

936

HARRISON AVE
AT
KEARNY

211,287 SF INDUSTRIAL
NEW CONSTRUCTION



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

DEVELOPMENT *SNAPSHOT*

NEW CONSTRUCTION

211,287 total SF

17± acres

38' clear height

41 loading docks

64 trailer stalls

251 car parking spaces



BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE	211,287 SF
OFFICE AREA	To Suit
LOT SIZE	17 Acres
BUILDING TYPE	Single story distribution center
DIMENSIONS	295.3' x 701.2' x 291.2' x 750.3'
CLEAR HEIGHT	38'
COLUMN SPACING	60' x 48'
POWER	3,000 Amps @ 480 Volts
CAR PARKING SPACES	251
53' TRAILER PARKING SPACES	64
LOADING DOCKS	41
DRIVE-IN DOORS	Upon request
TRUCK COURT	Overall depth of 130' 3" with 70' deep concrete apron



ABANDONED RAILROAD

21 NEIGHBORHOOD
CAR SPACES

GUARDRAIL AND
RETAINING WALL

WATER QUALITY BASIN

WATER
QUALITY BASIN

GUARDRAIL AND
RETAINING WALL

SANFORD AVE.

GUARDRAIL AND
RETAINING WALL

HARRISON AVE.

PROPOSED BUILDING
211,287 S.F. FOOTPRINT

41 LOADING DOCKS

(11 @ 13'-6" O.C.)
53' TRAILERS

(17 @ 12'-0" O.C.)
53' TRAILERS

(35 @ 12'-0" O.C.)
53' TRAILERS

R35'





Harrison, NJ **1.4 mi.**
Newark Broad St., NJ **2.1 mi.**
Newark/Penn Station, NJ **2.2 mi.**



NJ Transit
Bus #40 **0.6 mi.**

DRIVING DISTANCE (miles)

NEWARK AIRPORT **5.7**

JERSEY CITY **6.4**

HOBOKEN **7.4**

PORT ELIZABETH/NEWARK **8.7**

MIDTOWN NYC **10.7**

DOWNTOWN NYC **11.3**

WILLIAMSBURG **11.4**

UPPER WEST SIDE **11.6**

UPPER EAST SIDE **12.0**

LONG ISLAND CITY **13.5**



A map of the New York City metropolitan area centered on Newark Liberty International Airport (EWR). A red pin marks EWR. Four other airports are highlighted with white airplane icons and labels: CDW (Caldwell County-Wayne County) is 5 miles northwest; TEB (Teterboro) is 5 miles northeast; MMU (Morris County Municipal) is 10 miles west; and LGA (LaGuardia) is 15 miles east. Major highways (Interstates 80, 280, 78, 278, 95, 495) and local roads are shown in orange. Green areas represent parks and forests. Water bodies like the Hudson River, New York Bay, and the Harlem River are shown in blue. The map includes labels for various cities and towns such as Paterson, Passaic, Clifton, Jersey City, and New York. A green shield with 'TP' and 'NJ Turnpike' is also visible. The map is credited to mapbox and OpenStreetMap.

HUDSON & BERGEN COUNTIES

HOME TO THE LARGEST BUSINESS GROWTH & GDP GROWTH IN NEW JERSEY - SmartAsset



40,000 EMPLOYERS IN THE MEADOWLANDS

4,853,616 PEOPLE IN THE WORKFORCE WITHIN A 15 MI. RADIUS

4,569,917 EMPLOYED PEOPLE IN THE WORKFORCE (15 MI. RADIUS)

4.6% PROJECTED POPULATION INCREASE BY 2029 (15 MI. RADIUS)

