

±0.755 AC FOR LEASE

310 Manor Avenue, Harrison, New Jersey



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DESIRABLE LOCATION & DYNAMIC OPTIONALITY



3 | 310 Manor Avenue, Harrison, NJ

ADDRESS	
310 Manor Avenue, Harrison, New Jersey	
PROPERTY FEATURES	
Acreage:	±0.755 AC
Zoning:	Industrial/Warehouse
Taxes:	\$37,521.92
Accessibility	
I-280	1.2 Miles
I-95, Exit 15W	2.0 Miles
US Hwy 1 & 9	4.5 Miles
Newark Liberty International Airport	5.7 Miles

DESIRABLE LOCATION & DYNAMIC OPTIONALITY



OPTIONALITY

- Industrial Outdoor Storage (IOS)

COMPELLING PORT MARKET FUNDAMENTALS

- Port volume at Newark and Elizabeth has surged since January 2024
- NY Tri-State connects over 100 million consumers in a single day
- One of the largest industrial centers with an abundance of IOS in the Port region

IRREPLACEABLE LOCATION

- Excellent accessibility
- 2.0 miles – I-95 via 15W
- 1.2 miles – Route 280
- 5.7 miles – EWR
- 4.5 miles – Routes 1 & 9

AT A GLANCE



PORT PLAY

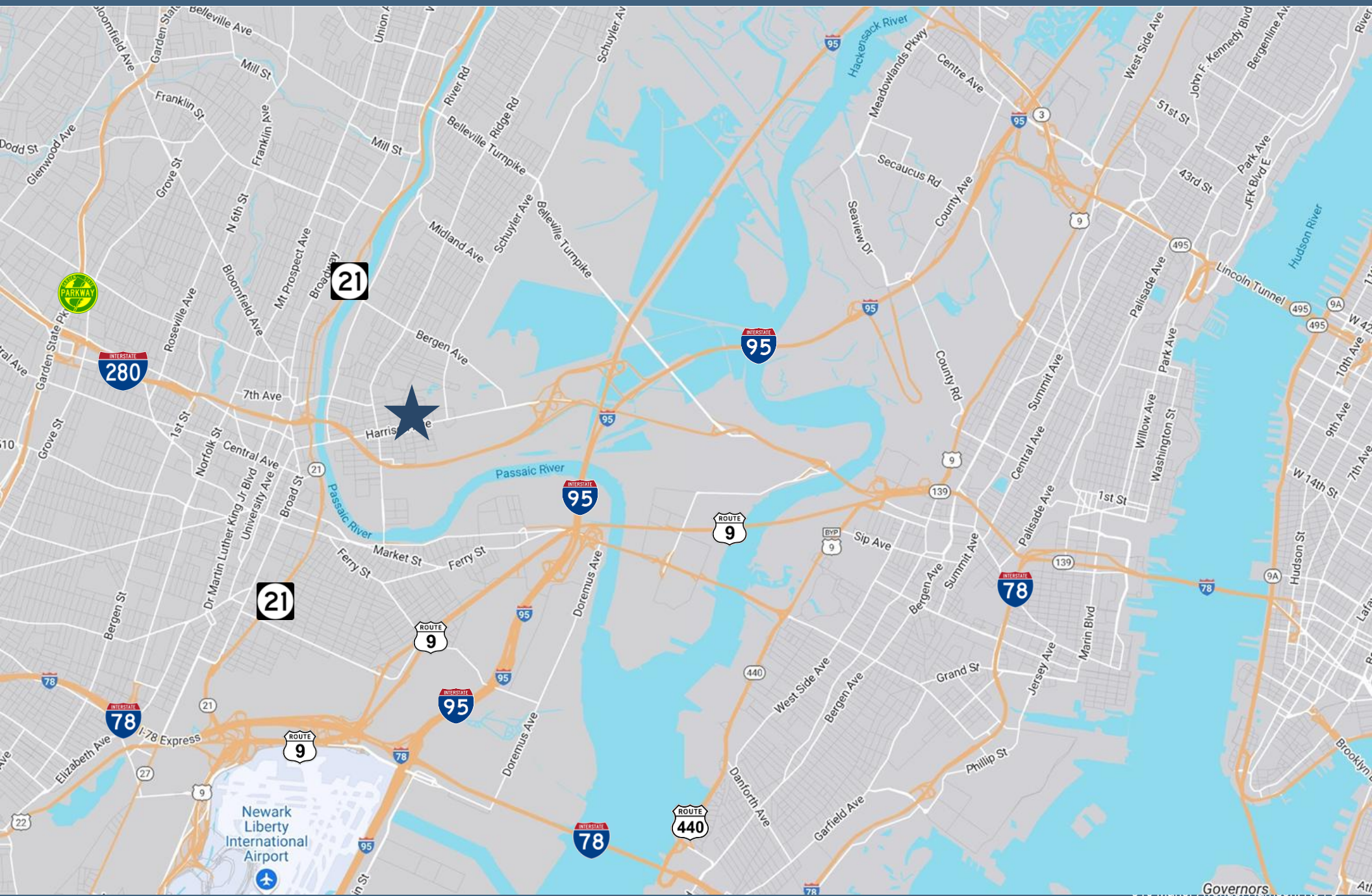


FENCED & SECURED

LOCATION OVERVIEW



ROAD MAP



310 MANOR AVENUE
HARRISON, NEW JERSEY 07029
HUDSON COUNTY

DATE	REVISION HISTORY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE
HEREIN ARE IN ACCORDANCE WITH THE 2021 MINN
FOR ALTAGPS LAND TITLE SURVEYS, JOINTLY EST
NDSP, AND INCLUDES ITEMS 1, 2, 3, 4, 5(A), 6(B), 7(A)
AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS
DATE OF PLAT OR MAP: 08/04/2024

