

INDUSTRIAL | WAREHOUSE

JERSEY CITY, NJ

1 EDWARD HART DRIVE

Flex
Space for Lease
**10,000 to
32,000 SF**
Seeking Brewery,
Distillery,
Recreation



SIZE

10,000 SF up to 32,000 SF

ASKING RENT

Upon Request

NEIGHBORS

Yama Seafood, Inc, Daily News, Budget Truck Rental, Liberty Self Storage, Home Essentials, Edge, Amazon, Ready Refresh, Tribero Contractors Supply Group, Sysco

COMMENTS

- Two story industrial/warehouse building
- 16' frontage
- Fenced in lot
- 23 parking spaces
- .67 acre lot
- Two loading docks

- Railroad access in front of building, capable to off-load directly from overhead door to train tracks
- Building has 1200 amperage
- High ceilings
- 7 overhead doors
- New 60 ton HVAC System
- New roof membrane
- Elevator shaft

CONTACT EXCLUSIVE AGENTS

LISA RICCA

lricca@ripconj.com
201.636.7449

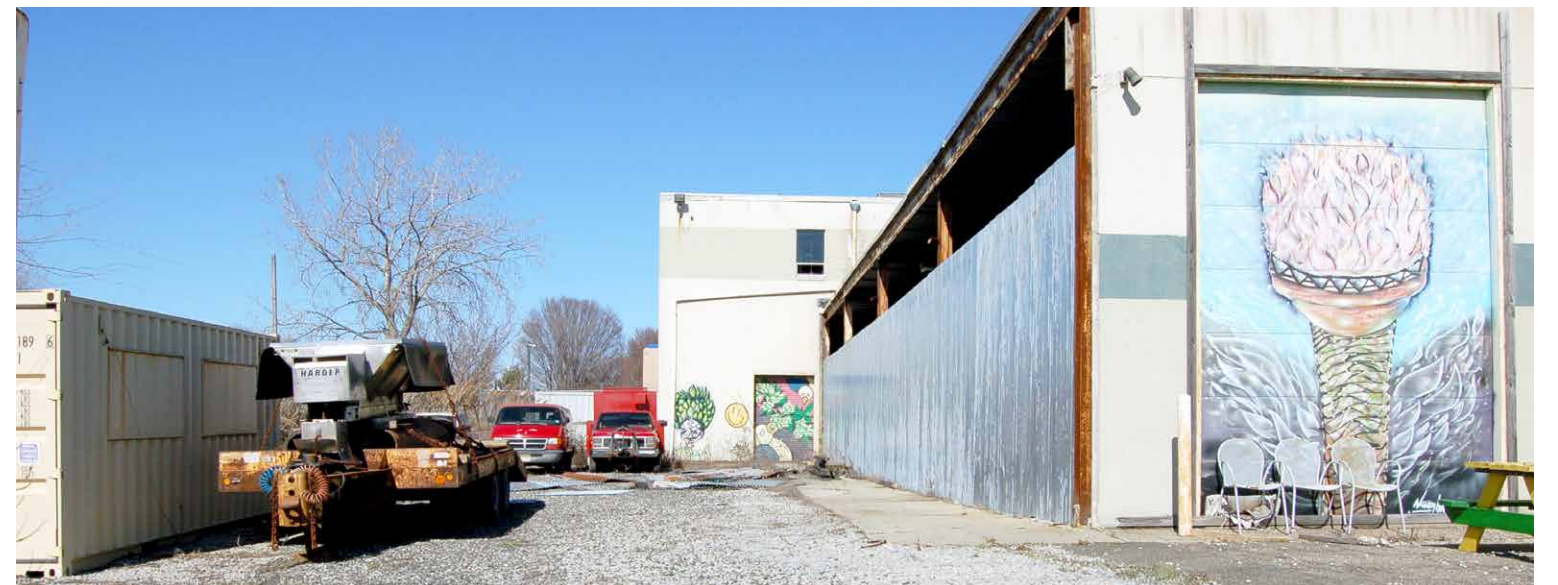
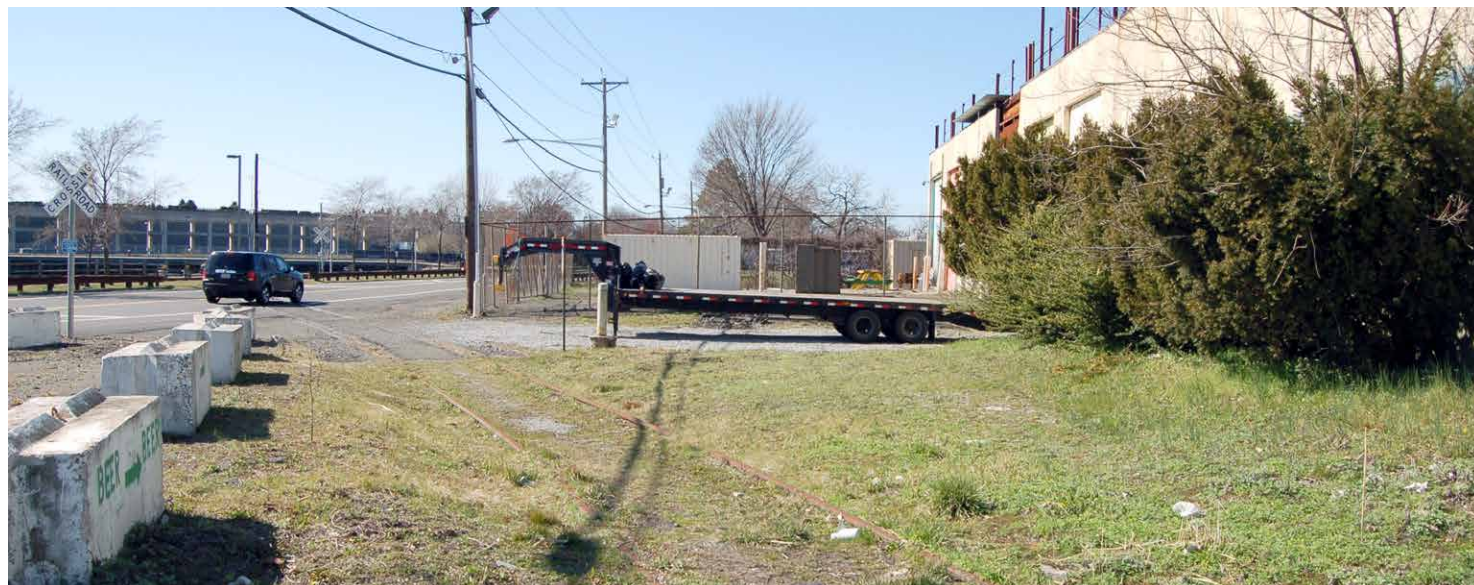


