

1001 | ROOSEVELT AVENUE



For Sublease

19,276 SF INDUSTRIAL UNITS 8 & 9 | CARTERET, NJ

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Metz
Industrial Team

Contact Us

Exclusive Brokers:

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Close to NJ Turnpike,
Route 1-9, Goethals
Bridge, the Ports &
Newark Airport

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Property Highlights



19,276 SF Available - Units 8 & 9
1,270 SF Office
18,006 SF Warehouse

15' Ceilings
4 Tailboards
1 Drive-in Door

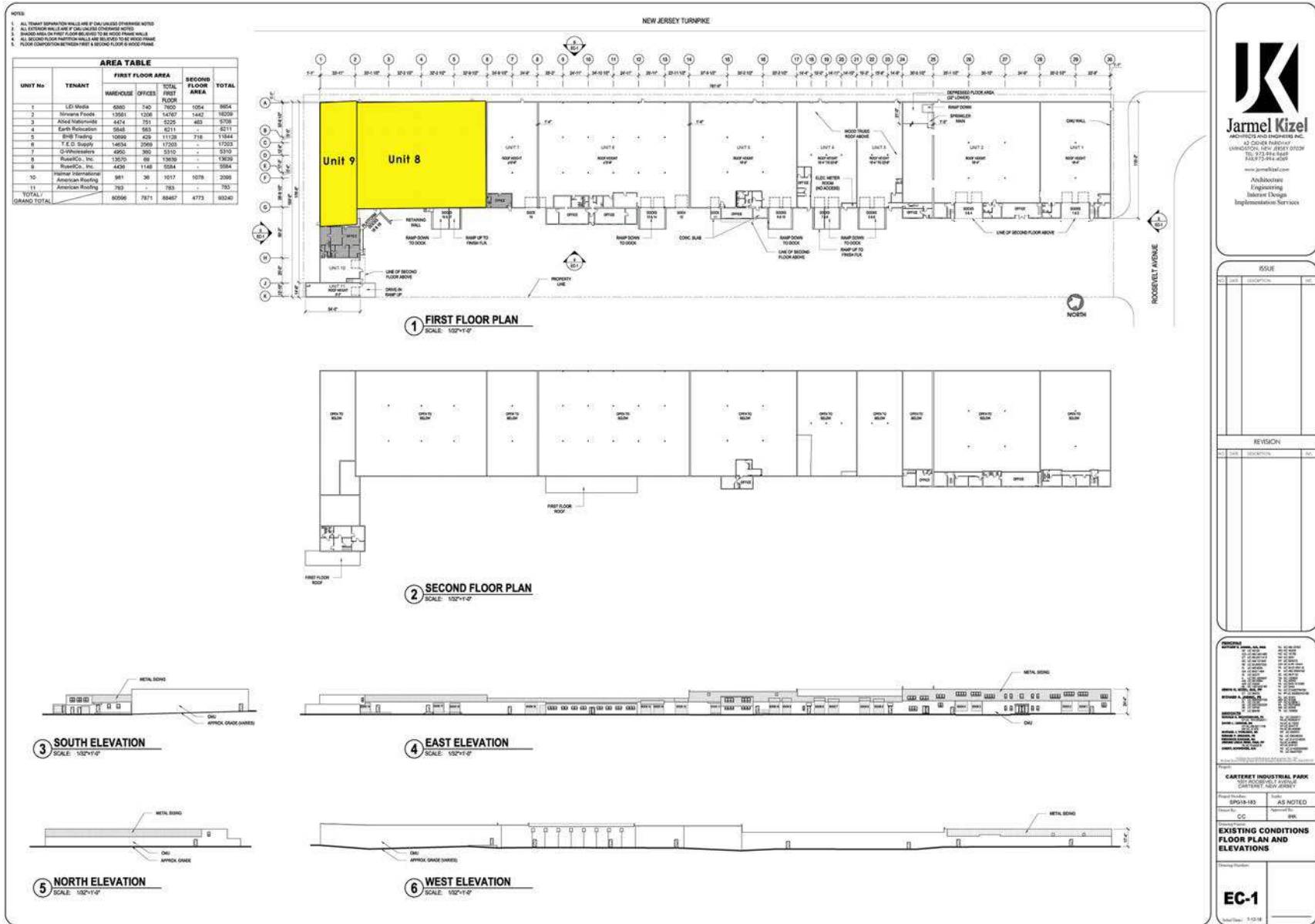
Wet Sprinkler
Ample Parking
Bathroom & Kitchen

