

681 MAIN STREET

BELLEVILLE | NEW JERSEY

30 YEAR PILOT. ZERO TAX SURPRISES. DECADES OF PREDICTABILITY.

This property features a PILOT (Payment in Lieu of Taxes) program, replacing unpredictable annual property tax hikes with a structured, flat-rate payment plan.

**FLEXIBLE
SPACE
OPTIONS**



CARLYLE

PROPERTY HIGHLIGHTS

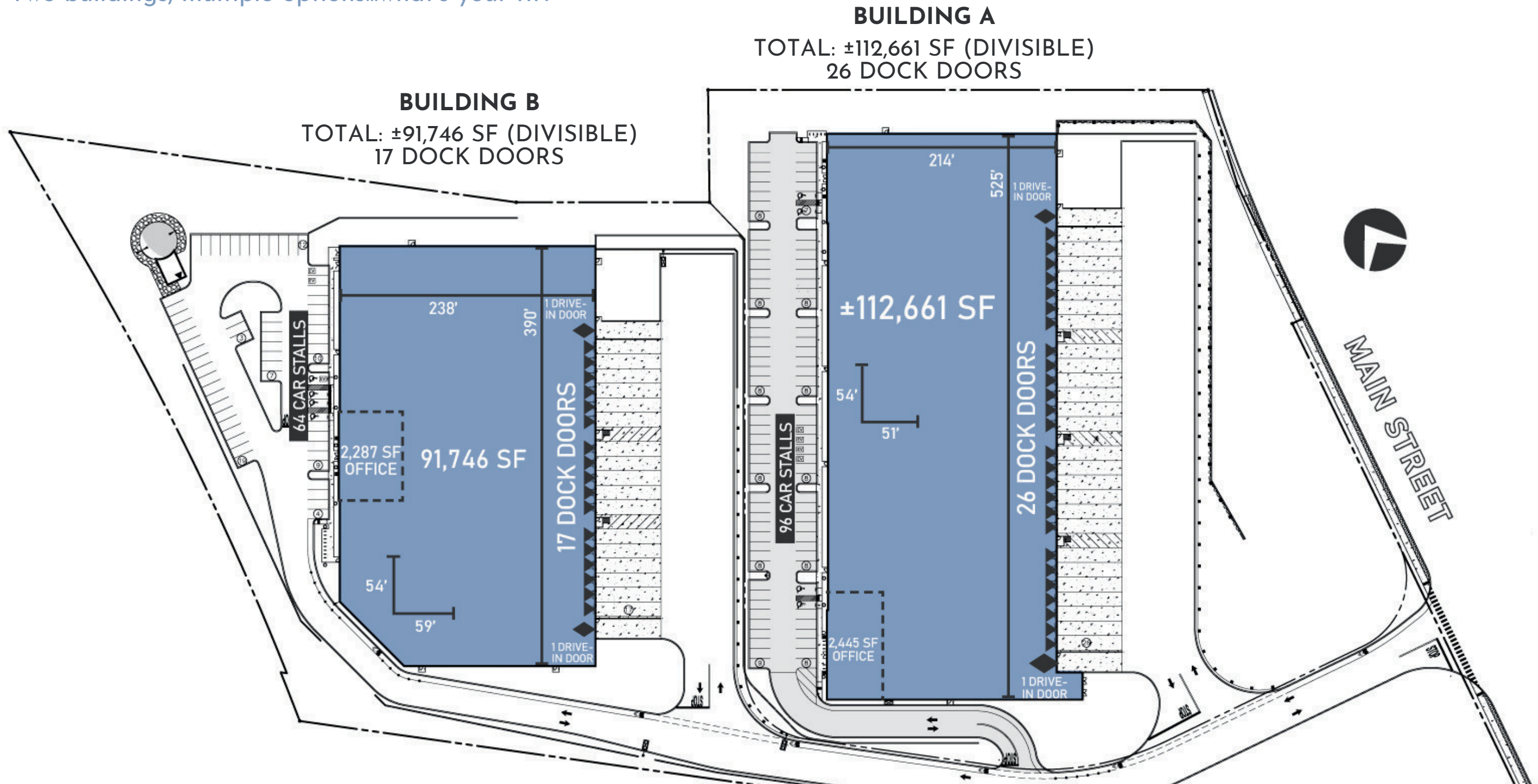


	BUILDING A	BUILDING B
Availabilities	±112,661 SF (divisible)	±91,746 SF (divisible)
Building Dimensions	214' x 525'	238' x 390'
Spec Office	2,445 SF	2,287 SF
Ceiling Height	36'	36'
Column Spacing	54' x 51'	59' x 54'
Dock Doors	26	17
Drive-in Doors	2	2
Car Parking	96	64
