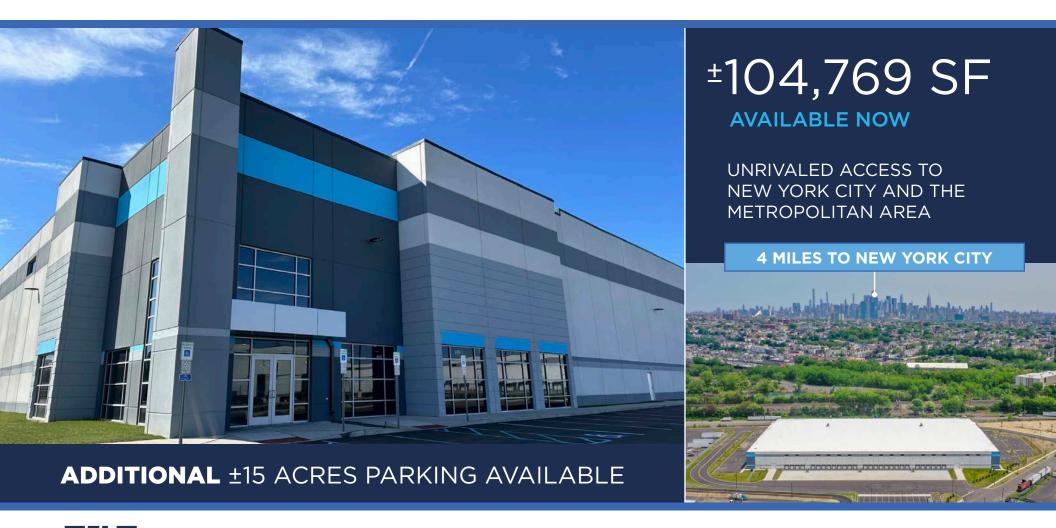
±104,769 SF FOR LEASE













Building Size	±197,277 SF
Available Size	±104,769 SF (Suite 200)
Year Built	2023
Dimensions	340' x 309'
Office SF	To Suit
Ceiling Height	36' clear
Column Spacing	54' x 52'
Dock Doors	17 (9' x 10')
Drive-ins	1 (12' x 14')
Speed Bays	70'
Car Parking	79
Trailer Parking	5
Sprinkler	ESFR
Power	2,000 Amps (Expandable)
Format	Single-Load











