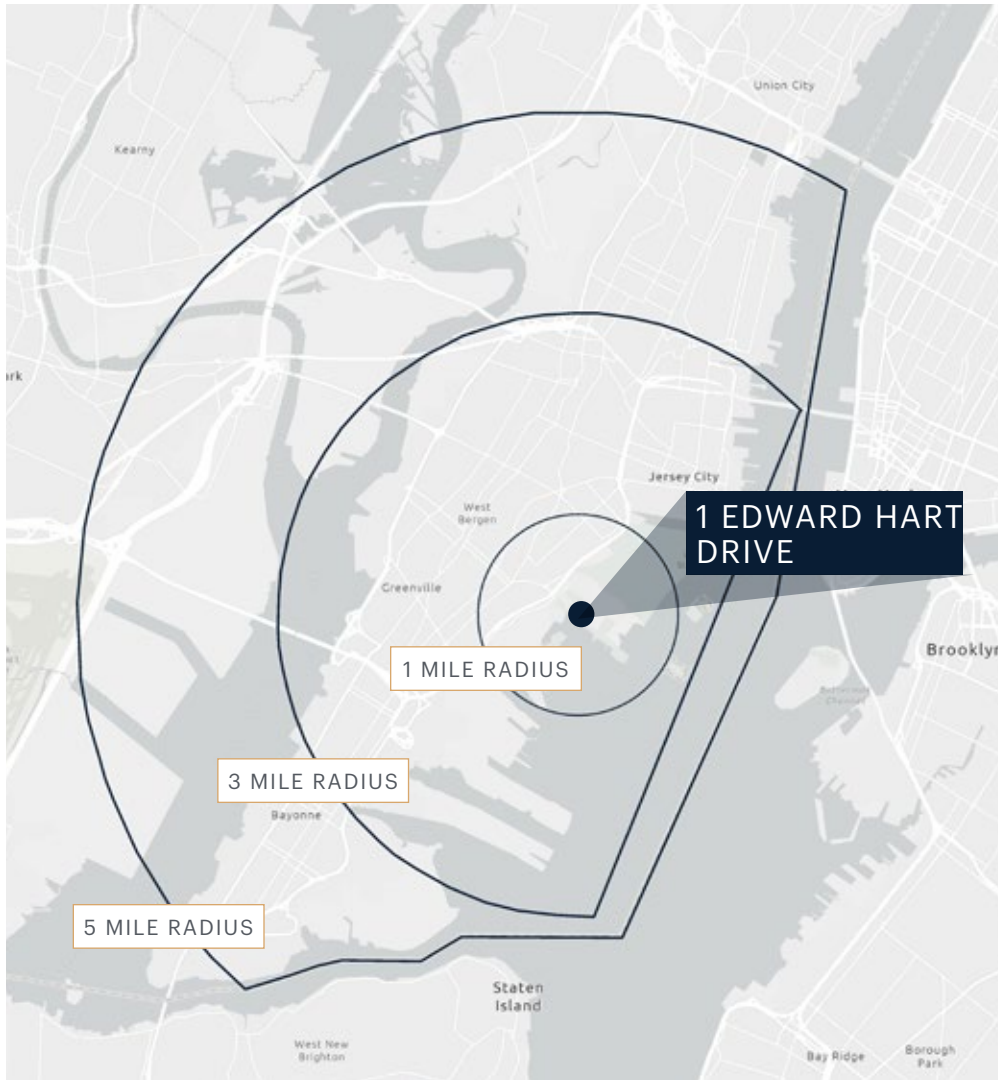


**1 EDWARD HART DRIVE**  
**PROPERTY INFORMATION**

# STREET MAP



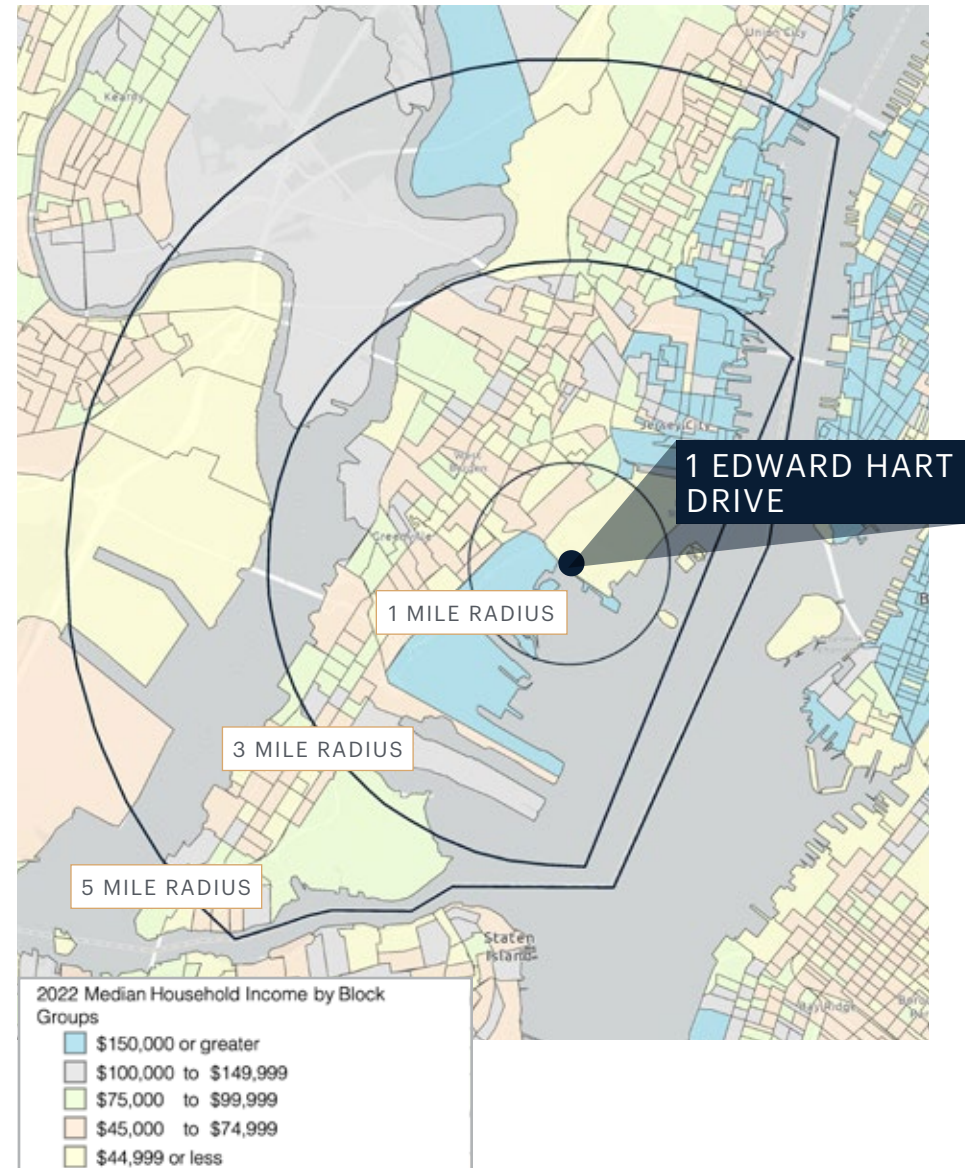
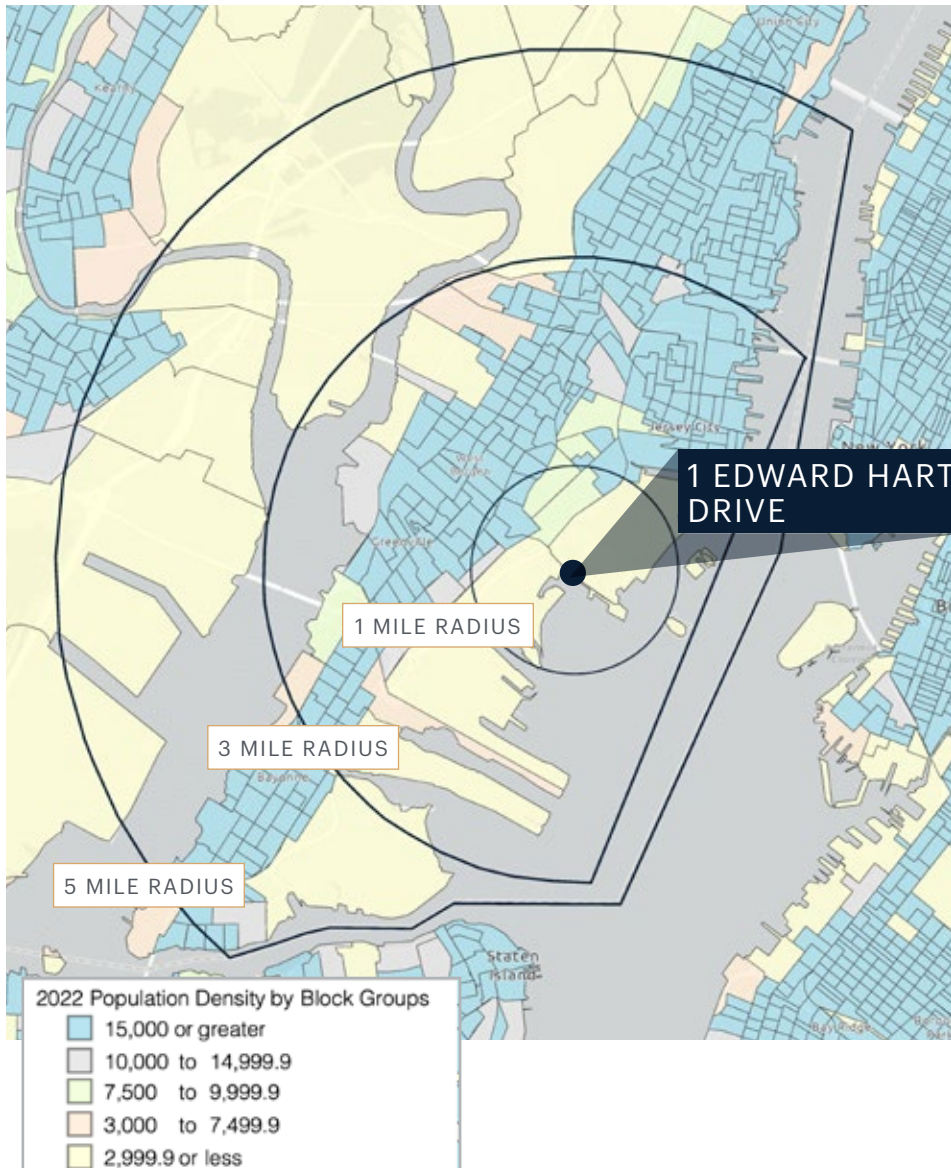
## AREA DEMOGRAPHICS



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	13,348	281,216	499,148
<b>NUMBER OF HOUSEHOLDS</b>	5,116	116,252	203,161
<b>AVERAGE HOUSEHOLD INCOME</b>	\$103,839	\$138,646	\$141,246
<b>MEDIAN HOUSEHOLD INCOME</b>	\$59,899	\$92,636	\$92,026
<b>COLLEGE GRADUATES</b>	2,859 32.0%	107,796 54.0%	185,000 51.0%
<b>TOTAL BUSINESSES</b>	252	6,749	12,837
<b>TOTAL EMPLOYEES</b>	4,860	123,515	220,340
<b>DAYTIME POPULATION</b>	12,717	274,510	482,768

\*excludes NYC

# AREA DEMOGRAPHICS



# CONTACT EXCLUSIVE AGENTS

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