Urban Enterprise Zone
Minutes to Exit 12 of
the New Jersey Turnpike

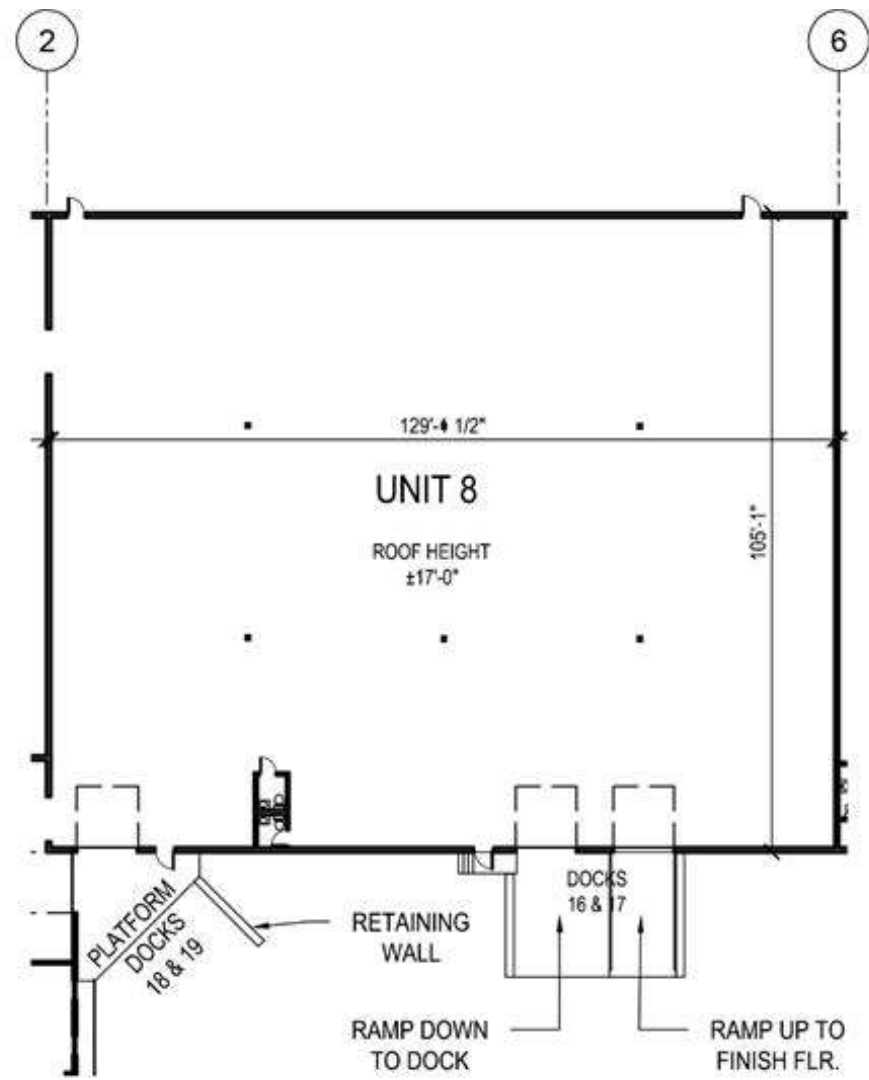
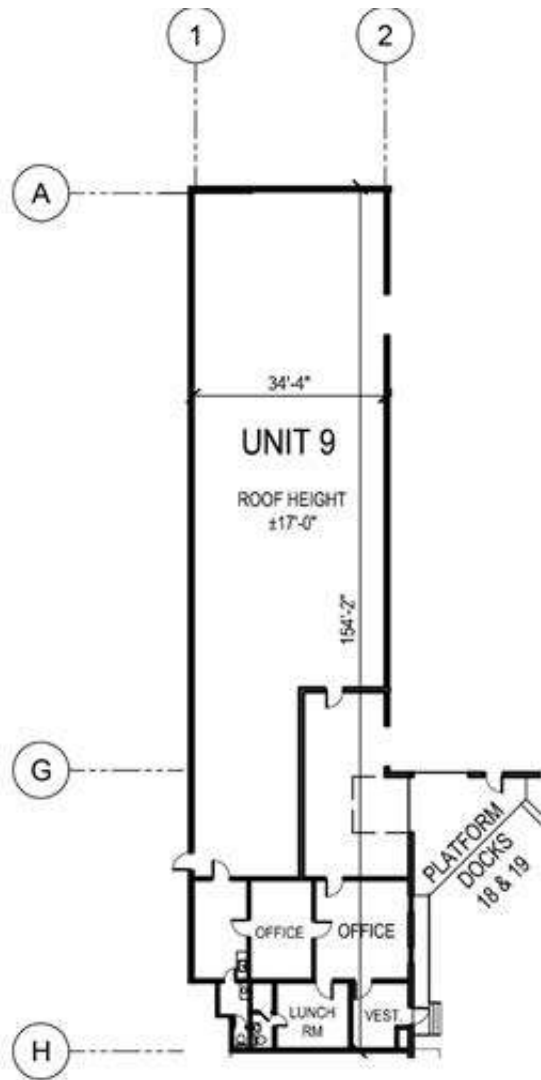
Close to Route 1-9,
Garden State Parkway &
Goethals Bridge

