



90-100 FORREST ST
JERSEY CITY, NJ 07305

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– Newly Sold Industrial Complex Looking For Long Term Tenancy

- Meticulous industrial complex looking to provide space for the small business community—specifically, artists, creatives, tech start ups, medical and office users
- Delivering brand new space with historically pointed windows, bathrooms, slop sinks and custom electrical fit out based on tenant specs
- Significant parking on site—gated and paved steps from building
- Positioned 0.8m from NJ Turnpike (Exit 14-B) providing easy access to 78, 95, 440, 495 and 1&9, both the Holland Tunnel and Lincoln Tunnel, Bayonne Bridge and most notably can be into New York City in as short as 12 minutes with no traffic

LOCATION

CANAL CROSSING
BERRY LANE PARK

AVAILABLE

FLOOR 2: 860SF - 5,500SF
FLOOR 1: 3,590SF + PRIVATE LOT

PARKING

50 ON SITE STALLS

CEILING HEIGHT

10'-16'

POSSESSION

IMMEDIATE

NEIGHBORS

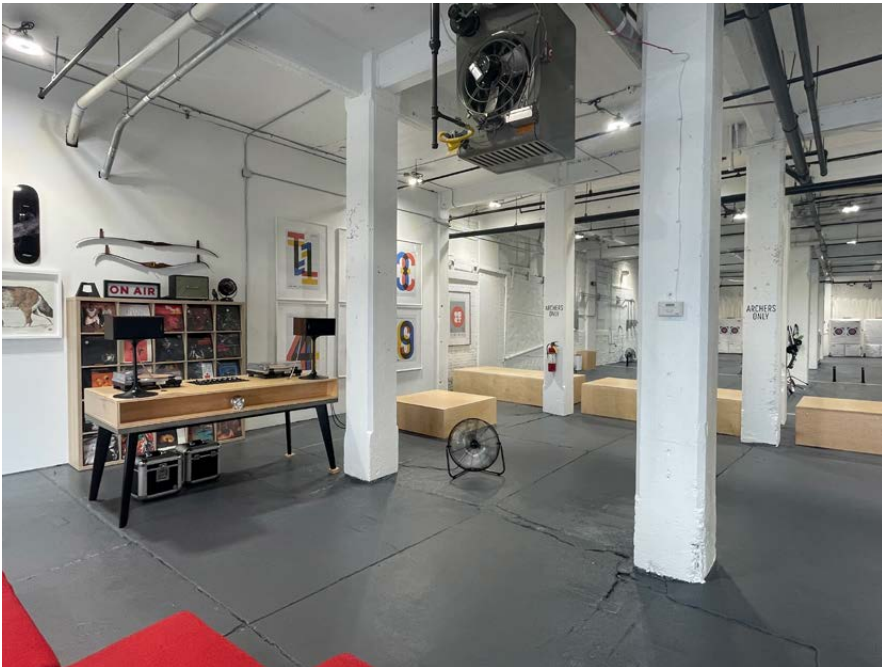
CINELEASE STUDIOS, LIGHT RAIL
CAFE, 902 BREWING, PACIFIC FLEA,
CORGI GIN DISTILLERY, O'LEARYS
PUBLIK HOUSE

