±104,769 SF FOR LEASE

HUDSON
HRP LOGISTICS PARK

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



ADDITIONAL ±15 ACRES PARKING AVAILABLE

±104,769 SF

AVAILABLE NOW

UNRIVALED ACCESS TO NEW YORK CITY AND THE METROPOLITAN AREA

4 MILES TO NEW YORK CITY



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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

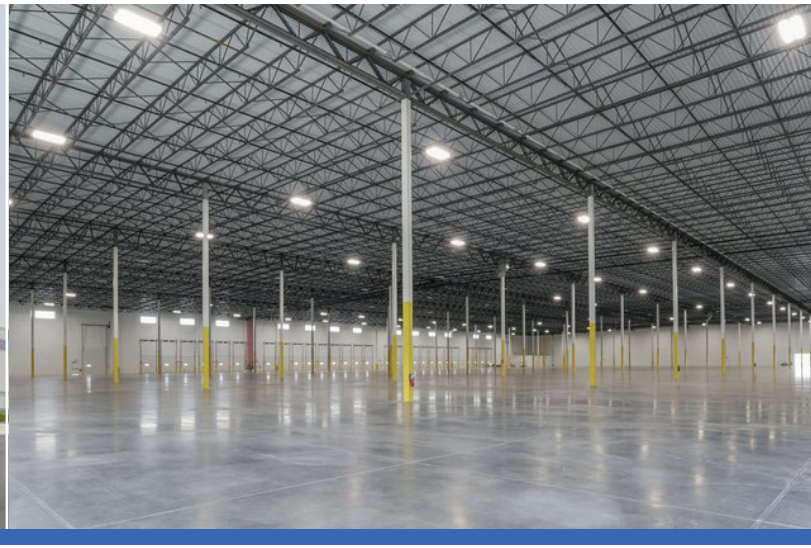
36’ CLEAR CEILING

17 DOCK DOORS

79 CAR PARKING STALLS

5 TRAILER PARKING STALLS





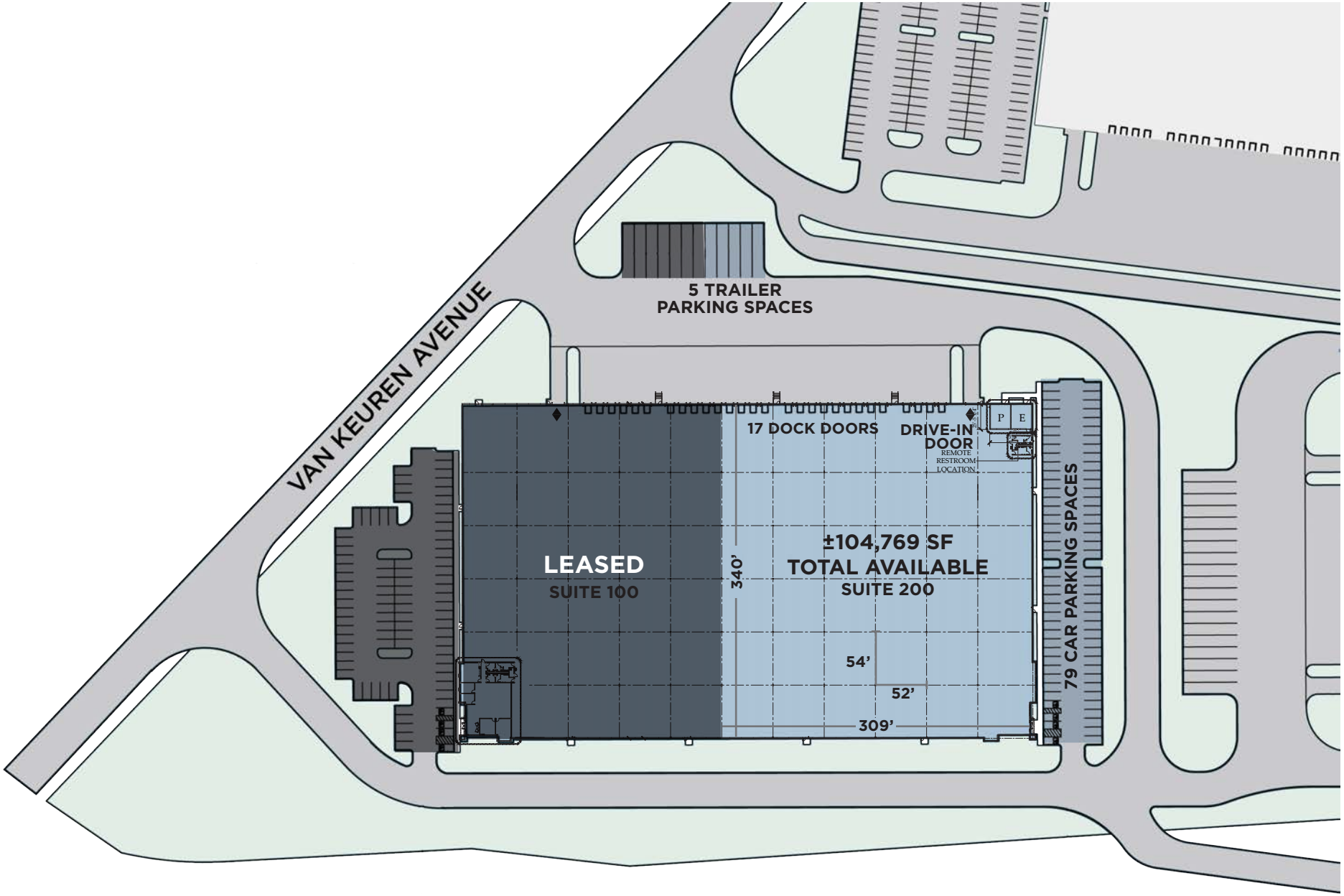
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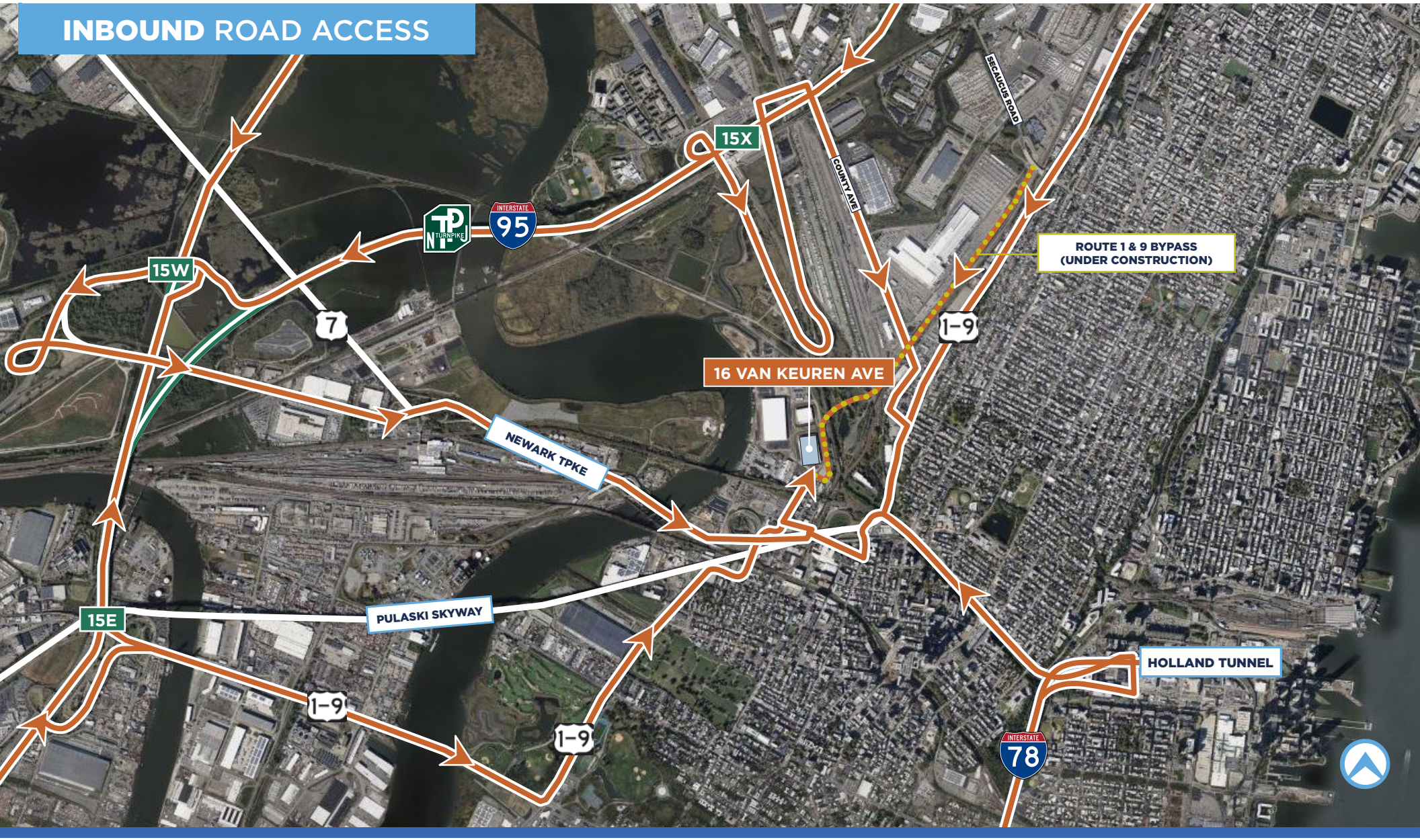

