



INDUSTRIAL PROPERTY

FOR LEASE

±67,763 SF INDUSTRIAL OPPORTUNITY

940 Monroe Street, Hoboken, NJ 07030

For More Information, Contact the Exclusive Brokers

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LOCATION DESCRIPTION

1 Mile to New York City
2 Miles to NJ Turnpike Interchange 14C
10 Miles to Newark Liberty International Airport and Port Areas

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	67,763 SF
Lot Size:	4.15 Acres
Building Size:	120,580 SF

PROPERTY HIGHLIGHTS

- Total Building Size: ±120,580 SF
- Available Unit: ±67,763 SF
- Total Acreage: ±4.15 AC
- Heat: Gas Suspended
- Sprinkler System: Wet System
- Ceiling Heights: ±22' - 25'
- Loading: 8 TB, 1 DI Ramp
- Taxes: ±\$2.40 PSF

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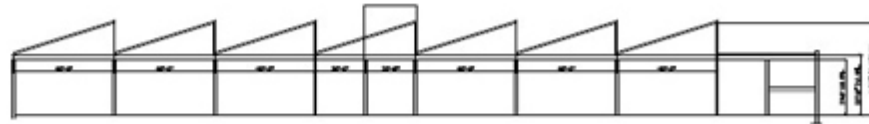
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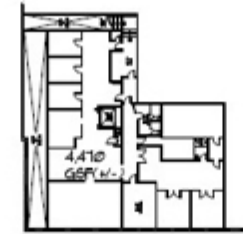
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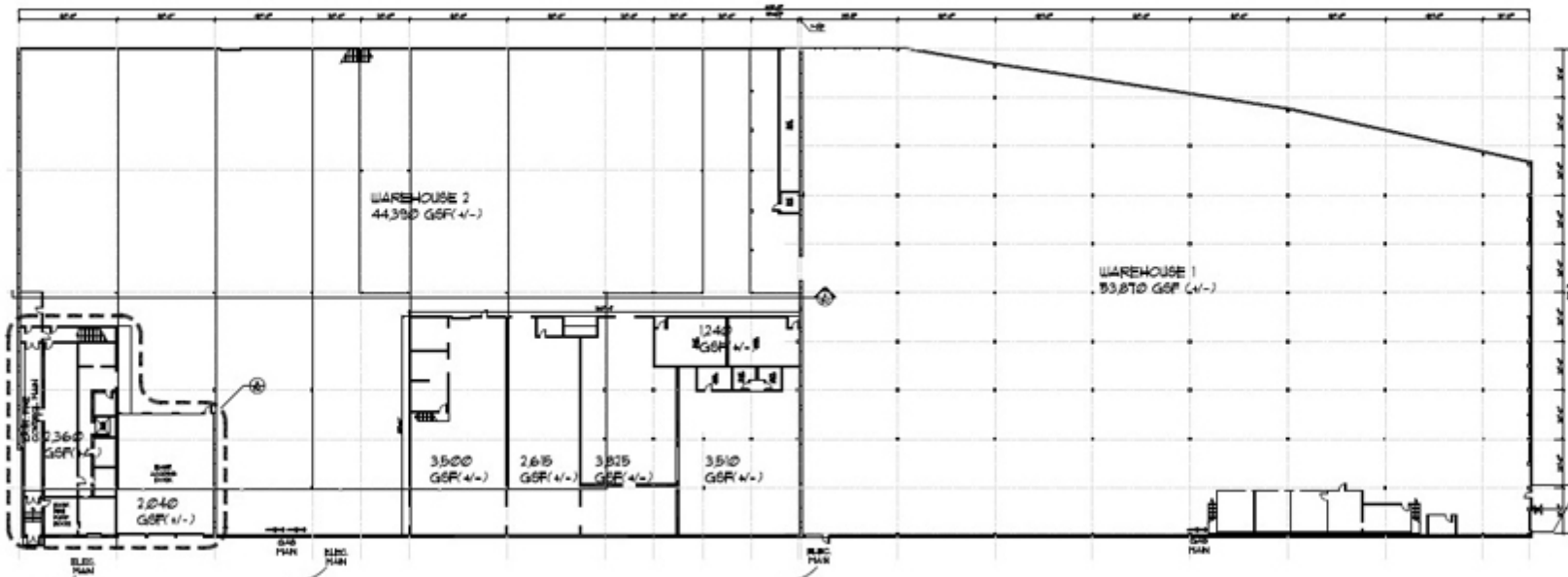
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2 BUILDING SECTION
Scale 1/8" = 1'-0"