Trailer Parking	At dock doors	At dock doors
Sprinklers	ESFR	ESFR
Power	2,000 amps	2,000 amps

*Newly installed 1000kVA transformer
Adjacent substation for efficient power upgrades*

SIZED TO YOUR REQUIREMENT

Two buildings, multiple options...what's your fit?



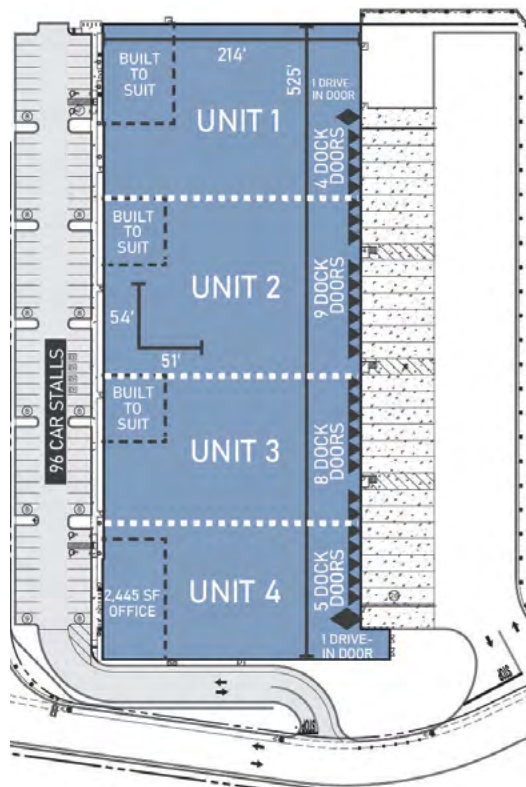
BUILDING A - DIVISION SCENARIOS

Potential options tailored to your business...what's your fit?

- UNIT 1 ±31,000 SF
4 DOCK DOORS
1 DRIVE-IN
BUILT-TO-SUIT OFFICE

UNIT 2 ±31,000 SF
9 DOCK DOORS
BUILT-TO-SUIT OFFICE
- UNIT 3 ±25,000 SF
8 DOCK DOORS
BUILT-TO-SUIT OFFICE

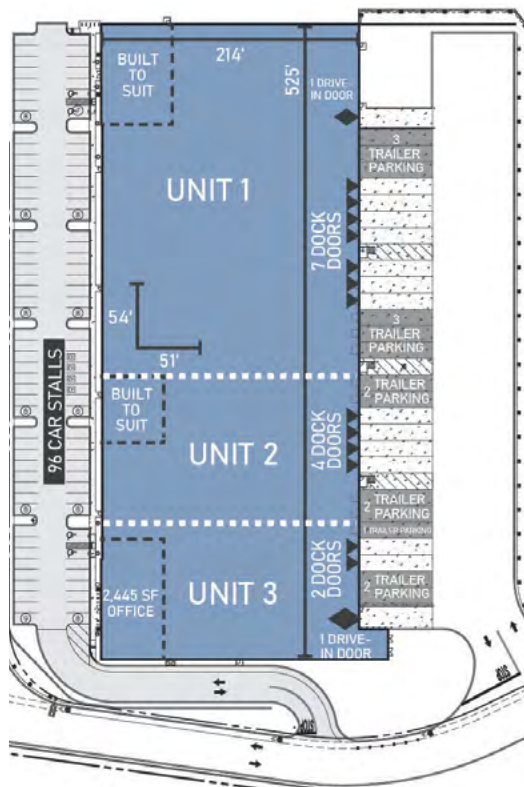
UNIT 4 ±25,000 SF
5 DOCK DOORS
1 DRIVE-IN
2,445 SF OFFICE



