

# 11 MAIN STREET

SOUTH AMBOY | NJ

LOCATED IN THE  
BROADWAY/ MAIN ST.  
REDEVELOPMENT ZONE  
IN SOUTH AMBOY, NJ



0.8M

440

2.7M



4.0M



24M

Newark Liberty International Airport  
Port Newark

ACCESSIBLE

# 152,100 SF

## Industrial Development For Lease PILOT Program Available



WOODMONT  
Industrial Partners



**BUILDING SIZE**  
152,100 SF

**PROPOSED OFFICE**  
4,000 SF

**CAR PARKING**  
83 STRIPED SPACES

**TRAILER PARKING**  
±26 SPACES

**DOCK DOORS**  
22 DOCKS  
25 ADDITIONAL  
KNOCKOUT PANELS  
2 DRIVE-IN DOORS

**CLEAR HEIGHT**  
36'

**SPRINKLER SYSTEM**  
ESFR

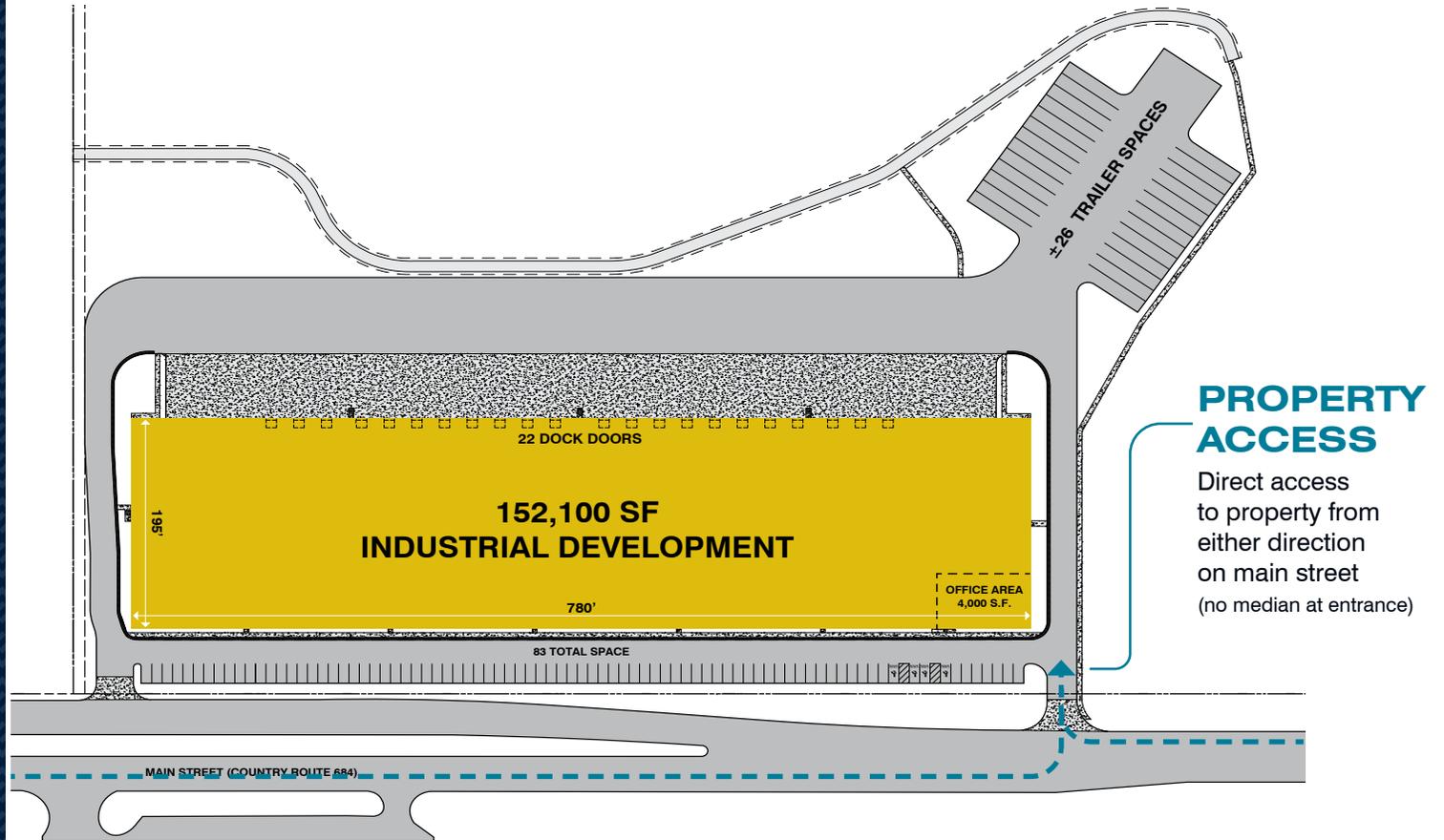
**LIGHTING**  
LED MOTION ACTIVATED  
LIGHTING

**POWER**  
2,000 AMP SERVICE

**COLUMN SPACING**  
SPEED BAY: 60'-0"  
TYPICAL: 56'6"W X 45'0"D

# 152,100 SF

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## EASILY ACCESSIBLE TO/FROM