Near Port Newark/Elizabeth,
Newark Liberty Airport &
NYC Markets

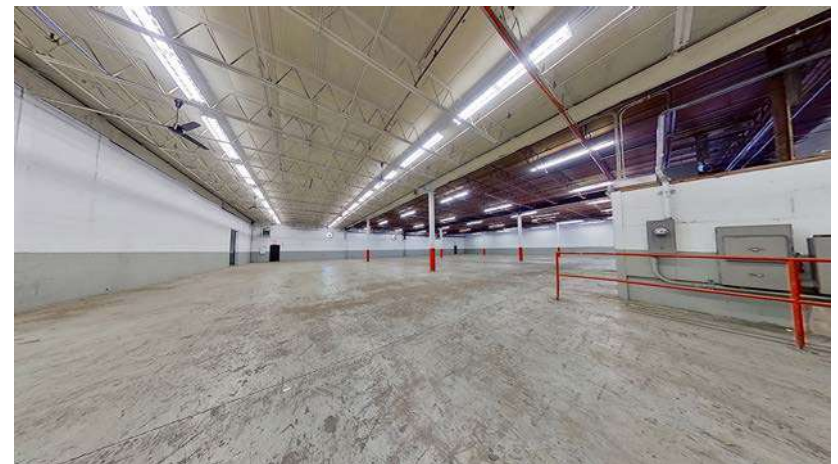
Site / Floor Plans



Floor Plans