NOTES

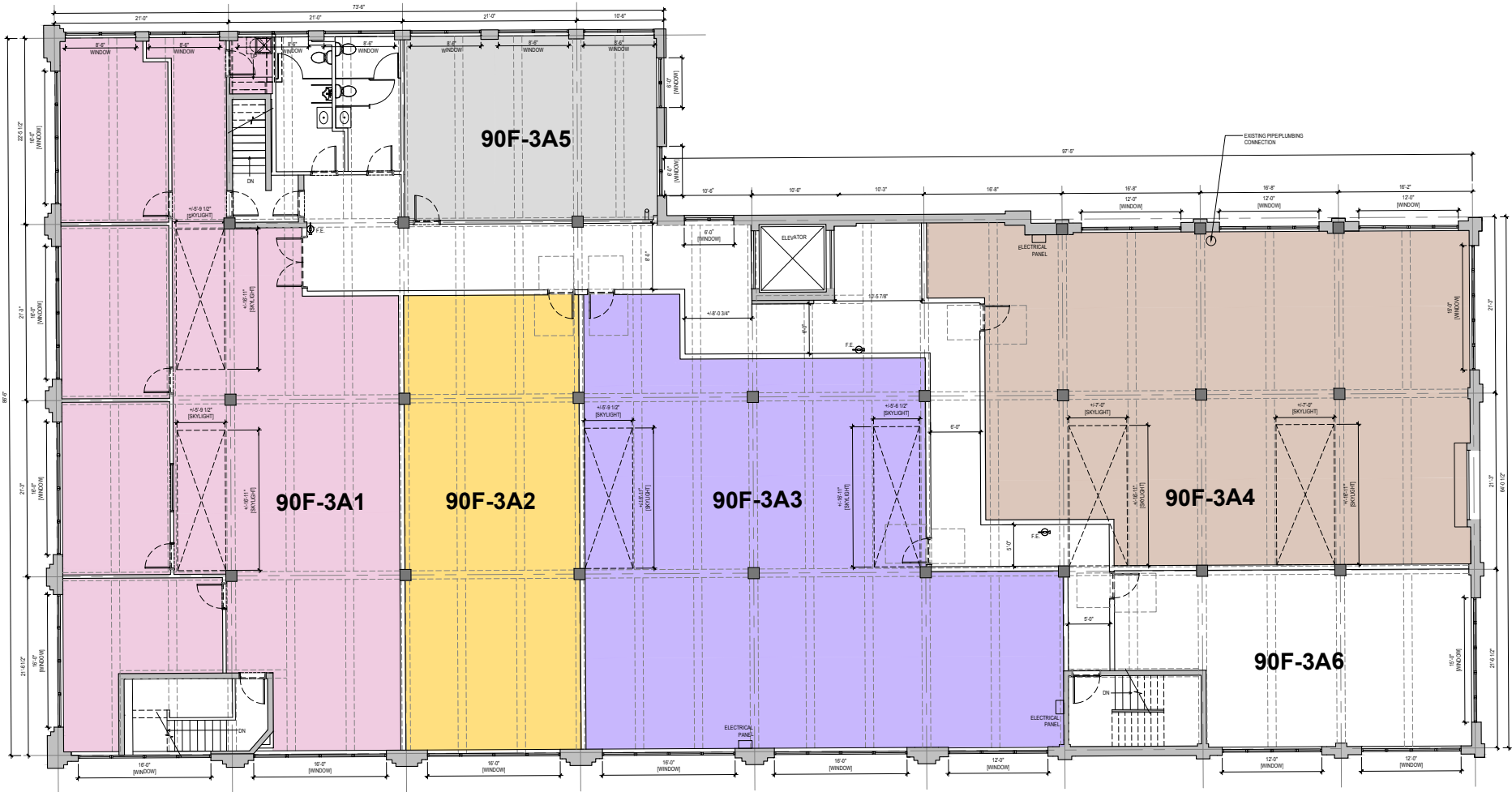
- (2) TAIL BED DOCKS
- FREIGHT ELEVATOR
- ON SITE SUPER
- HEATED BUILDING











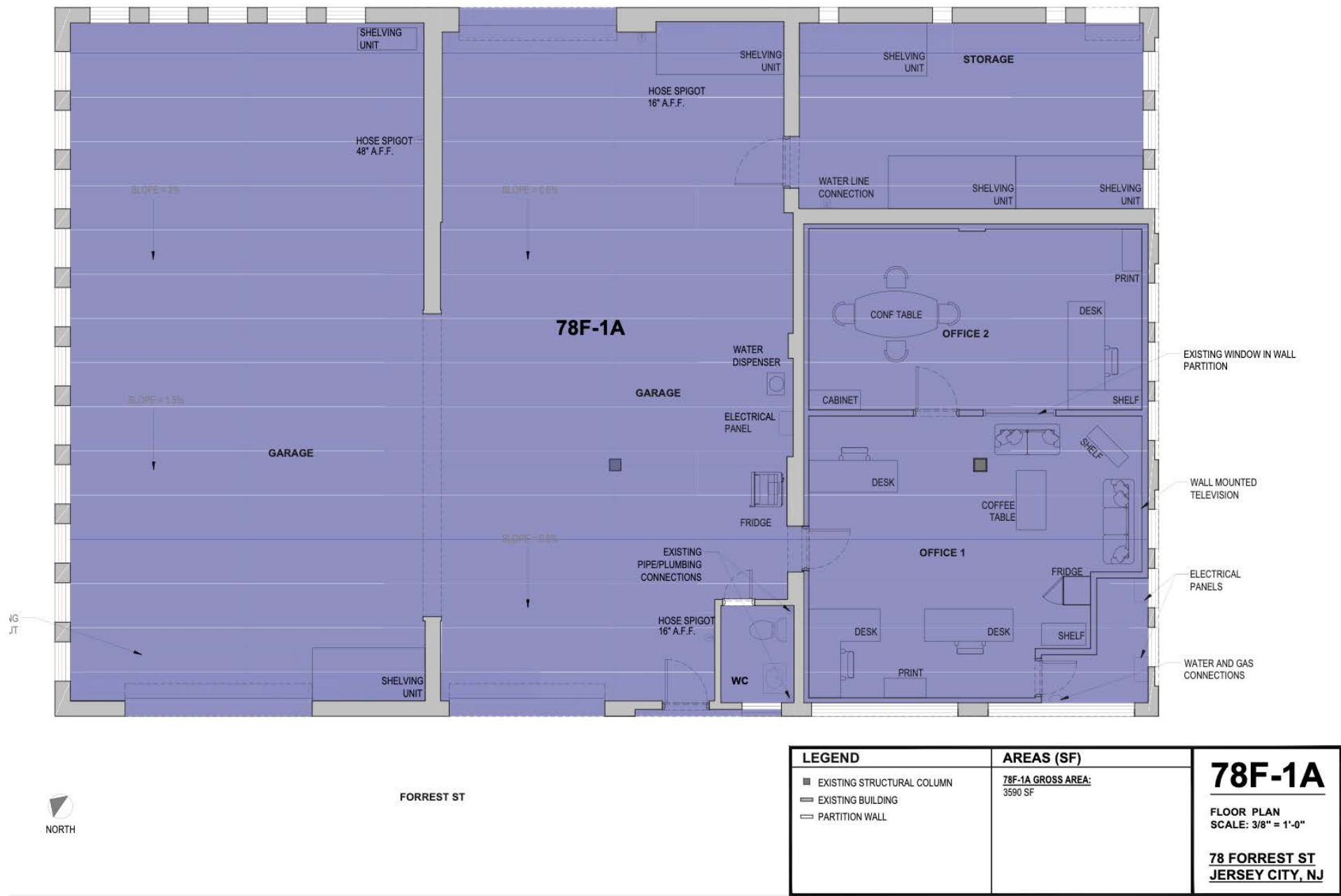
LEGEND		AREAS (SF)	
■ STRUCTURAL COLUMN		86F-3A GROSS AREA	
— NEW PARTITION		12912 SF + (365 SF) = 13267 SF	
— EXISTING BUILDING		2ND FLR SHARED HALLWAY GROSS AREA	
F.E. FIRE EXTINGUISHER		710 SF (DIVIDED BY 2 FLOORS)	
		(355 SF) PER FLOOR (DIVIDED BY 5 UNITS)	
		UNIT GROSS SF	
		90F-3A1: 3237 SF + (59 SF) = 3296 SF	
		90F-3A2: 1349 SF + (59 SF) = 1408 SF	
		90F-3A3: 2795 SF + (59 SF) = 2854 SF	
		90F-3A4: 3765 SF + (59 SF) = 3824 SF	
		90F-3A5: 801 SF + (59 SF) = 860 SF	
		90F-3A6: 965 SF + (60 SF) = 1025 SF	

90F-3A

FLOOR PLAN
SCALE: 3/16" = 1'-0"

**90 FORREST ST
JERSEY CITY, NJ
3RD FLOOR
4/25/2024**





GRID EXCLUSIVE CONTENT

2022 TRENDS REPORT

We are pleased to share the 2022 Jersey City Trends map with our friends and clients. The Trends Map was developed to help real estate professionals, the development community and the community at large, to get a snap-shot view of real estate trends across the entire city; and to see how the city is growing and redeveloping the previous years.

The “trends” are gleaned from our interviews and discussions with other professionals and developers whose primary market is Jersey City. We hope this map is helpful in understanding how the city is growing. Please view this map as a starting point for your investigation, not an end point.

[Download Trends Map >>](#)

[Download Trends Report >>](#)

GRID BITS NEWSLETTER

Highlighting ALL of the real estate news each week from the George Washington Bridge to Bayonne Bridge! Grid Bits is a weekly news aggregator that updates our readership on all the new development projects, municipal & political news, green space & parks, new retail, industrial and office leases, regional lawsuits, community kickback and more!

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Grid In the News

[Albanese closes \\$70 million land deal in Jersey City, eyes 670-unit apartment tower](#)

[Investor buys 10 apartments, retail space in Jersey City Heights for \\$3.8 million](#)

[Journal Square office building nears full occupancy after 27,000 sq. ft. in recent leases](#)