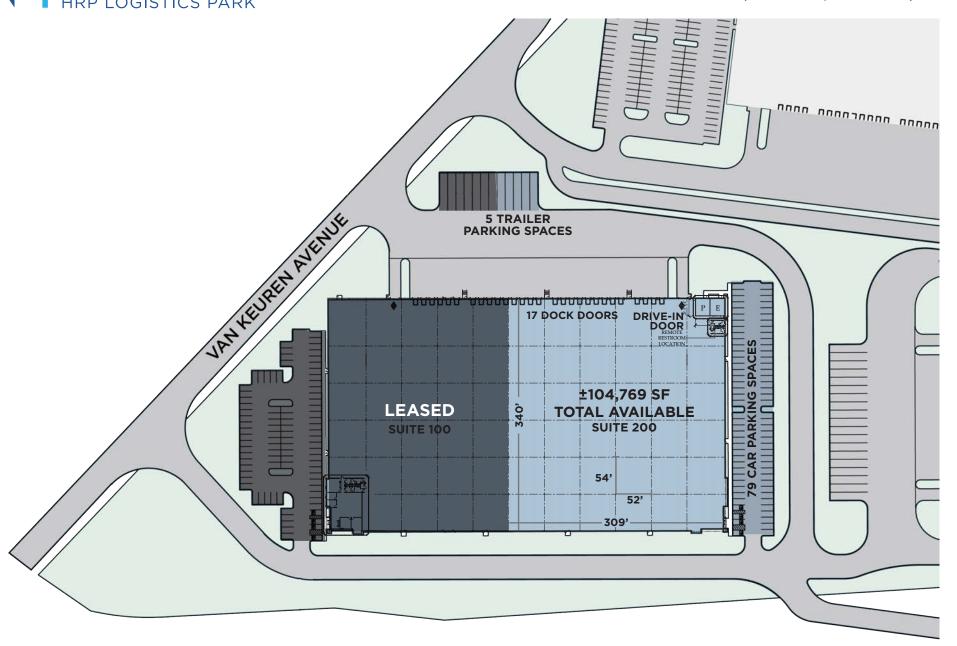








±104,769 SF AVAILABLE FOR LEASE

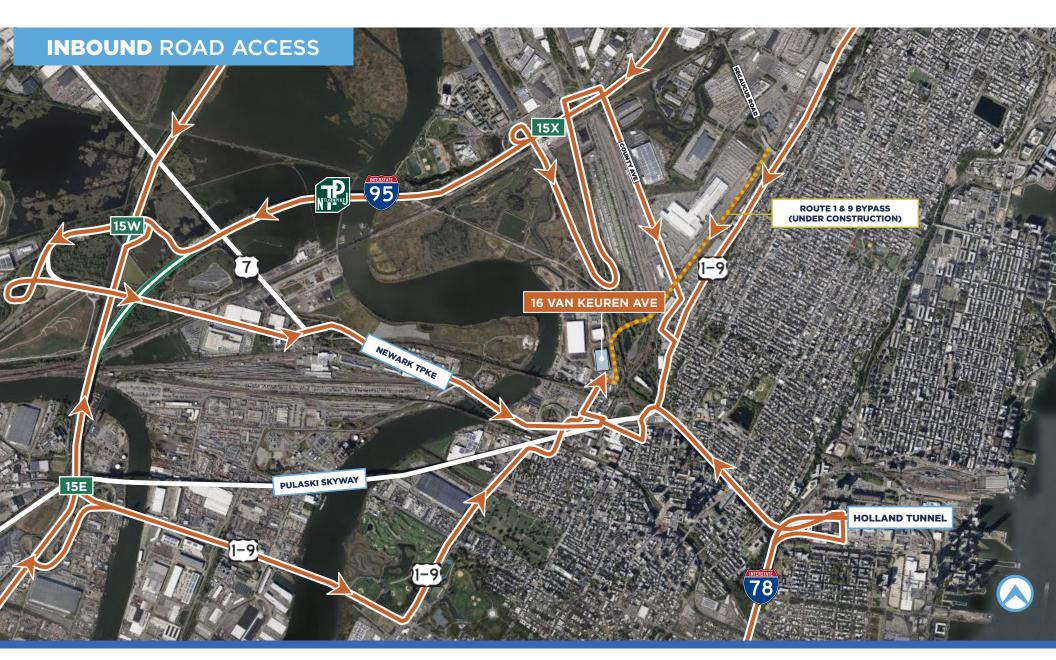




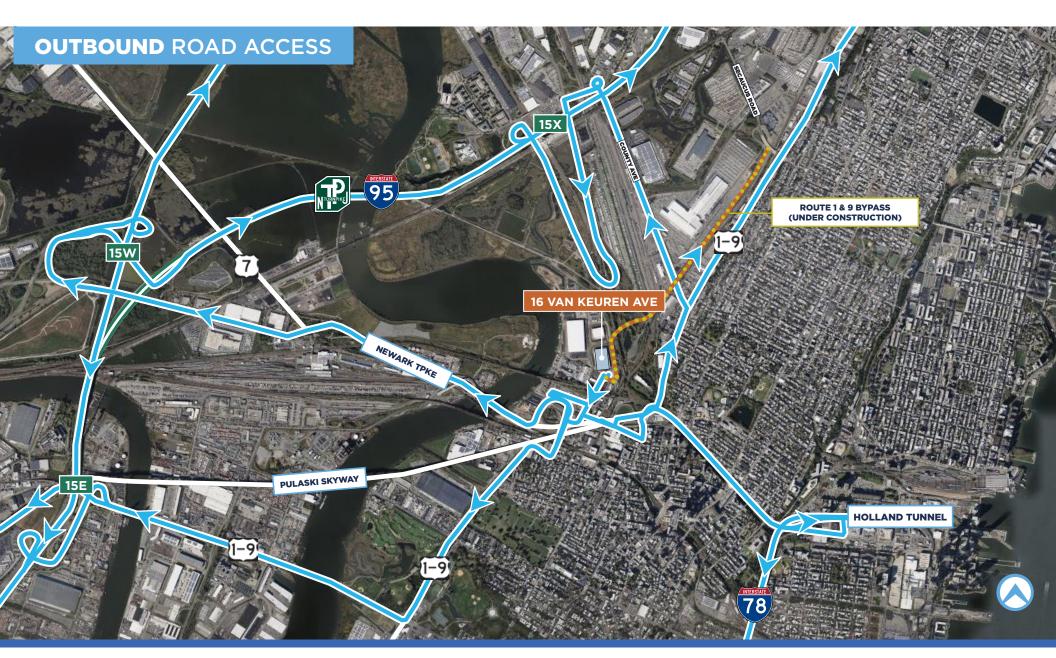
























DRIVE TIMES

- »15 MINUTES
 Holland Tunnel & New York City
- »18 MINUTES
 Lincoln Tunnel & New York City
- »15 MINUTES

 Newark Liberty International Airport
- » 20 MINUTES
 Ports Newark / Elizabeth
- » 20 MINUTES
 Global Container Terminal
- » 25 MINUTES
 George Washington Bridge
- » 30 MINUTES