NEW JERSEY TURNPIKE
OUTDOOR STORAGE / ADDITIONAL PARKING +/- 13.1 AC
ADDITIONAL ±15 ACRES PARKING
58 TRAILER STORAGE STALLS
CVS LEASED
169 TRAILER
LEASED
19 TRAILER STORAGE STALLS
±104,769 SF AVAILABLE SUITE 200
LEASED
LEASED CVS
(32) EXTERIOR DOCKS
12 TRAILER STORAGE STALLS
(50) EXTERIOR DOCKS
19 TRAILER STORAGE STALLS
HACKENSACK RIVER
VAN KEUREN AVENUE
DUFFIELD AVE
JAMES AVENUE

HUDSON
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INBOUND ROAD ACCESS



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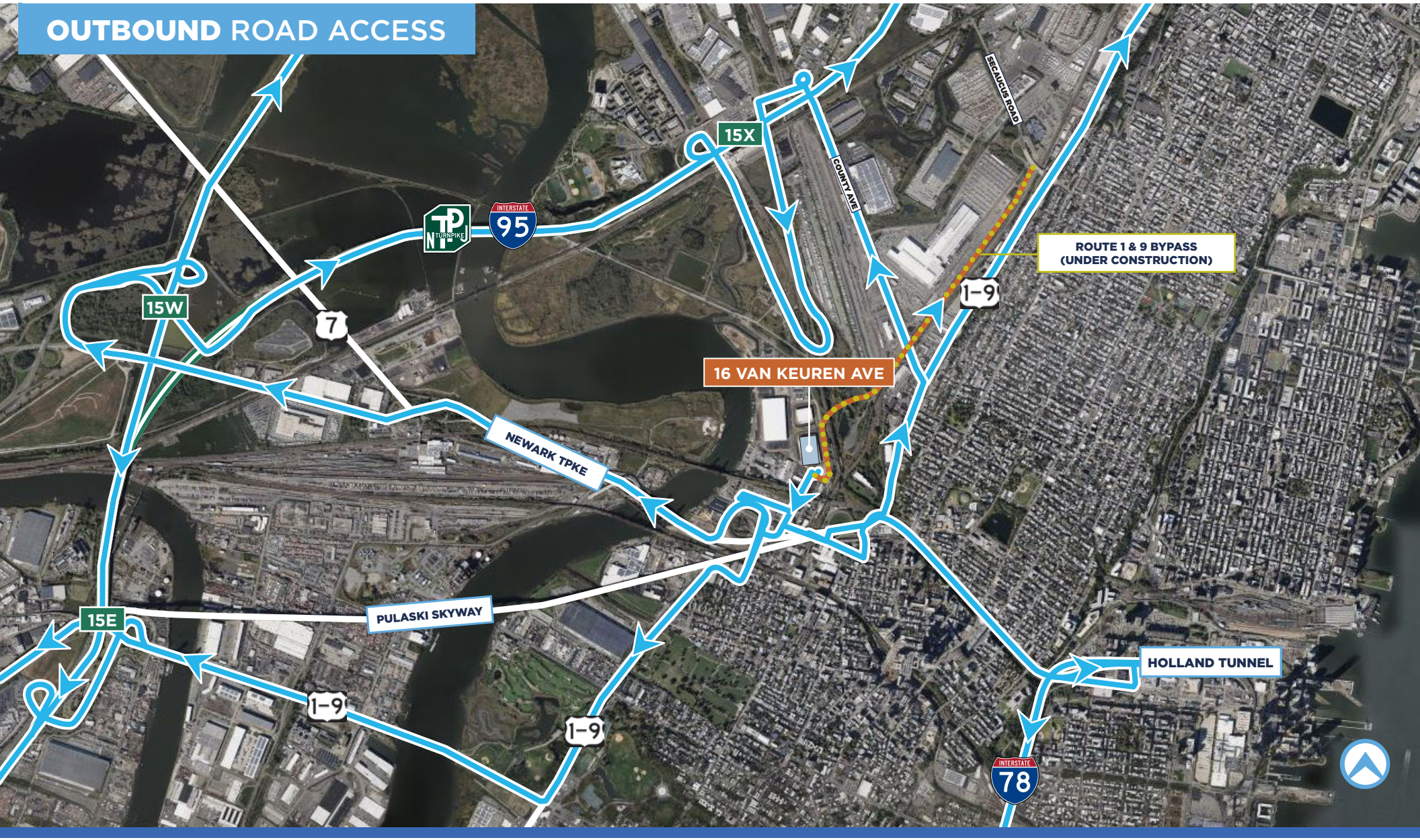
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OUTBOUND ROAD ACCESS