TOTAL: ±112,661 SF

- UNIT 1 ±62,000 SF
7 DOCK DOORS
1 DRIVE-IN
6 TRAILER PARKING
BUILT-TO-SUIT OFFICE

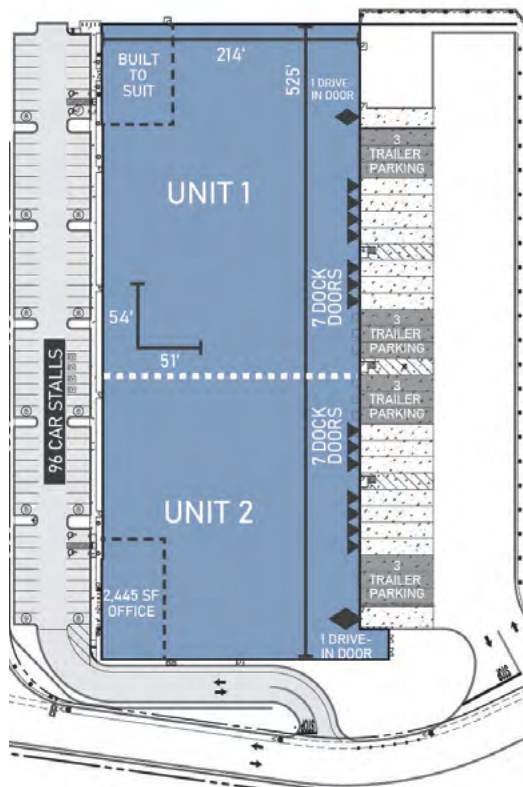
UNIT 2 ±25,000 SF
4 DOCK DOORS
4 TRAILER PARKING
BUILT-TO-SUIT OFFICE
- UNIT 3 ±25,000 SF
2 DOCK DOORS
3 TRAILER PARKING
2,445 SF OFFICE