ROUTE 9 & GSP  
0.8 MILES

NJTP  
4 MILES

NJTP EXIT 11 INTERCHANGE  
6.8 MILES

SOUTH AMBOY TRAIN STATION  
1.2 MILES

ROUTE 440  
2.7 MILES

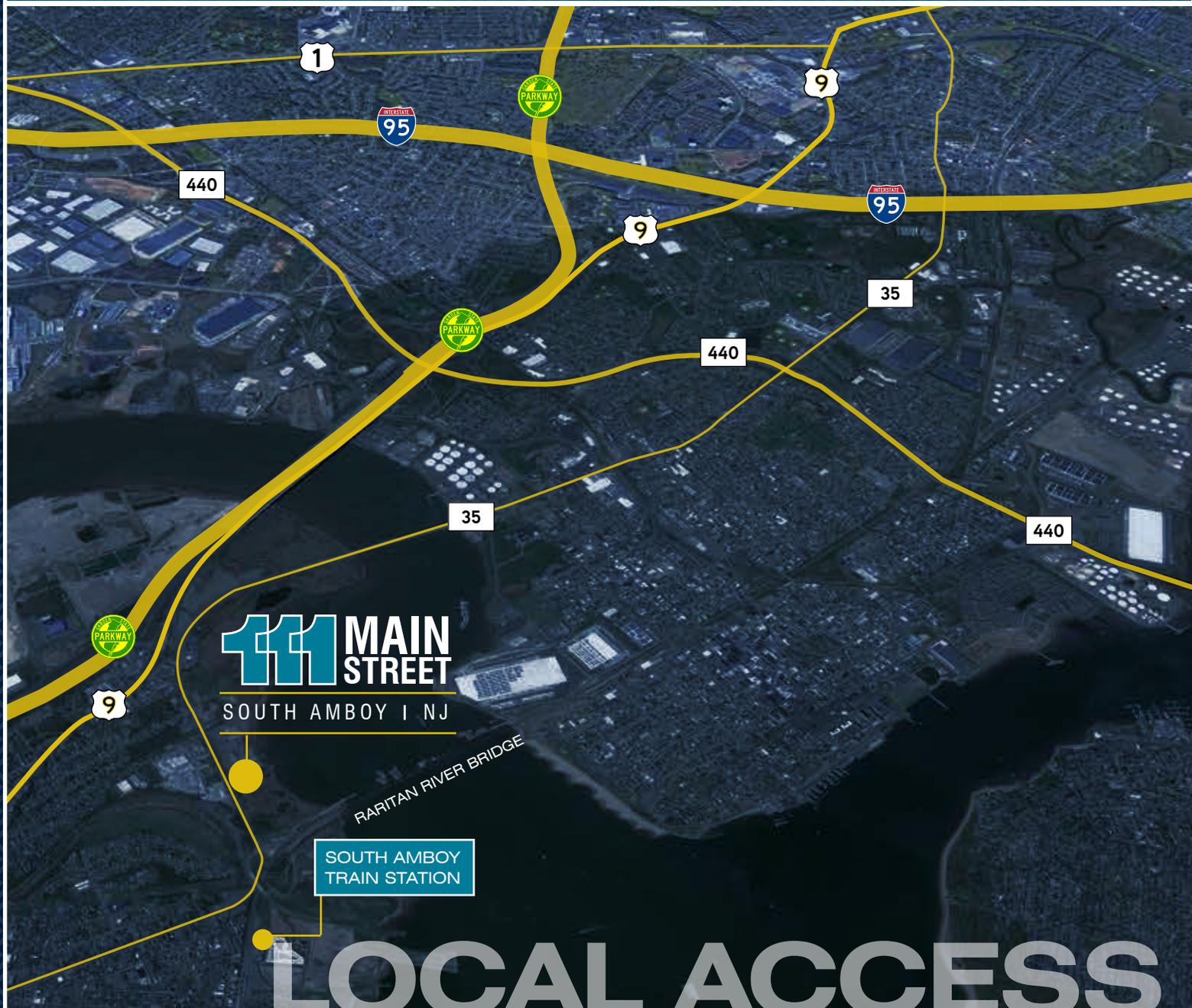
NEWARK LIBERTY AIRPORT  
16 MILES

NYC  
27 MILES

VERRAZZANO  
27 MILES

# 152,100 SF

## Industrial Development For Lease



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SOUTH AMBOY TRAIN STATION

# LOCAL ACCESS



SOUTH AMBOY | NJ

## LABOR & DEMOGRAPHICS

**83,976**

Transportation/  
Warehouse Labor

**111,981**

Warehouse Related Jobs

**2,133,732**

Total Population

**3.9%**

Labor/Total Population

**\$17.70**

Median Warehouse  
Related Salary  
(US Median is \$17.12)

**\$89,167**

Median Household Income

**7.5%**

Unemployment Rate

**37%**

Percent no college education

**20%**

Percent blue-collar workers

\* labor stats were taken from a  
15 mile radius of the property  
(and excluding NYC)

# 152,100 SF

## Industrial Development For Lease



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