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Located directly off of Routes 1 & 9 and just minutes from the New Jersey Turnpike (I-95), this unrivaled location provides superior access to a major highway network with direct connections to Port Newark/Elizabeth and Port New York New Jersey, as well as, the densely populated areas of the New York metropolitan area including New Jersey's Hudson Waterfront and Manhattan, New York.

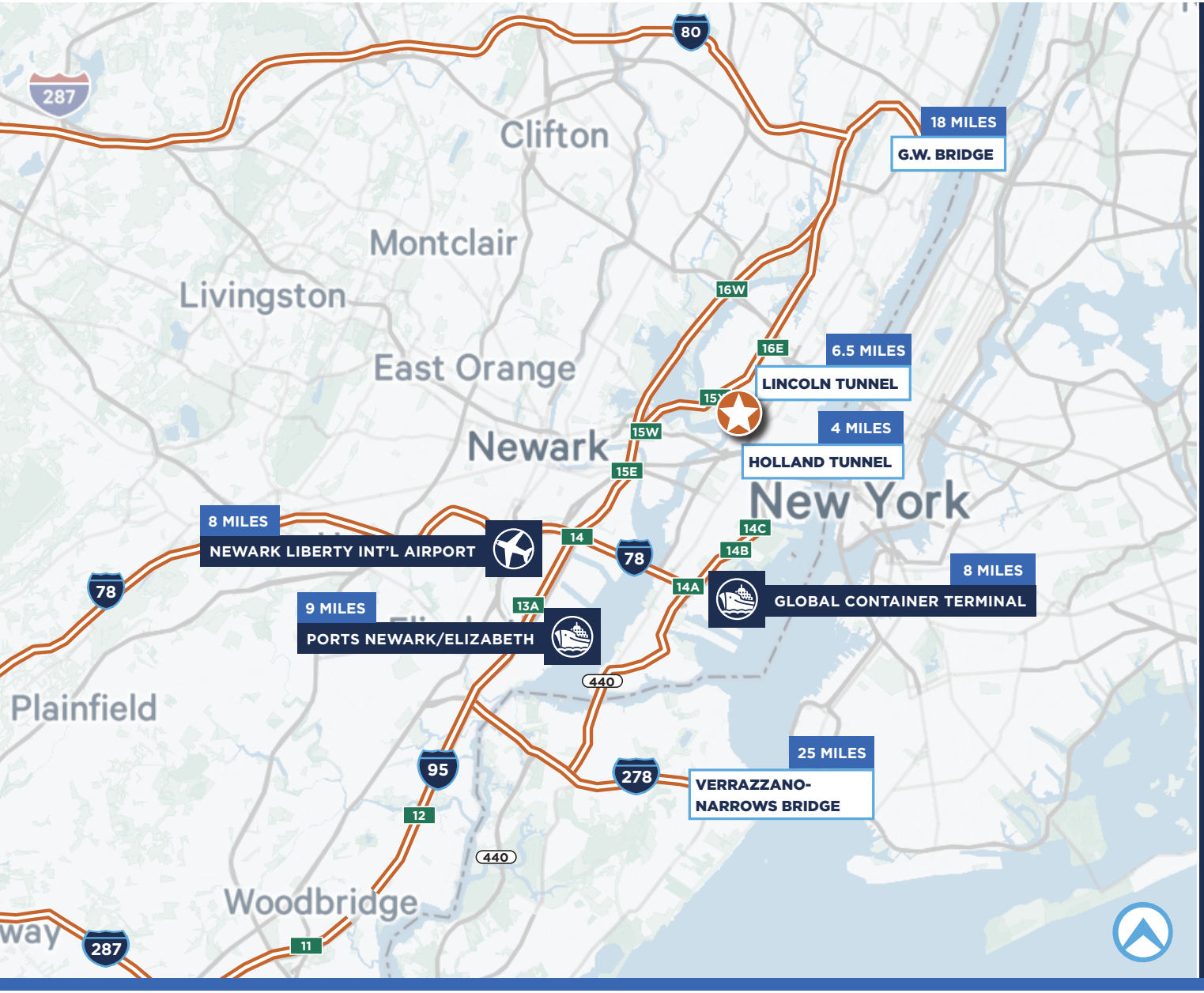


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DRIVE TIMES

» 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

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POPULATION REACH

POPULATION
Within a 15 mile radius

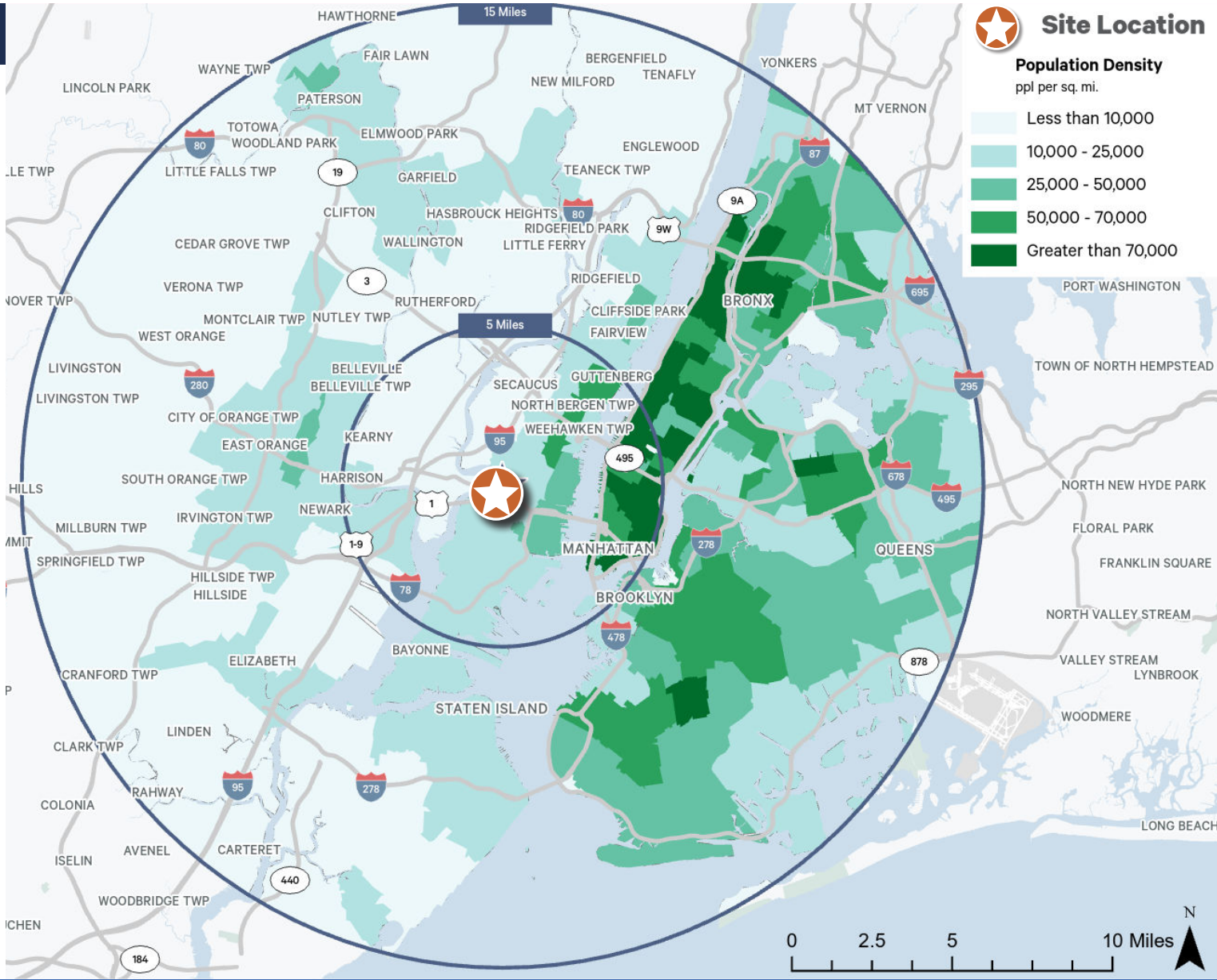
MILLENNIALS