TOTAL: ±112,661 SF

- UNIT 1 ±62,000 SF
7 DOCK DOORS
1 DRIVE-IN
6 TRAILER PARKING
BUILT-TO-SUIT OFFICE

UNIT 2 ±50,000 SF
7 DOCK DOORS
1 DRIVE-IN
6 TRAILER PARKING
2,445 SF OFFICE



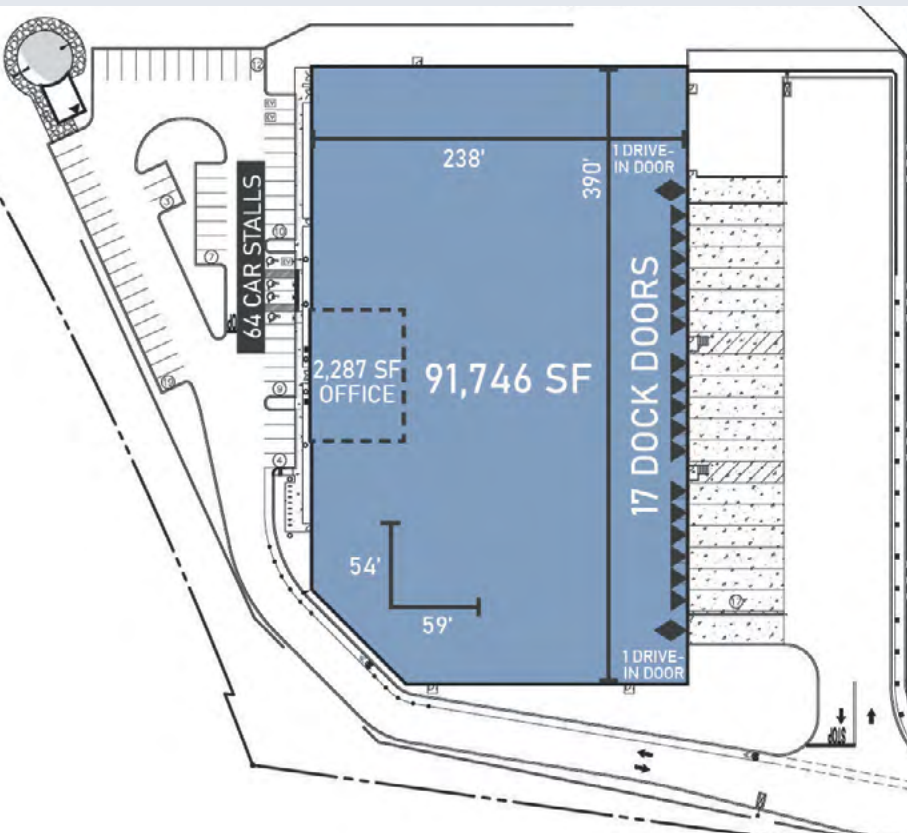
TOTAL: ±112,661 SF

BUILDING B - DIVISION SCENARIOS

Potential options tailored to your business...what's your fit?

Entire Building
±91,746 SF

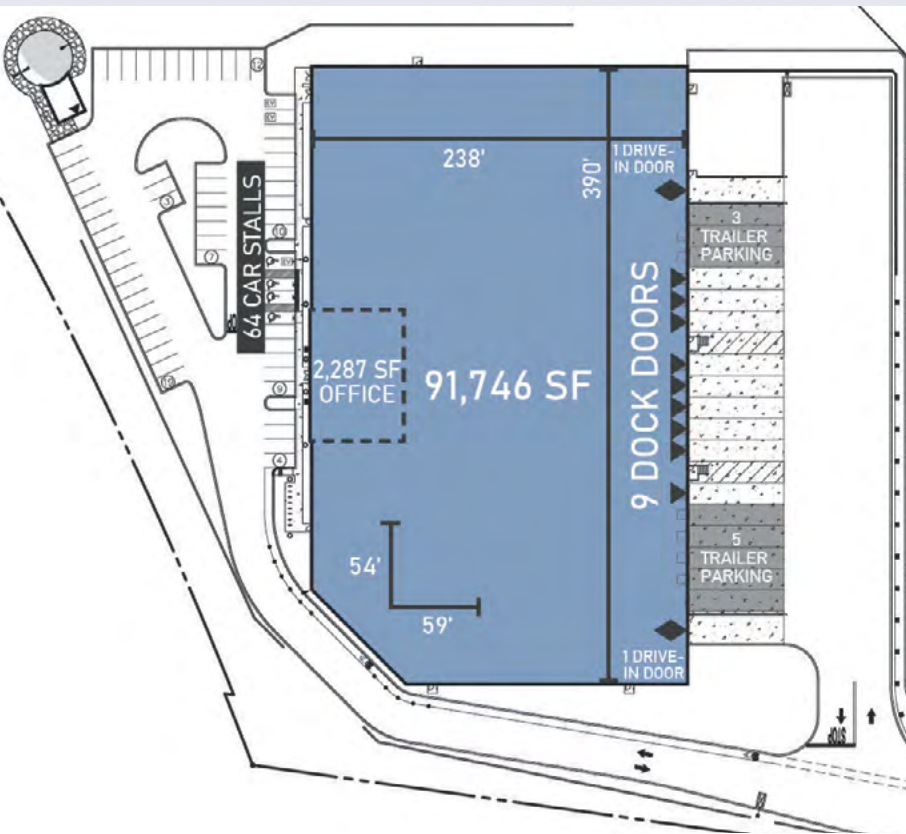
17 DOCK DOORS
2 DRIVE-INS
2,287 SF OFFICE