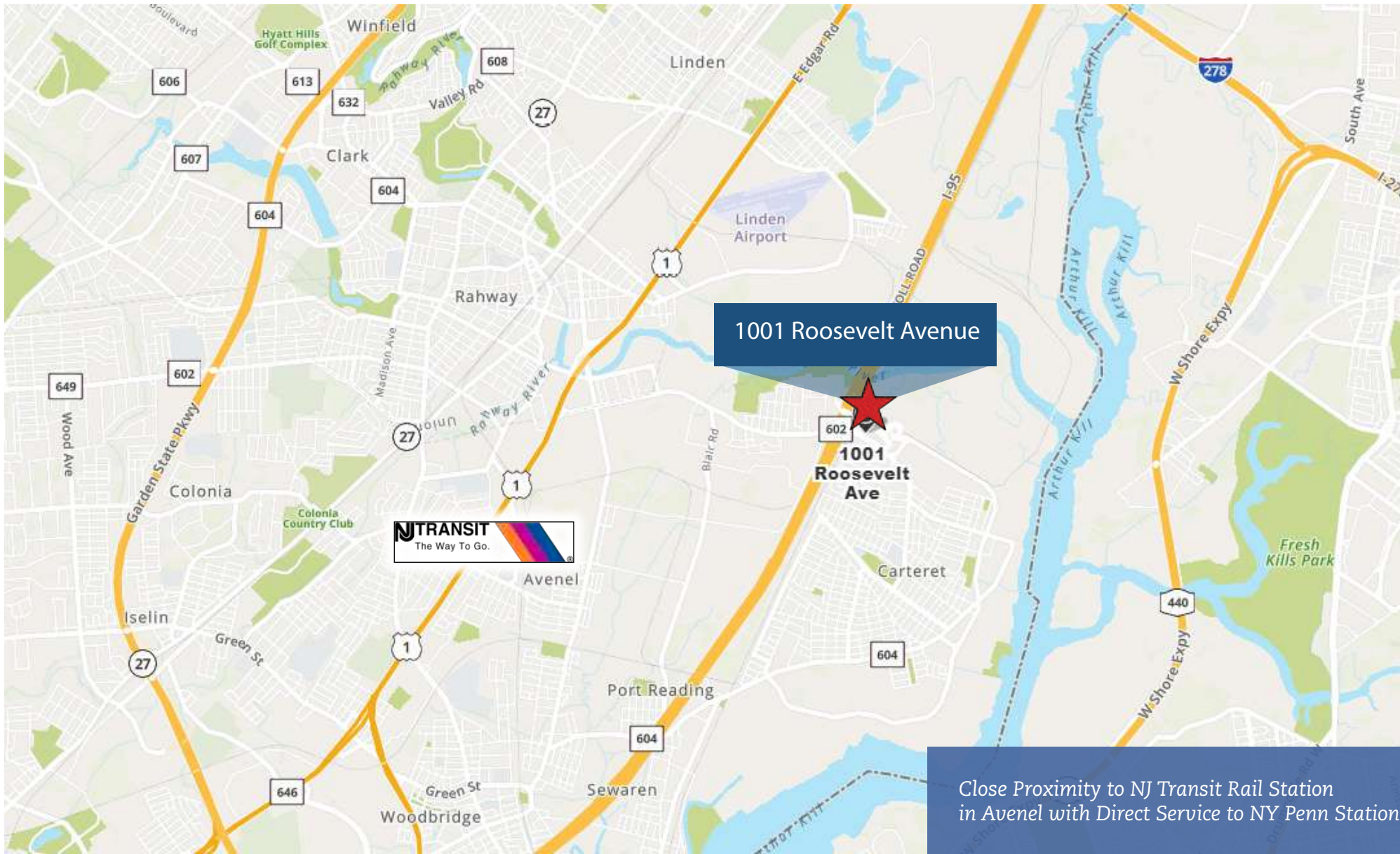
Ready For Occupancy



Interior Photos

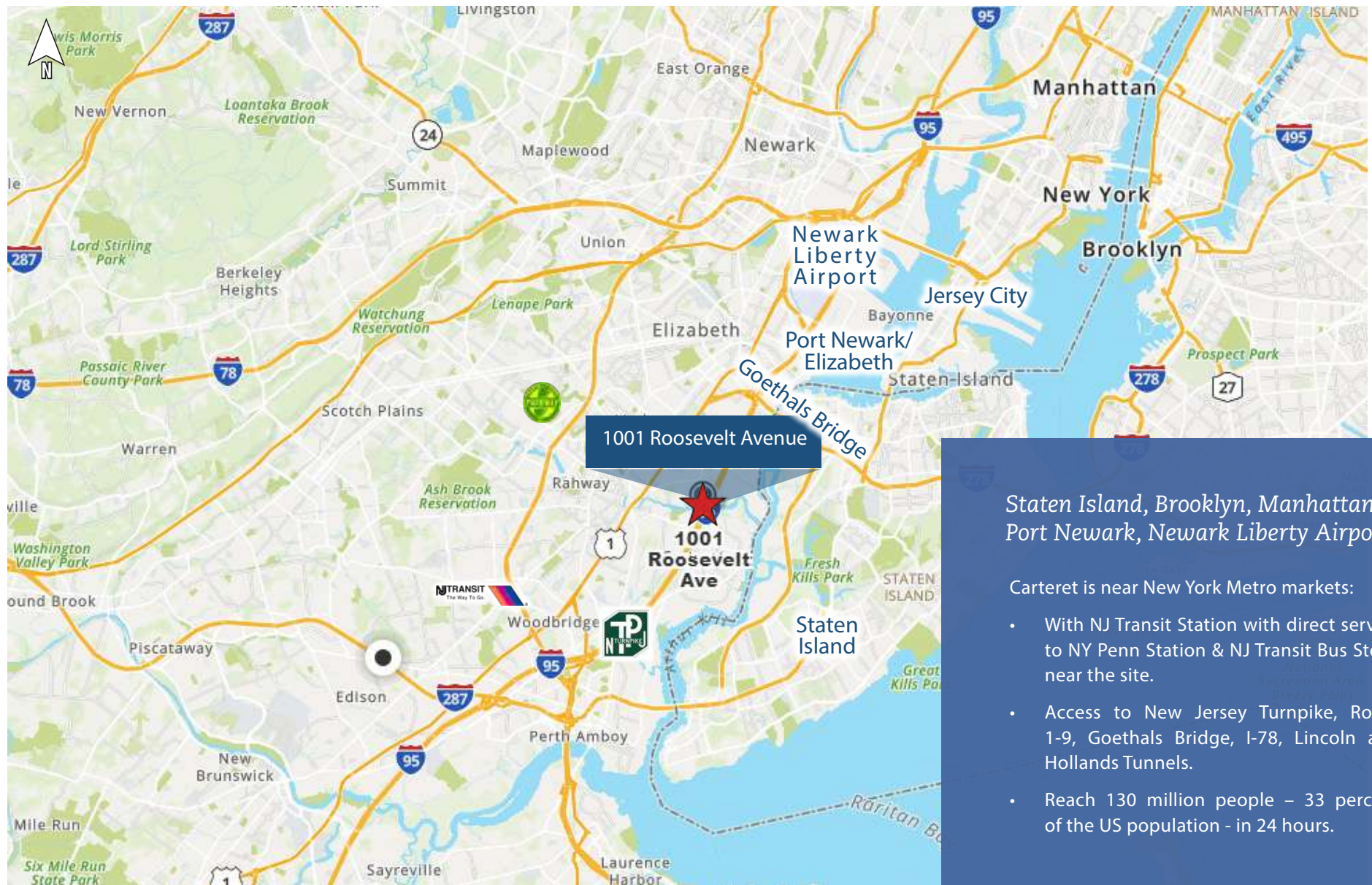


Near NJ Transit Rail Station



Close Proximity to NJ Transit Rail Station
in Avenel with Direct Service to NY Penn Station

At the Crossroads of...