3 UPPER LEVEL PLAN
Scale 1/8" = 1'-0"



1 GROUND FLOOR PLAN
Scale 1/8" = 1'-0"

NOT FOR CONSTRUCTION

THIS DRAWING IS TO BE USED FOR THE SPECIFIC PURPOSES OF GENERAL OVERALL DIMENSIONS. THE USE OF THESE DRAWINGS FOR PRECISE MEASUREMENTS IS NOT PERMITTED, AND VERIFYING THE DIMENSIONS SHALL BE THE SOLE RESPONSIBILITY OF ANYONE DEVELOPING THIS PROJECT INTO A SET OF WORKING DRAWINGS.

BUILDING AREAS	TOTALS
WAREHOUSE 1	53,870 GSF
WAREHOUSE 2	44,380 GSF
OFFICE GROUND	2,360 GSF
OFFICE UPPER	4,410 GSF
TOTAL	105,020 GSF (N-)

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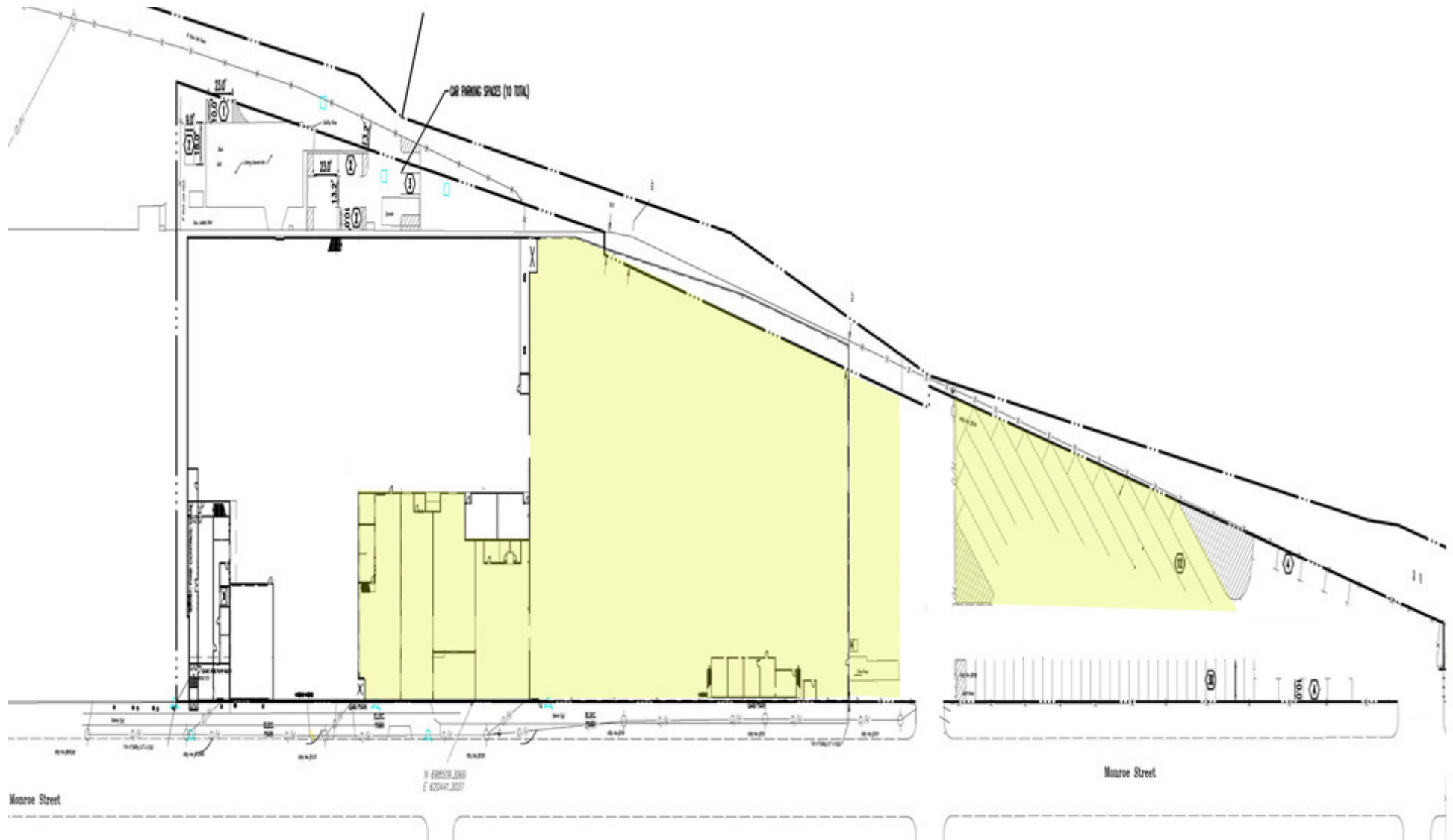
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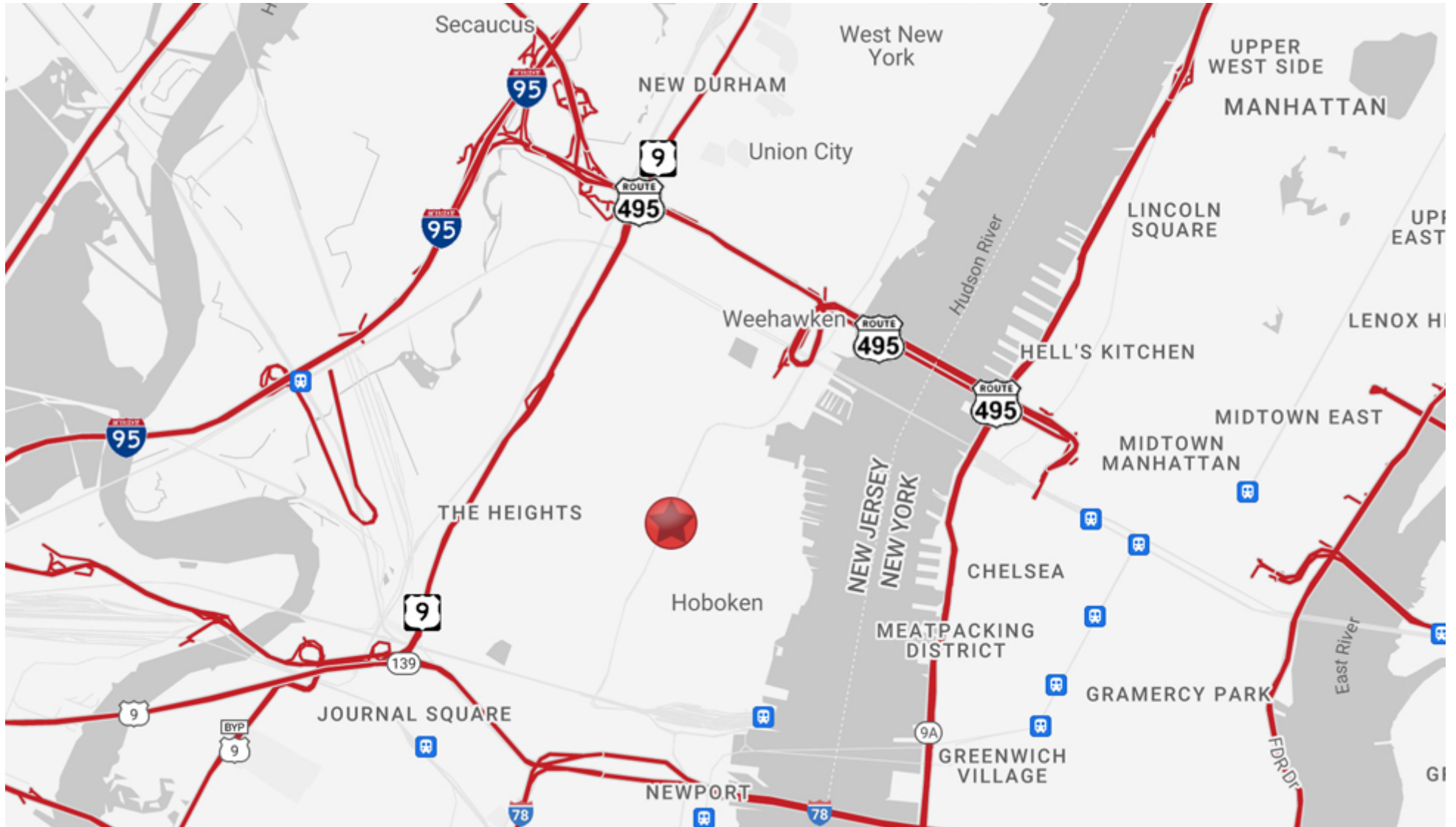
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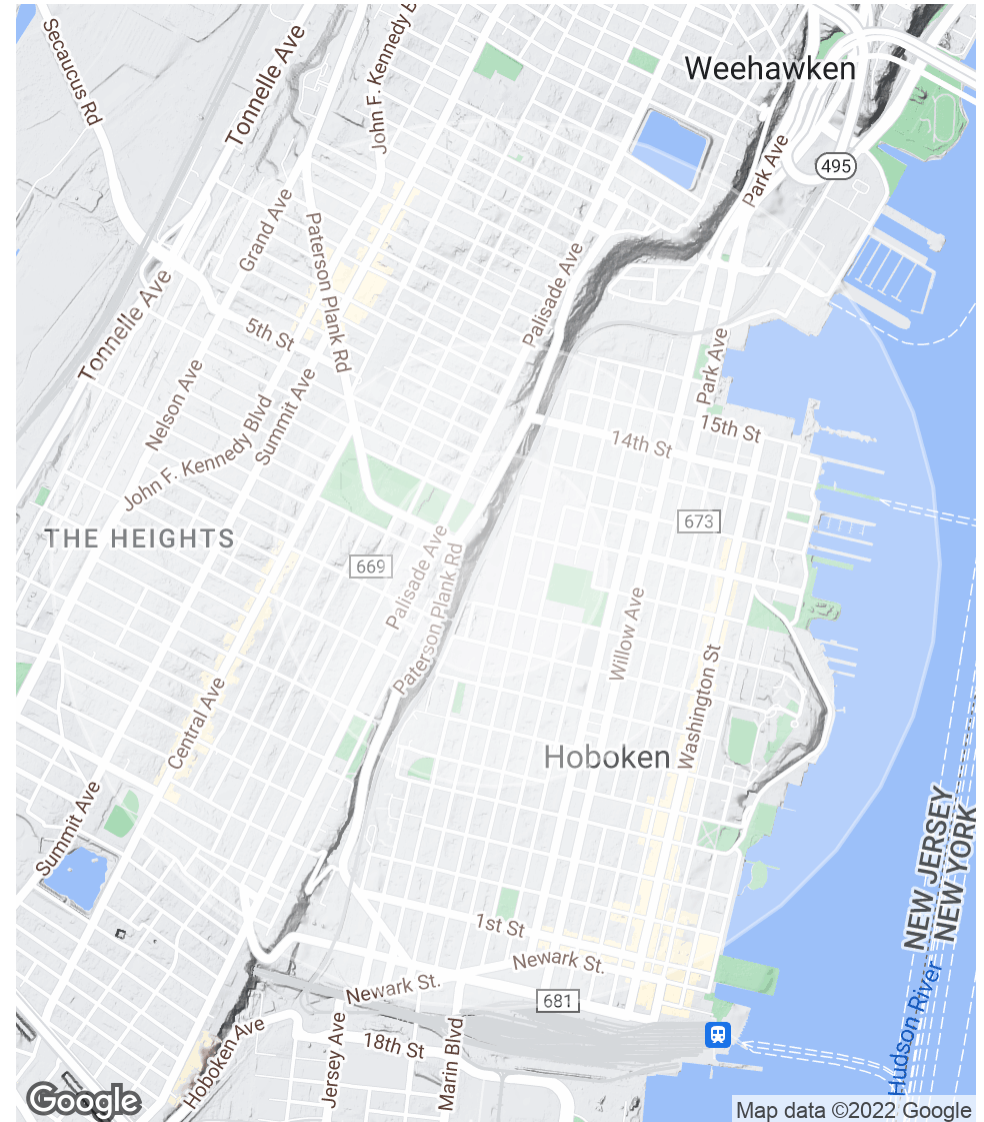
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,743	28,312	123,616
Average Age	31.5	32.5	32.1
Average Age (Male)	30.9	32.3	31.9
Average Age (Female)	31.9	32.5	32.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,974	12,441	50,877
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$106,279	\$100,844	\$98,978
Average House Value	\$516,003	\$547,754	\$535,392

* Demographic data derived from 2020 ACS - US Census



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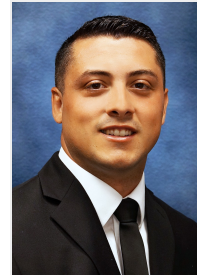


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