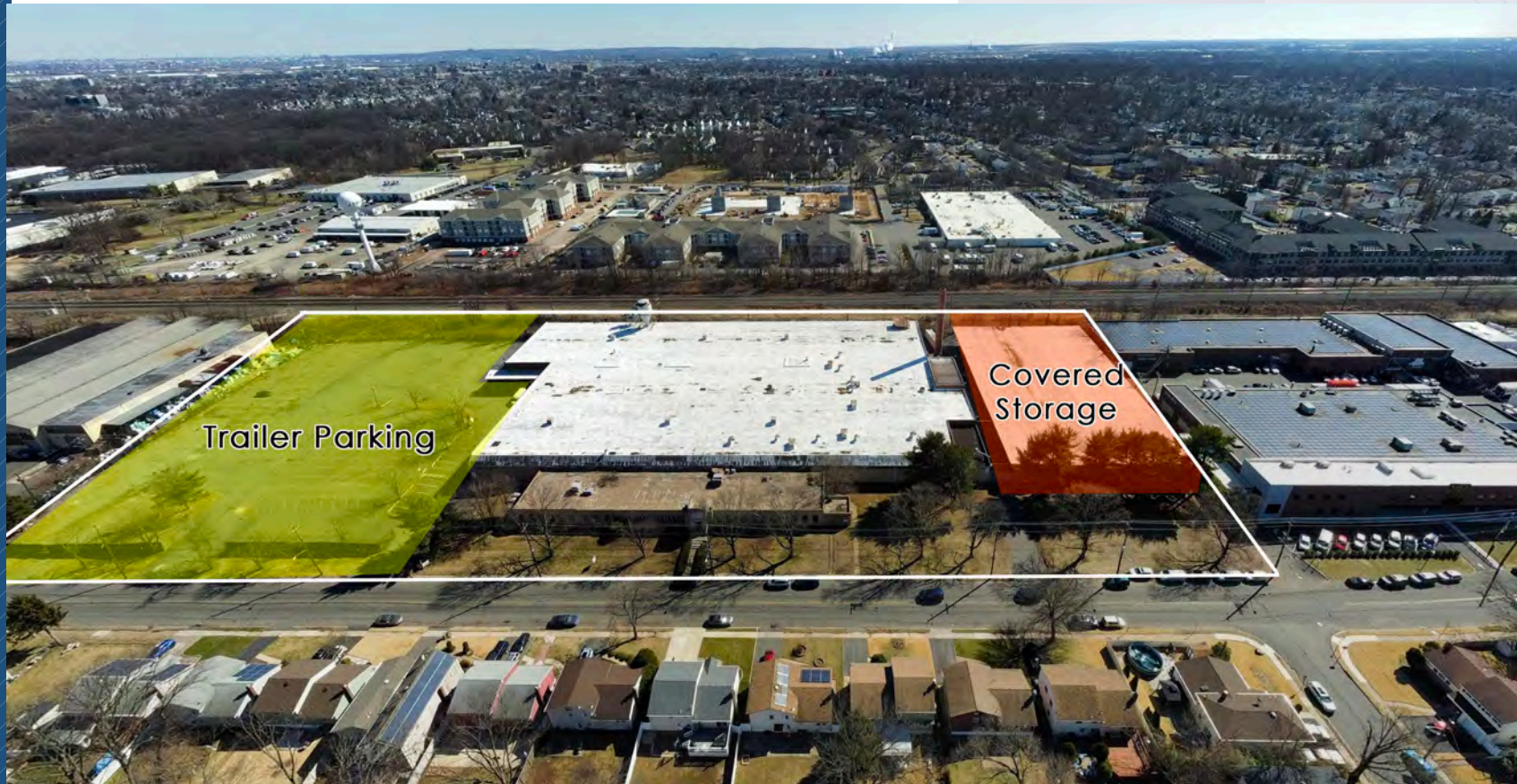


601 | LEHIGH AVENUE



For Lease

SPECIAL BLENDED RENTAL RATE | 160,000 SF WAREHOUSE AVAILABLE | UNION, NJ

Jordan Metz
Senior Vice President
973.493.0385
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Eric Koons
Vice President
908.410.7152
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Benito Abbate
Sales Associate
908.655.8331
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Metz
Industrial Team