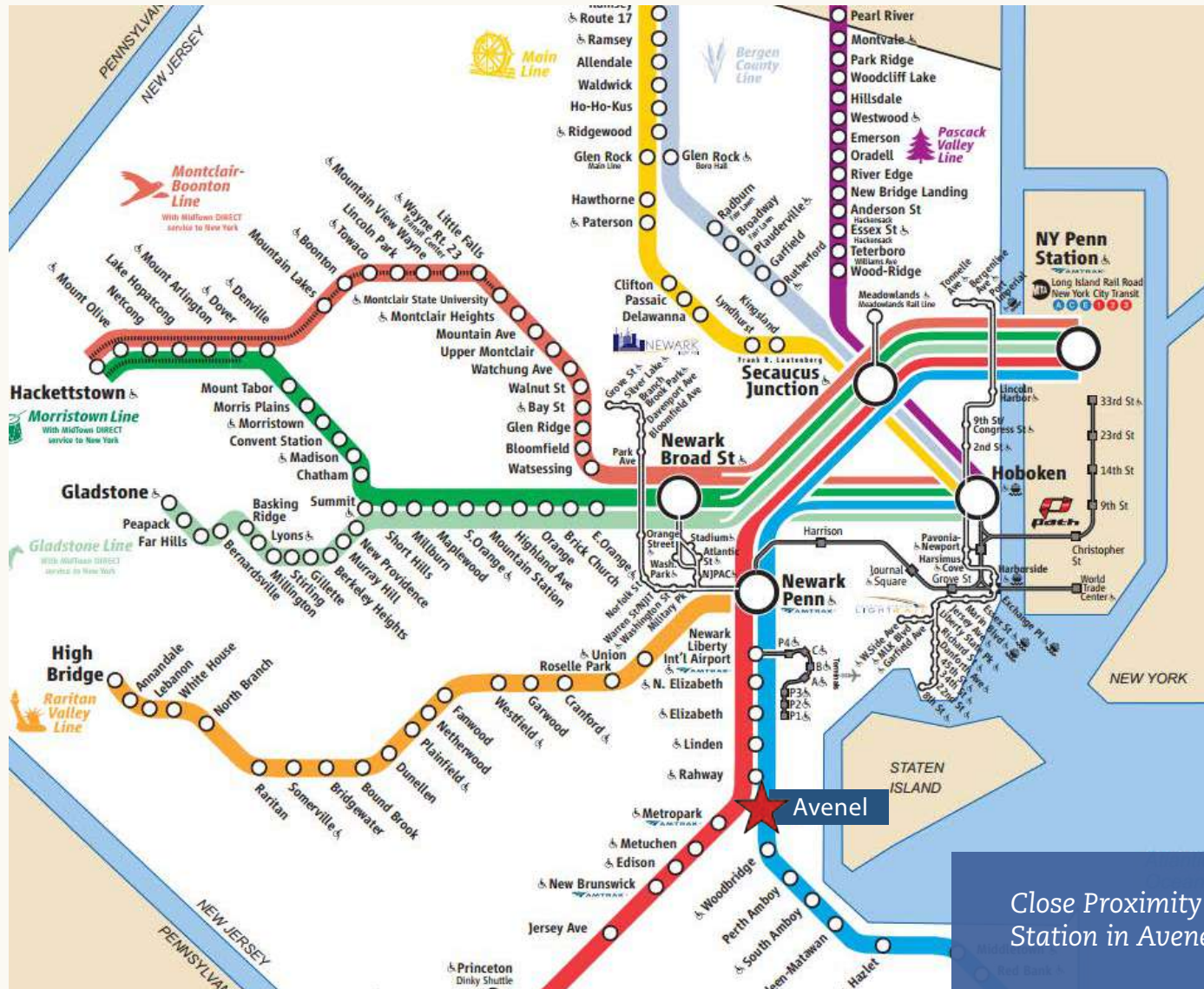


Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Carteret is near New York Metro markets:

- With NJ Transit Station with direct 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.