TOTAL: ±91,746 SF

Entire Building
±91,746 SF

9 DOCK DOORS
8 TRAILER PARKING
2 DRIVE-INS
2,287 SF OFFICE



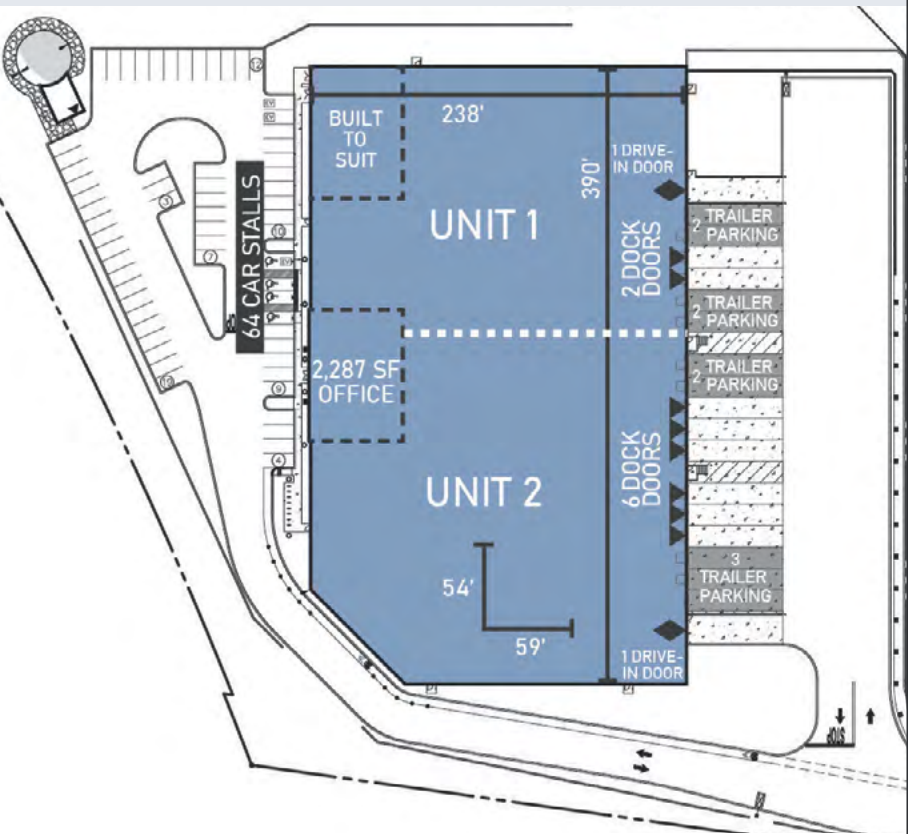
TOTAL: ±91,746 SF

UNIT 1 ±40,250 SF

2 DOCK DOORS
1 DRIVE-IN
4 TRAILER PARKING
BUILT-TO-SUIT OFFICE

UNIT 2 ±51,500 SF

6 DOCK DOORS
1 DRIVE-IN
5 TRAILER PARKING
2,445 SF OFFICE



TOTAL: ±91,746 SF

30 YEAR PILOT - WHAT IT MEANS FOR YOU

ZERO TAX SURPRISES. DECADES OF COST PREDICTABILITY.

Under a 30-year PILOT, the property tax line in your NNN pass-through is replaced by a contractual annual service charge. Statewide, those charges average roughly half of conventional taxes, and the schedule is set by agreement, not by next year's reassessment.