Contact Us

Exclusive Brokers:

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- 32,000 SF Fully lit, sprinklered and partially walled outdoor material storage space
- 2 Acres for vehicle, van, and trailer parking
- 160,000 SF of industrial space in a high demand infill market
- Offered at a special blended rate
- Single use or two tenant uses considered

Very unique and rare opportunity so close to the Ports.



Metz
Industrial Team

[Click here to view video tour:](#)



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Property Highlights



Total Size: 160,000 SF
Outdoor Storage: 32,000 SF
Newly Renovated Offices:
11,385 SF

Lot Size: 7.63 Acres
16'-16'6" Ceiling Height
Multiple Tailboards
& 3 Drive-ins

Heavy Power
Wet Sprinkler/Gas Heat
2 Acres of Parking
150 Parking Spaces

Outdoor Storage
Fenced Lot
Fully Racked

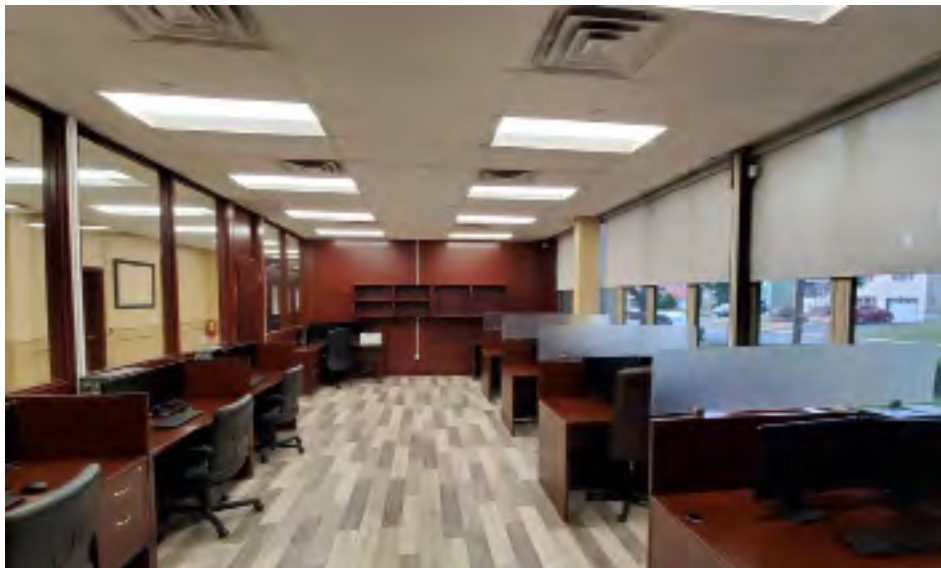
Metal Roof
Security Booth
Key Card Entry/24 Hour Access

Under 8 Miles to Port Newark
5 Miles to Exit 13 NJ Turnpike
1 Mile to Union Train Station