611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

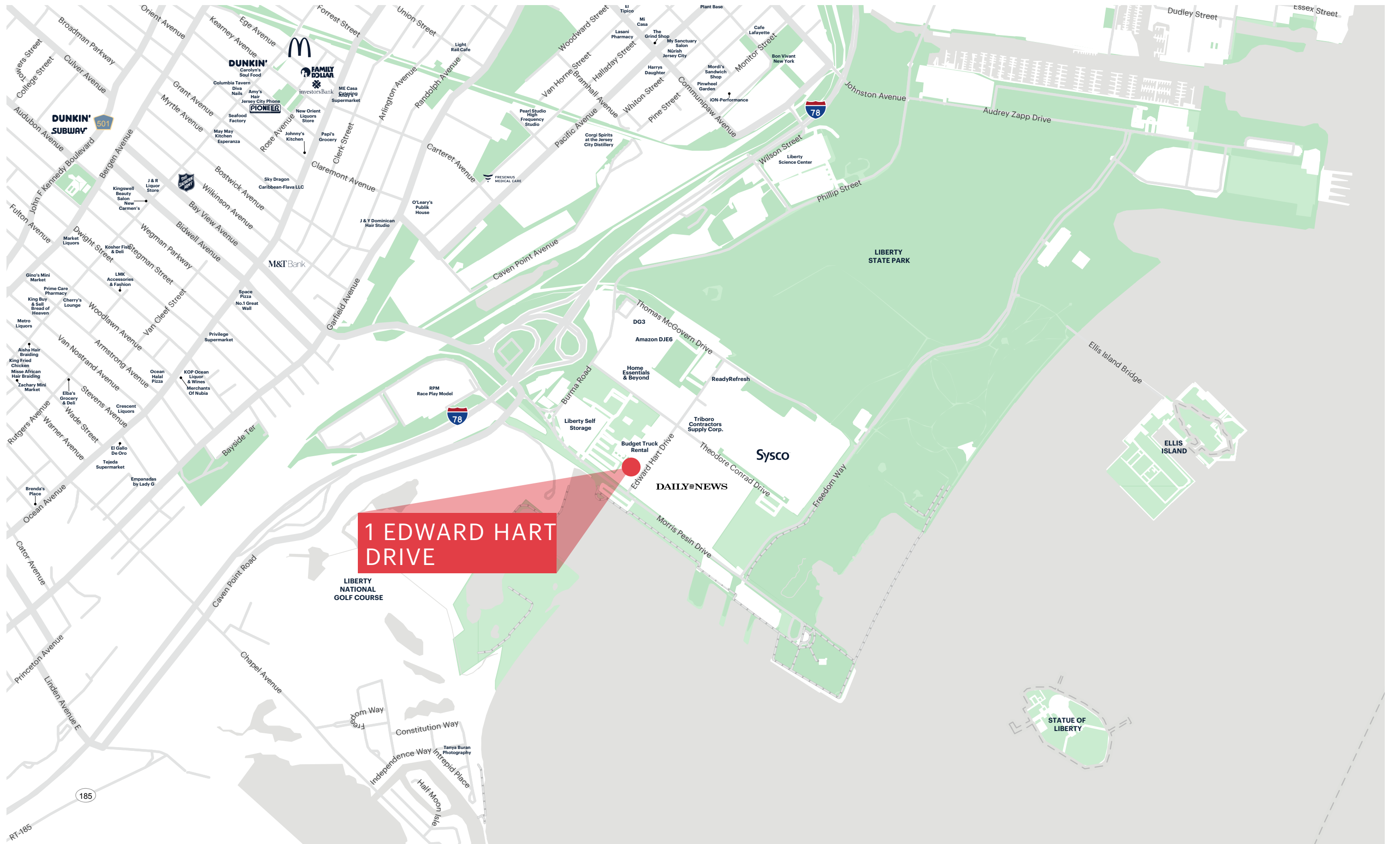
AREA NEIGHBORS/ADDITIONAL PHOTOS



MARKET AERIAL



STREET MAP



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
13,348

HOUSEHOLDS
5,116

MEDIAN AGE
35.5

COLLEGE GRADUATES (Bachelor's +)
2,859 - 32.0%

TOTAL BUSINESSES
252

TOTAL EMPLOYEES
4,860

TOTAL DAYTIME POPULATION
12,717

AVERAGE HOUSEHOLD INCOME
\$103,839

3 MILE RADIUS

POPULATION
281,216

HOUSEHOLDS
116,252

MEDIAN AGE
36.1

COLLEGE GRADUATES (Bachelor's +)
107,796 - 54.0%

TOTAL BUSINESSES
6,749

TOTAL EMPLOYEES
123,515

TOTAL DAYTIME POPULATION
274,510

AVERAGE HOUSEHOLD INCOME
\$138,646

5 MILE RADIUS

POPULATION
499,148

HOUSEHOLDS
203,161

MEDIAN AGE
35.9

COLLEGE GRADUATES (Bachelor's +)
185,000 - 51.0%

TOTAL BUSINESSES
12,837

TOTAL EMPLOYEES
220,340

TOTAL DAYTIME POPULATION
482,768

AVERAGE HOUSEHOLD INCOME
\$141,246

*2023 estimates - excludes NYC

AREA DEMOGRAPHICS