~52% lower than conventional property taxes
statewide average across all NJ PILOT agreements ¹

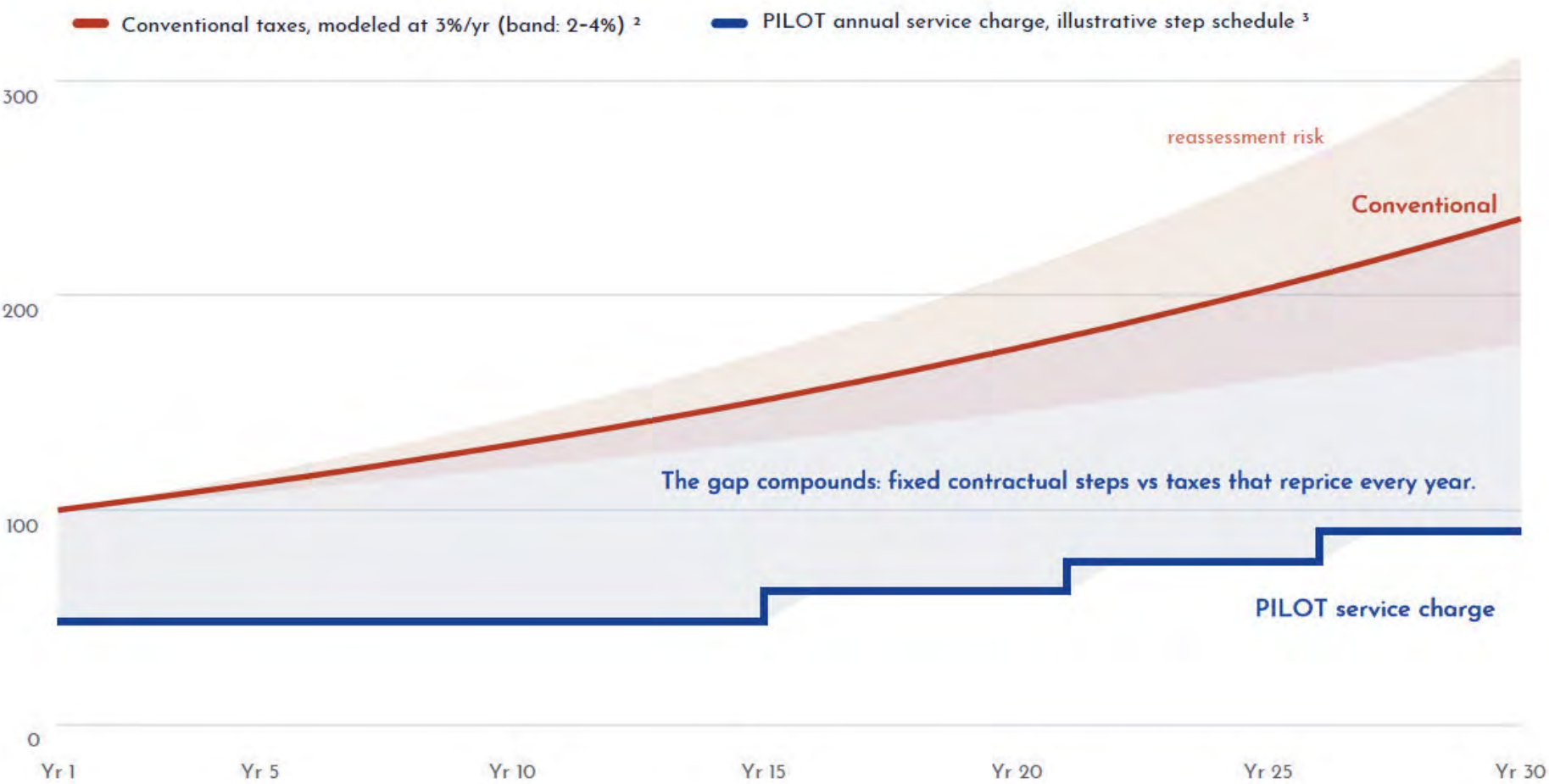
30-year cost trajectory

WHY THE CERTAINTY MATTERS

+5% statewide property tax increased in 2025

Select municipalities along Northern NJ's industrial corridor had their general tax rates increase 12-46% between 2021 and 2025 and the revaluation risk is still ahead*

*Assessments lag market value badly, resetting them shifts burden toward whatever appreciated fastest and that's industrial. Elizabeth's 2024 revaluation raised the industrial tax burden 97.5% in one year. Newark's is underway now, effective 2027.