4% UNEMPLOYMENT RATE



50 MILLION CONSUMERS WITHIN A DAY'S DRIVE

46% OF THE POPULATION WITHIN 15 MI. RADIUS HAS COMPLETED A COLLEGE DEGREE COMPARED WITH 33% NATIONALLY



30% THE MEDIAN HOUSEHOLD INCOME IS 30% HIGHER THAN U.S. MEDIAN

22% CONSUMER SPENDING IS 22% HIGHER THAN THE NATIONAL INDEX

AERIAL VIEW

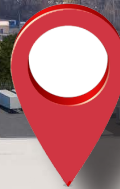
NEW YORK CITY



EXIT 15W



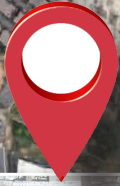
Walmart



SUBJECT PROPERTY



AERIAL VIEW

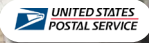


**SUBJECT
PROPERTY**



SCHUYLER AVE

HARRISON AVE

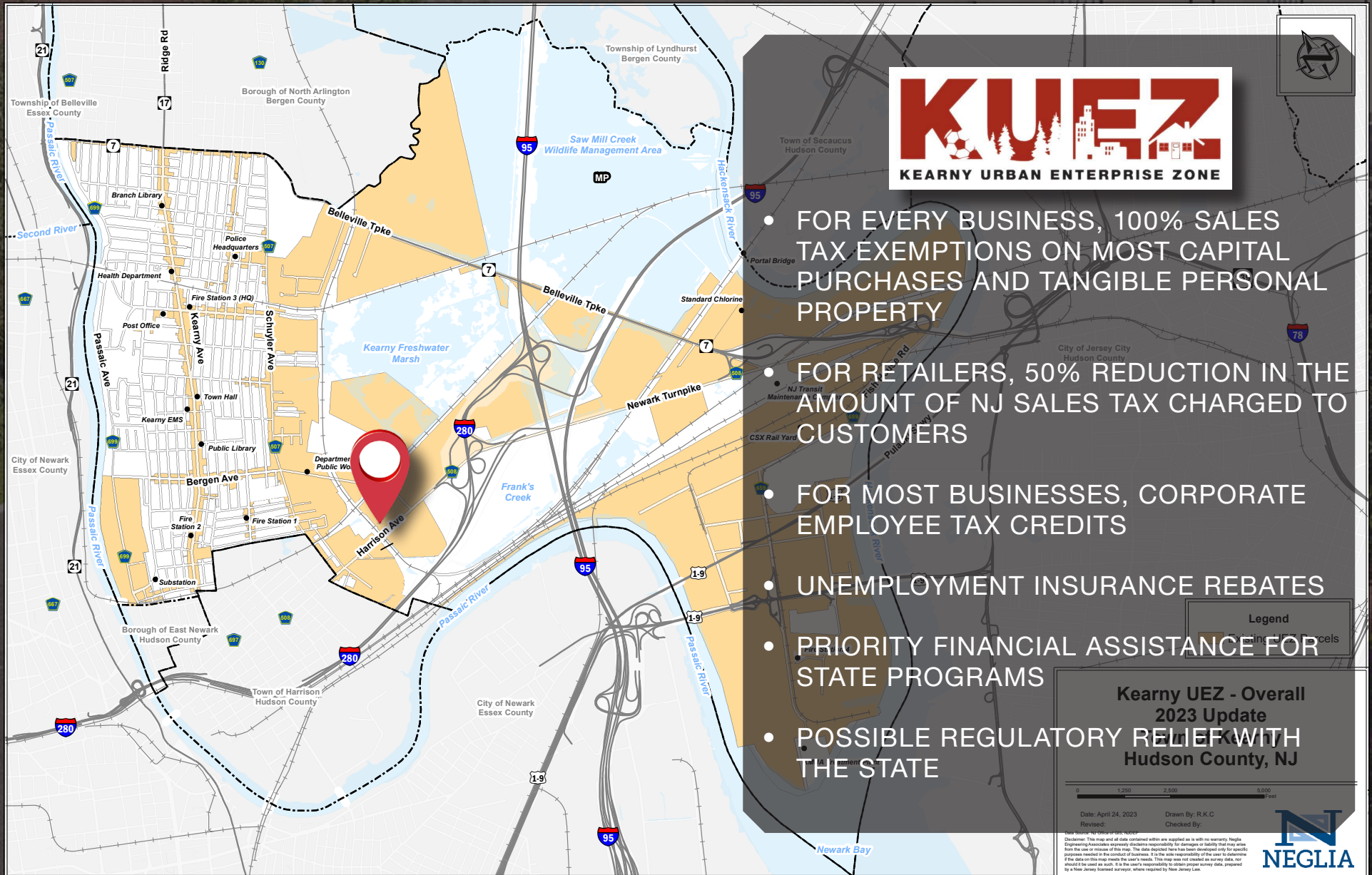


EXIT 15W



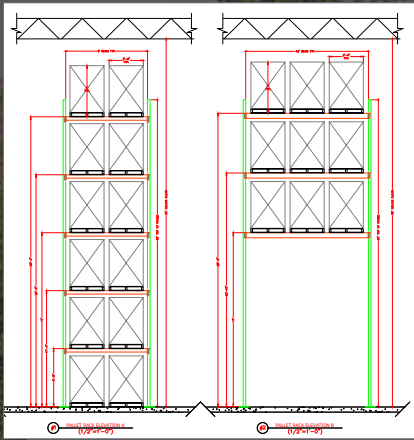
RAYMOND BLVD

URBAN ENTERPRIZE ZONE



- FOR EVERY BUSINESS, 100% SALES TAX EXEMPTIONS ON MOST CAPITAL PURCHASES AND TANGIBLE PERSONAL PROPERTY
- FOR RETAILERS, 50% REDUCTION IN THE AMOUNT OF NJ SALES TAX CHARGED TO CUSTOMERS
- FOR MOST BUSINESSES, CORPORATE EMPLOYEE TAX CREDITS
- UNEMPLOYMENT INSURANCE REBATES
- PRIORITY FINANCIAL ASSISTANCE FOR STATE PROGRAMS
- POSSIBLE REGULATORY RELIEF WITH THE STATE