Ready for Occupancy



Reception / Conference Room & Office Area

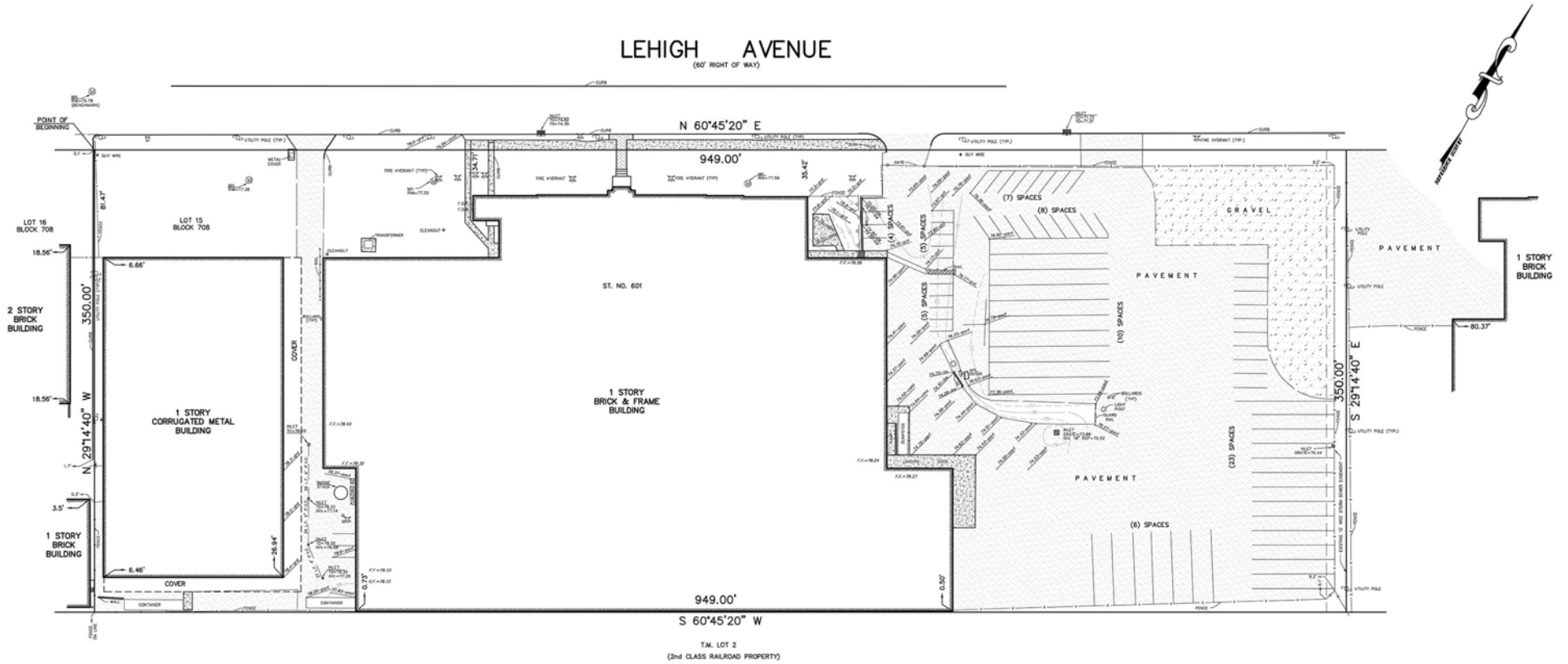




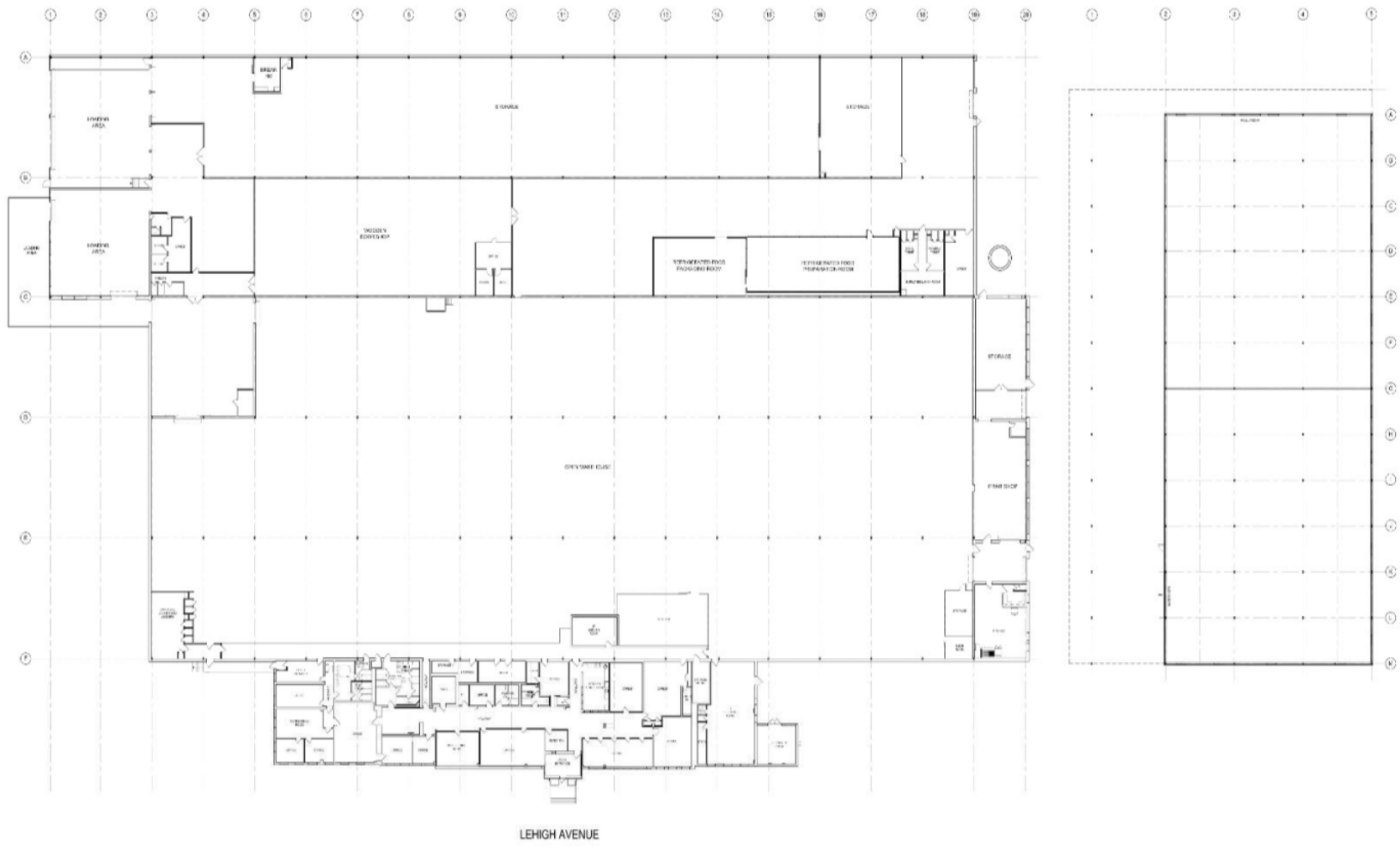
Warehouse & Loading



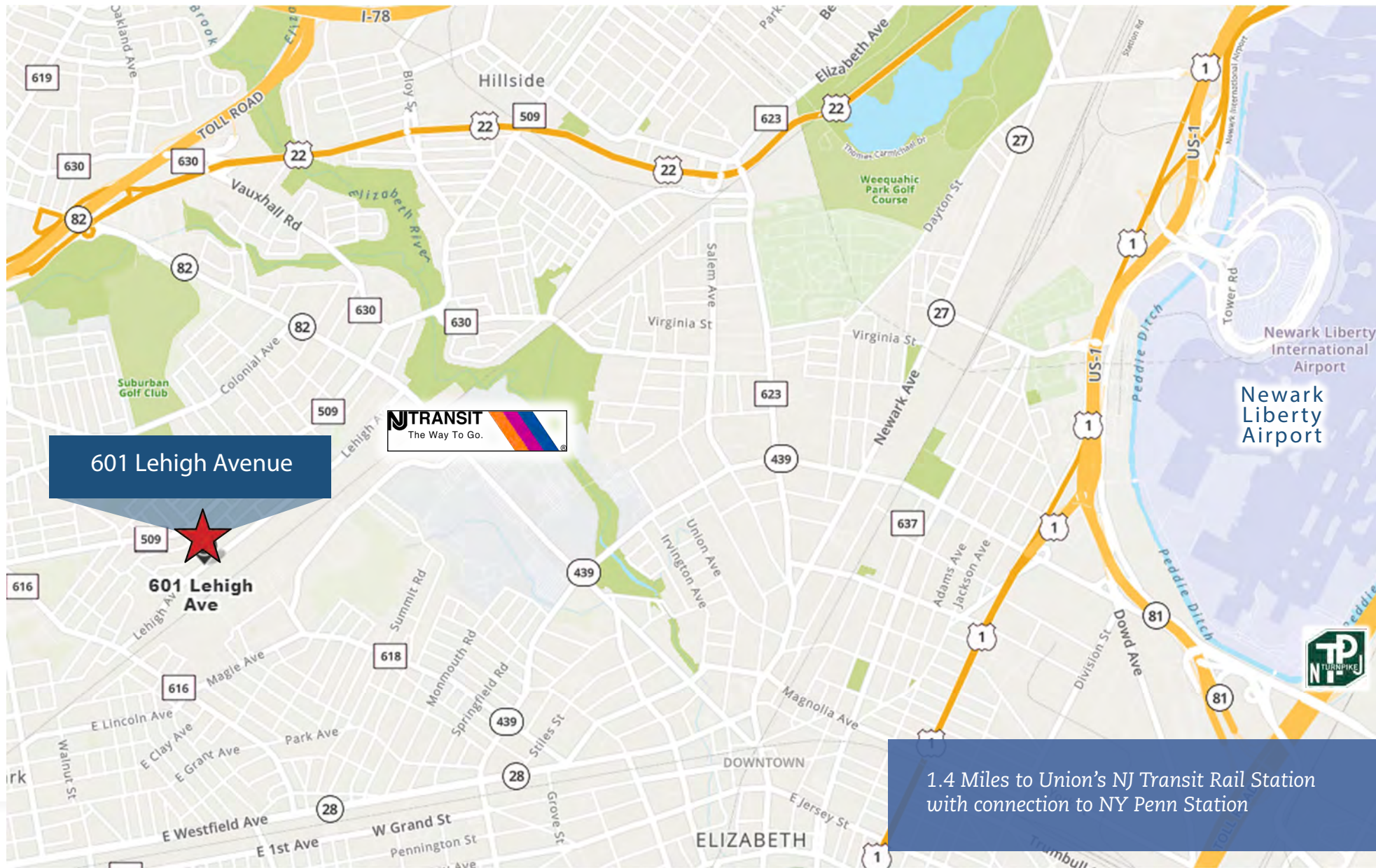
Site Plan



Floor Plan



Near NJ Transit Rail Station

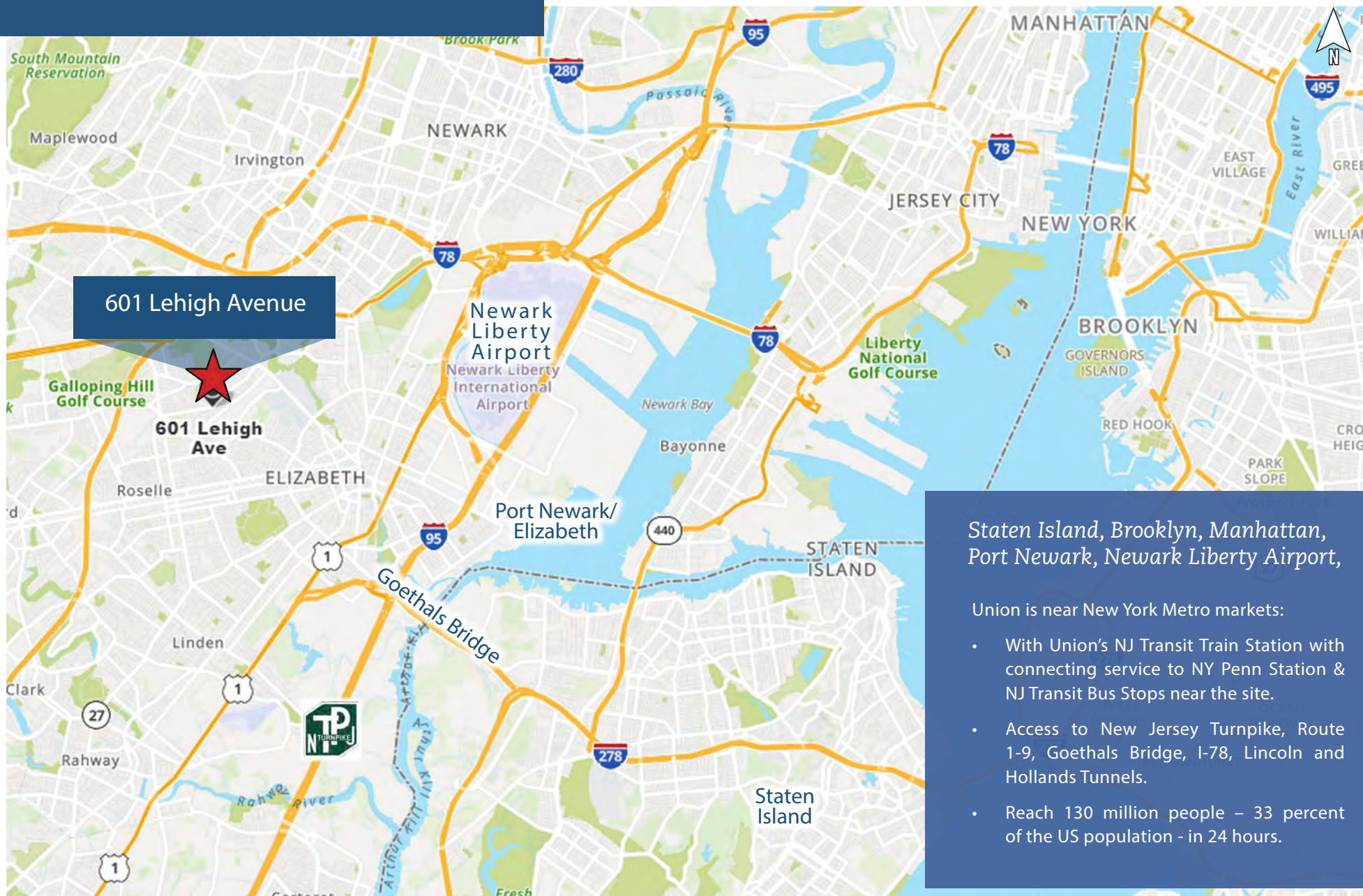


601 Lehigh Avenue

601 Lehigh Ave

1.4 Miles to Union's NJ Transit Rail Station
with connection to NY Penn Station

At the Crossroads of...



Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Union is near New York Metro markets:

- With Union's NJ Transit Train Station with connecting service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

NJ Transit Station In Union



1.4 Miles to Union's NJ Transit Station | 3 Stops to NY Penn Station

Demographic Highlights



Household Income

- The 2010 United States census counted 56,642 people, 19,556 households, and 14,276 families in the township.
- Median household income was \$73,722 and the median family income was \$86,705.
- In 2019, the median property value in Union County, NJ was \$380,100, and the homeownership rate was 57.9%.



Business Environment

- The economy of Union County, NJ employs 285,000 people.
- The largest industries in Union County, NJ are Health Care & Social Assistance (35,929 people), Transportation & Warehousing (28,202 people), and Retail Trade (27,535 people).
- The highest paying industries are Finance & Insurance (\$101,767), Finance & Insurance, & Real Estate & Rental & Leasing (\$82,348), and Management of Companies & Enterprises (\$81,712).





New Development

- Leasing is now underway at 945 Stuyvesant Avenue, a new mixed-used building at Centurion Union Center in Union, New Jersey.
- The four-story property comprises a mix of rental apartments, amenity spaces, ground-floor retail, and surface-level parking.

- The old Tuscan Dairy site which has been vacant for some time was redeveloped into 260,000 square feet of warehousing space for cold and dry storage.
- This will serve the ever expanding Port Newark system and brought approximately 175 jobs into the Township.



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