(Born 1981 - 1998)
28.2%

GENERATION Z
(Born 1999 - 2016)
21.9%

GENERATION X
(Born 1965 - 1980)
19.1%

BABY BOOMERS
(Born 1946 - 1964)
18.2%

Source: Esri

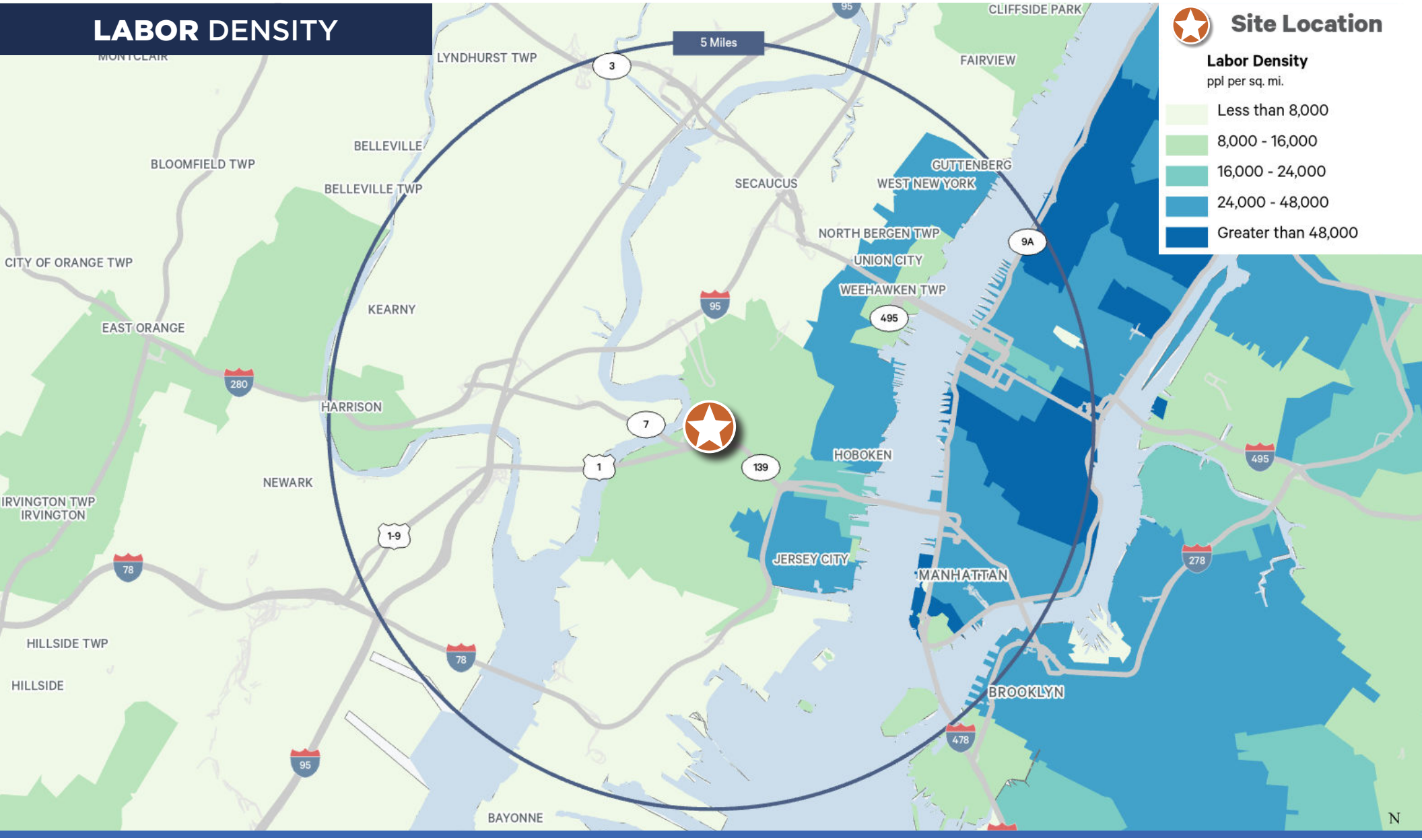


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LABOR DENSITY



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SUPERIOR ACCESS

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