RACKING PLAN

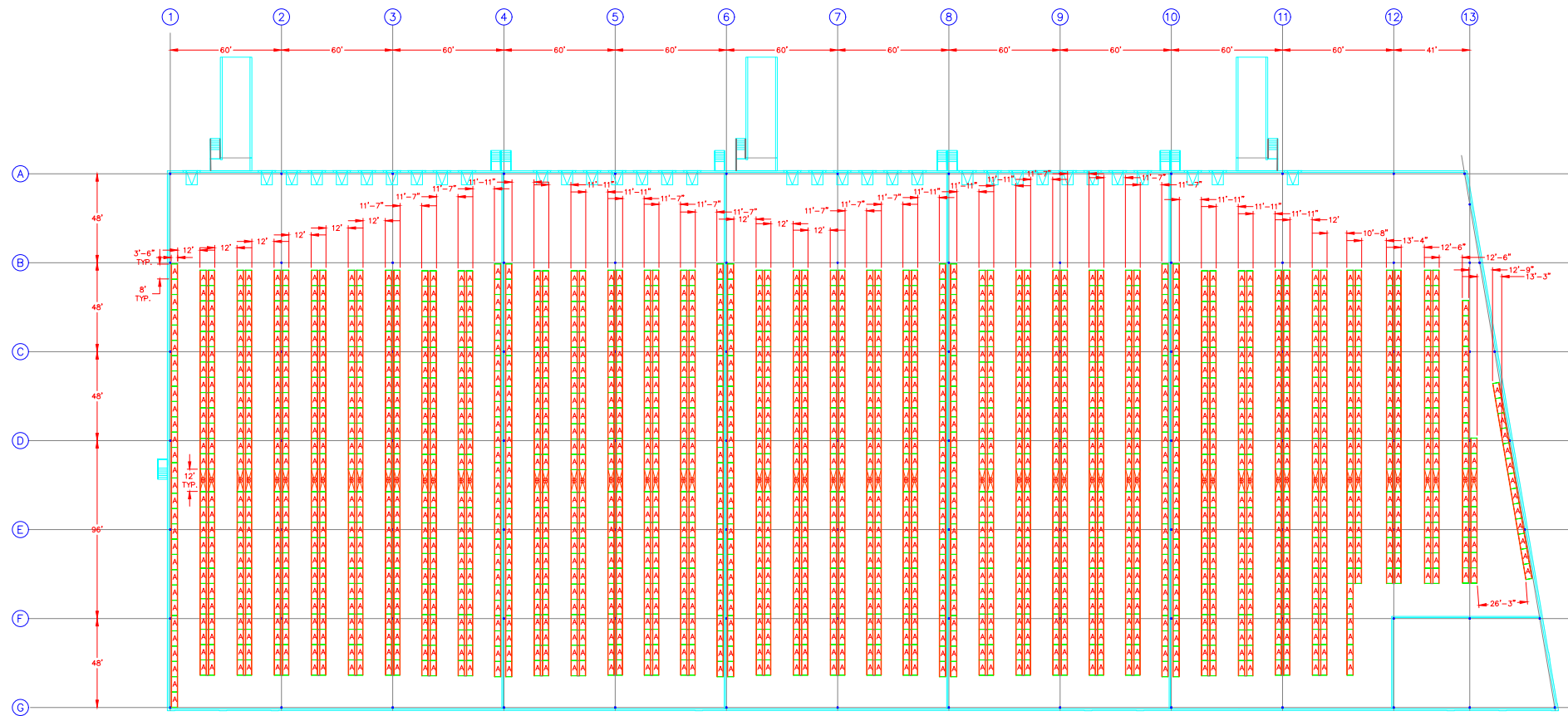


NOTE:

- (1,753) 'A' SECTIONS
- (21,036) 'A' PALLET POSITIONS
- (62) 'B' SECTIONS
- (558) 'B' PALLET POSITIONS
- (21,594) TOTAL PALLET POSITIONS

ASSUMPTIONS:

- 5' PALLET HEIGHT TYP.
- GROUND + 5 BEAMS OF STORAGE
- 50' STAGING AREA
- 2000 LB PALLET WEIGHT TYP.



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Experience. Reputation. Excellence. Longevity. These are the hallmarks of Russo Development. We are one of the most active, privately held developers of industrial, data center, residential, and mixed-use projects in northern New Jersey. Over the past 50+ years we have developed more than seven million square feet of premier commercial space, delivered approximately 3,100 luxury apartment units, with a pipeline of 3,500 units in the next five years, completed more than 60 industrial projects and we are one of the largest owners of data center space in the New York metropolitan area. Now in our second generation of leadership, our privately-owned firm continues to surpass the needs of our tenants, residents, and partners as one of the most successful niche development companies in the marketplace.

russodevelopment.com



River Development Equities, LLC is the evolution of a business model, the elements of which its founders created in 1980. For close to 40 years of cyclical financial markets, challenging regulatory environments, and the inherent challenges of re-development in the North East, the River Development model has never wavered.

We continue to expand our partnerships with municipalities, development and management companies, design professionals, financial institutions, and corporate tenants. Our vision for a particular redevelopment, which others have failed to capitalize on, continues to intrigue our partners at all levels.

riverdev.com

👤 For more information

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