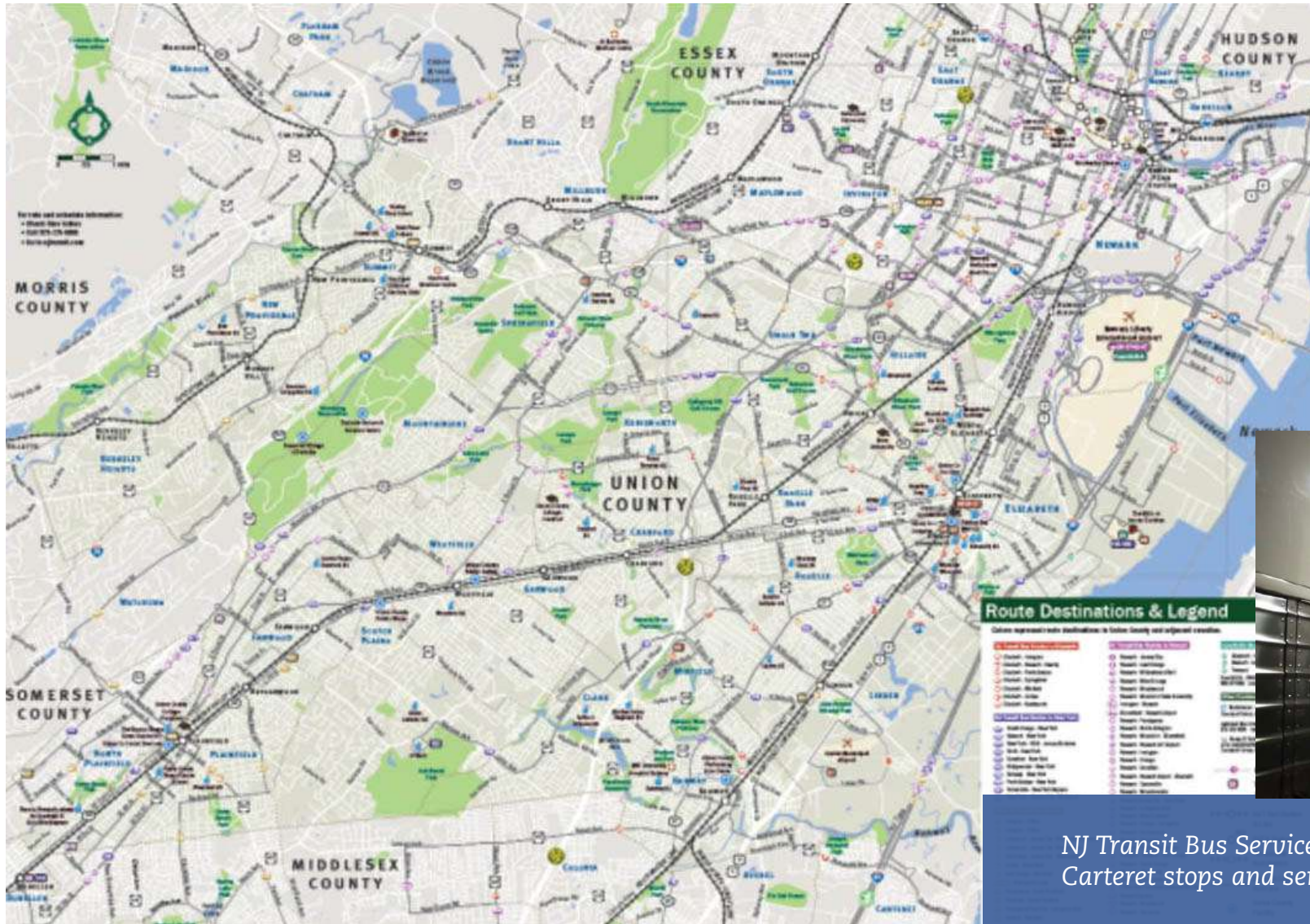
NJ Transit Northeast Corridor Line



Close Proximity to NJ Transit Rail Station in Avenel

1001 Roosevelt Avenue, Carteret, NJ

NJ Transit Bus Stop



NJ Transit Bus Service offers multiple Carteret stops and service to NYC

Urban Enterprise Zone

UEZ PROGRAM INFORMATION

New Jersey's Urban Enterprise Zone (UEZ) Program, enacted in 1983, is an Affiliate of the Department of Community Affairs. The Program's charter is to foster an economic climate that revitalizes designated urban communities and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment.

QUALIFICATIONS

To participate in the UEZ Program, a business must:

- Register with the State of NJ
- Be Located within a designated UEZ
- Be in tax compliance with the State of NJ

BUSINESS CERTIFICATION SYSTEM

Certification Applications are entered online using the UEZ Business Certification System, accessible through NJ Premier Business Services. Links to instructions, sample forms, worksheets, and helpful information are available on the UEZ Website:

<http://www.nj.gov/dca/affiliates/uez/index.shtml>

JOB CREATION AND LOCAL HIRING REQUIREMENTS

UEZ businesses are expected to help increase employment in the zone. Within the first three years in the Program, at least 25% of newly-hired employees must meet one or more of the following criteria:

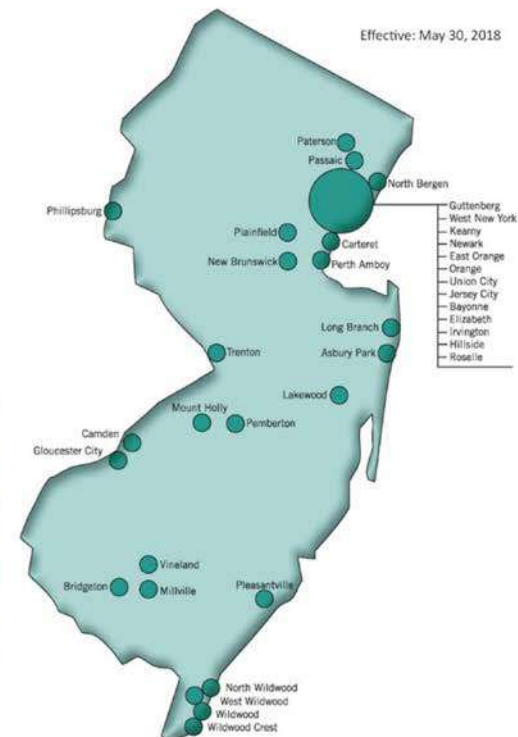
- Residents of any municipality with a UEZ
- NJ residents unemployed for at least six months prior to being hired
- Recipients of New Jersey public assistance programs for at least six months prior to being hired
- Determined to be low-income individuals pursuant to the Workforce Investment Act of 1998

BENEFITS TO BUSINESSES

- Reduced Retail Sales Tax – currently 3.3125%
- Tax Free Purchases on certain items such as capital equipment, facility expansions, upgrades, and certain personal property
- Financial Assistance from agencies such as NJEDA
- Subsidized unemployment insurance costs for employees earning less than \$4,500 / quarter
- Energy Sales Tax Exemption for qualified manufacturing firms with at least 250 full-time employees, http://www.njeda.com/clean_energy phone: 866-534-7789
- Tax Credit Options:
 - » Up to \$1,500 for new permanent full-time employees hired, OR;
 - » Up to 8% Corporate Business Tax credit on qualified investments
- <http://www.nj.gov/dca/affiliates/uez/publications/>



URBAN ENTERPRISE ZONES



NEW JERSEY
URBAN ENTERPRISE
ZONE PROGRAM

www.nj.gov/dca/affiliates/uez

Demographic Highlights



Household Income

- In 2018, Carteret, NJ had a population of 23,700 people with a median age of 36.7 and a median household income of \$74,676.
- Households in Carteret, NJ have a median annual income of \$74,676, which is more than the median annual income of \$61,937 across the entire United States.
- This is in comparison to a median income of \$73,892 in 2017, which represents a 1.06% annual growth.



Business Environment

- The economy of Carteret, NJ employs 11,600 people.
- The largest industries in Carteret, NJ are Transportation & Warehousing (1,638 people), Health Care & Social Assistance (1,374 people), and Retail Trade (1,219 people).
- The highest paying industries are Utilities (\$67,019), Wholesale Trade (\$66,446), and Professional, Scientific, & Technical Services (\$66,375).





New Development

- Crow Holdings Announces Plans for 1.2 Million SF Industrial Property in Carteret.
- Crow Holdings announced that it has acquired a prime 126-acre property in Carteret, New Jersey from Rahway Arch Properties with plans to break ground this summer on a three-building, 1.2-million-square-foot speculative development.

- Carteret Awards \$10 Million Contract for Construction of Southern Riverwalk Along the Arthur Kill River.
- Mayor Daniel J. Reiman and NJ DEP Commissioner Shawn M. LaTourette announce a \$10 million contract awarded between the Borough of Carteret and Agate Construction Co for the construction of the long awaited southern Riverwalk, extending along the Arthur Kill River from the southern tip of Carteret's Waterfront Park and Municipal Marina to the border of Woodbridge at Tuft's Point. Construction will begin this Spring and could take up to 18 months to complete.



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