1. Computed from statewide NJ data: 2,678 PILOT agreements, \$29.9B assessed value, \$426.5M in PILOT billings vs \$882.7M conventional-equivalent taxes (Wiss & Co. analysis of NJ data). Aggregate across all property types and deal structures; individual agreements vary and this figure is not a property-specific guarantee.
2. Conventional trajectory is modeled at 3% annual growth with a 2-4% band. NJ Dept. of Community Affairs data: statewide average bills rose 5% in 2025 and over 3% in 2023. The statutory 2% cap limits municipal levies, not individual bills.
3. PILOT step schedule shown is illustrative. Actual annual service charge schedules are set by the financial agreement under N.J.S.A. 40A:20. Land remains subject to conventional taxation.
4. Tenant impact occurs through NNN pass-through of the annual service charge in place of the conventional property tax line.

IDEAL INDUSTRY USERS

Sectors built for this location, these specs, and a 30 year PILOT.

FOOD & BEVERAGE DISTRIBUTION

Specialty importers, grocery wholesalers,
and beverage distributors

LAST-MILE PARCEL NETWORKS

Regional carriers, delivery stations, and
metro injection points

E-COMMERCE & FASHION 3PL

Beauty, apparel, and brand fulfillment
with parcel-out volume

AUTO AFTERMARKET & TIRE

Parts distribution, tire programs, and
collision supply

ELECTRONICS & IT LIFECYCLE

Component distribution, ITAD, and IT
asset management

AEROSPACE & DEFENSE

Fasteners, metals, and supplier networks
serving NJ primes

BUILDING PRODUCTS & MRO

Electrical, plumbing, HVAC, roofing, and
landscape supply

MEDICAL, PHARMA & LAB

Med-surg distribution, lab logistics, and
home health supply

BEAUTY & PERSONAL CARE

Fragrance, salon, K-beauty, and contract
manufacturing

CONSUMER GOODS IMPORTERS

Housewares, textiles, seasonal, and
direct-response brands

STUDIO & PRODUCTION

Set, prop, lighting, and grip storage for
regional production

681 Main Street is immediately off Route 21
and ±18 minutes from the Lincoln Tunnel.
Two new buildings, 36' clear with ESFR,
divisible to ±25,000 SF under a
30 year PILOT that replaces annual tax
surprises with a fixed schedule.



681 MAIN STREET









681 MAIN STREET





REGIONAL MAP

TRUCK DISTANCES | DRIVE TIMES

681 MAIN STREET
BELLEVILLE | NEW JERSEY

NEW YORK

Brooklyn

ROADWAYS

1	Route 3	±4 Mins	±1.7 Mi
2	NJ Turnpike North	±11 Mins	±6.1 Mi
3	NJ Turnpike South	±9 Mins	±5.6 Mi
4	Belleville Turnpike (Route 7)	±4 Mins	±1.4 Mi

BRIDGES & TUNNELS

5	GWB George Washington Bridge	±29 Mins	±15.1 Mi
6	BB Bayonne Bridge	±34 Mins	±19.6 Mi
7	LT Lincoln Tunnel	±18 Mins	±10.2 Mi
8	HT Holland Tunnel	±25 Mins	±9.4 Mi

PORT TERMINALS

9	Port Newark/Elizabeth	±27 Mins	±15.4 Mi
10	GCT Bayonne	±28 Mins	±16.4 Mi

AIRPORT

11	EWR Newark Airport	±21 Mins	±8.6Mi
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LOCAL MAP

TRUCK DISTANCES | DRIVE TIMES



Route 21S ± 2 mins ± 0.8 mi

Route 21N ± 2 mins ± 0.5 mi

21N | EXIT 8

21S | EXIT 8

RIVER ROAD

MAIN STREET

681 MAIN STREET
BELLEVILLE | NEW JERSEY

681 MAIN STREET

BELLEVILLE | NEW JERSEY



**BALANOFF
INDUSTRIAL
TEAM**

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