

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.