DATE OF DEATH OR DATE OF DISCHARGE

ROBERT J. WINICK
PROFESSIONAL LAND SURVEYOR NO. 24555434590
STATE OF NEW JERSEY

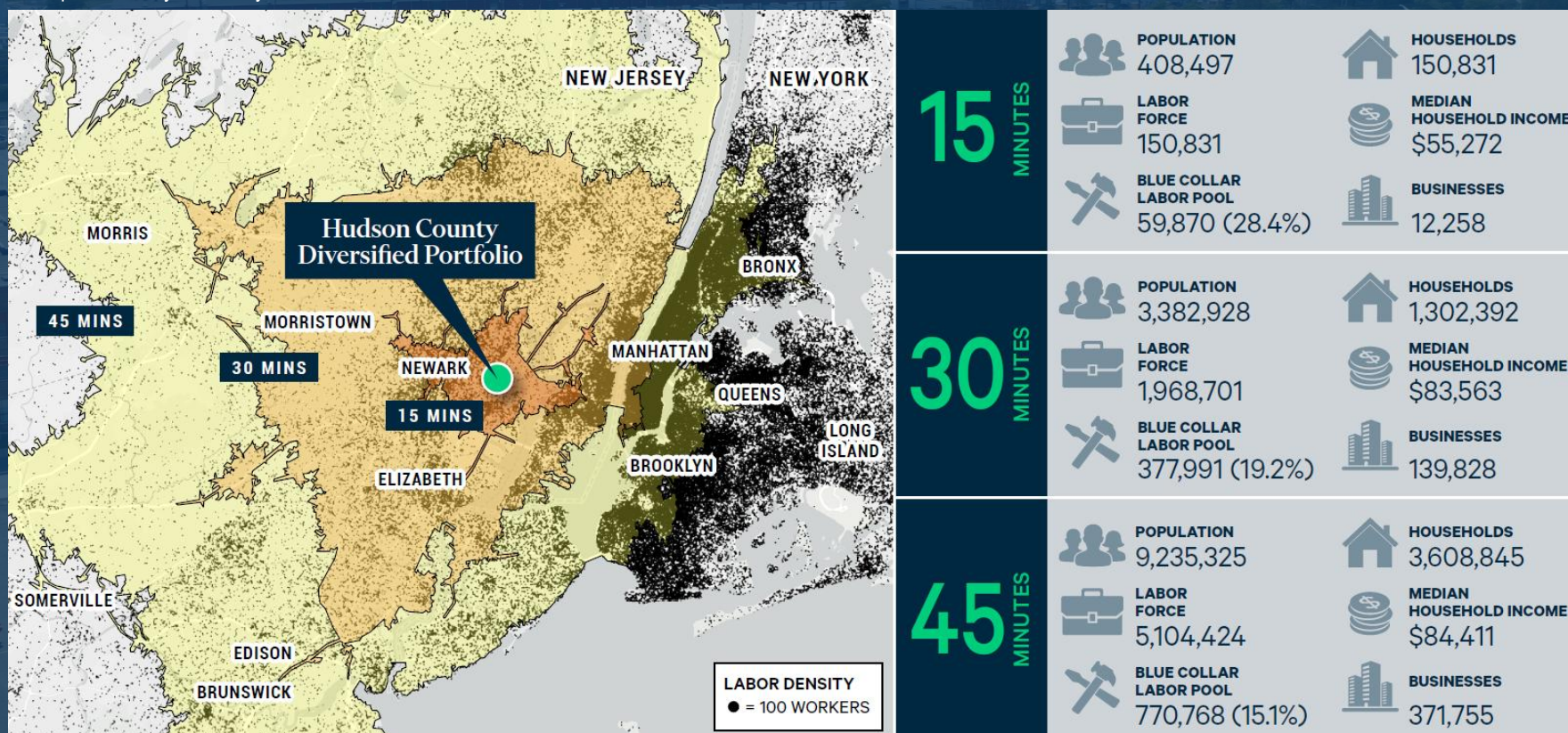
BLEW
Surveying | Engineering | Environmental

SURVEYOR JOB NUMBER: 24-0410		SURVEY DRAWN BY: MFD - 08/15/2024	
SURVEY REVIEWED BY: JCM		SHEET: 1 OF 1	



UNPARALLELED ACCESS TO INFRASTRUCTURE, LABOR & CONSUMERS

- New Jersey's demographic profile features an abundant, affordable, and growing blue-collar labor base; as big box occupiers have rapidly transformed into 24-hour operations due to shifting consumer behavior, strained supply chains, and businesses reconfiguring their operational strategies to accommodate safety stock inventory, access to an appropriate labor force has become a major deciding factor in building/site selection processes for this tenant base.
- New Jersey's industrial employment has remained steady with minimal positions cut and the overall industrial-using sector increased both quarter-over-quarter and year-over-year.



DEMOGRAPHICS



5 MILES

- Total Population: 818,732
- Households: 312,186
- Median Household Income: \$70,487
- Average Household Size: 2.6
- Transportation to Work: 393,875
- Labor Force: 655,118

10 MILES

- Total Population: 3.56M
- Households: 1.5M
- Median Household Income: \$113,324
- Average Household Size: 2.3
- Transportation to Work: 1.9M
- Labor Force: 2.94M

15 MILES

- Total Population: 8.93M
- Households: 3.56M
- Median Household Income: \$100,310
- Average Household Size: 2.4
- Transportation to Work: 4.56M
- Labor Force: 7.31M

FOR MORE INFORMATION

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