 Verrazzano-Narrows Bridge







16 VAN KEUREN AVENUE, SUITE 200 | JERSEY CITY, NJ 07306

YONKERS

POPULATION REACH

2024 POPULATION

Within a 15 mile radius

MILLENNIALS

(Born 1981 - 1998) 28.2%

GENERATION Z

(Born 1999 - 2016) 21.9%

GENERATION X

(Born 1965 - 1980) 19.1%

BABY BOOMERS

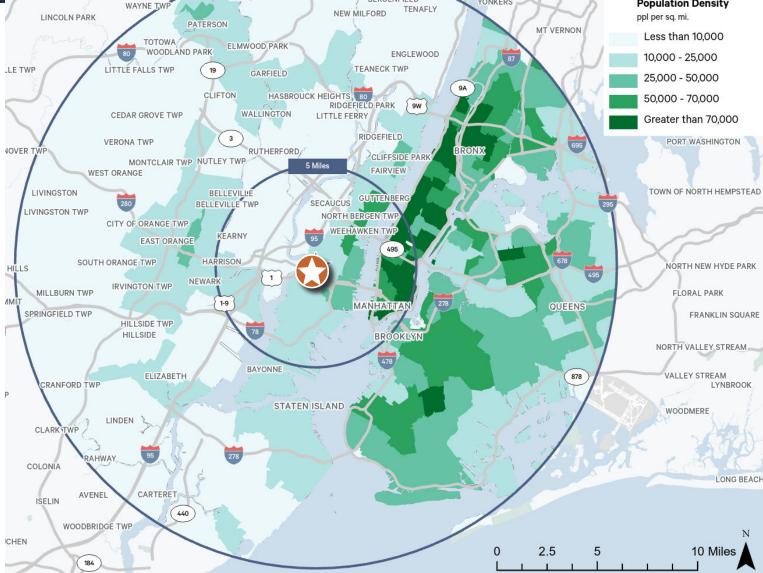
(Born 1946 - 1964) 18.2%

LINDEN CLARK TWP RAHWAY COLONIA CARTERET AVENEL ISELIN

HAWTHORNE

FAIR I AWN

Source: Esri



BERGENFIELD

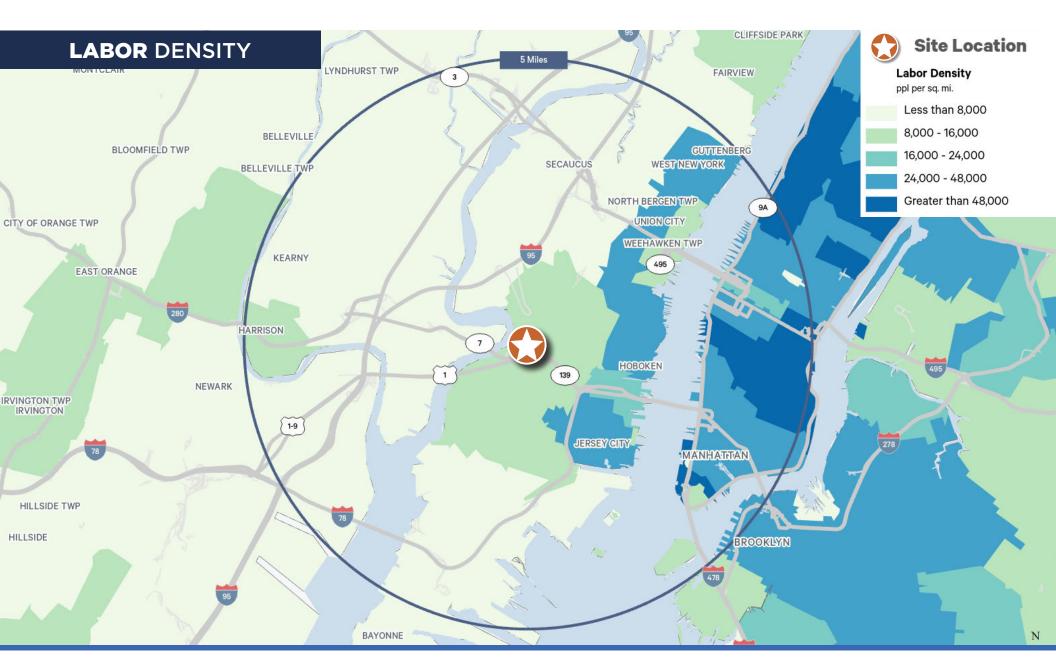


Site Location

Population Density



±104,769 SF AVAILABLE FOR LEASE





±104.769 SF AVAILABLE FOR LEASE

16 VAN KEUREN AVENUE, SUITE 200 | JERSEY CITY, NJ 07306



CONTACT US

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