

# 160 | EAST ESSEX AVENUE



**For Sale**

38,000 SF INDUSTRIAL PROPERTY | AVENEL, NJ

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Metz  
Industrial Team

# Contact Us

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Delivered Vacant.  
Low Covered Industrial  
Investment Opportunity in a  
Port-Proximate Location

# Property Highlights



Total Building 38,000 SF  
4.7 Acre Site  
10,000 SF Office Space

7 Tailboards  
1 Drive-in  
Ceiling Height 18'

600 Amps Electric Power  
Dry Sprinklers  
Gas Heat

50 Surfaces Spaces  
33' X 30' Column Spacing

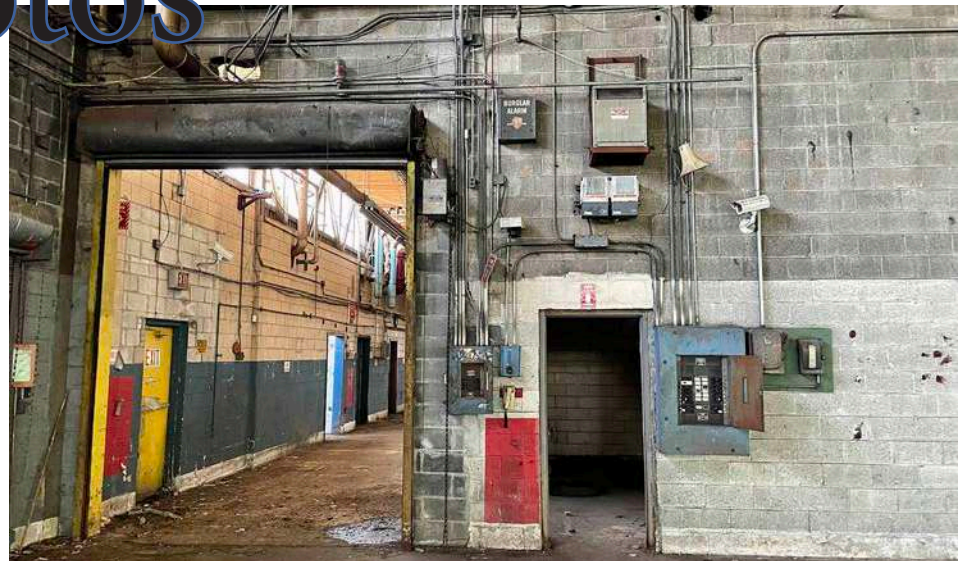
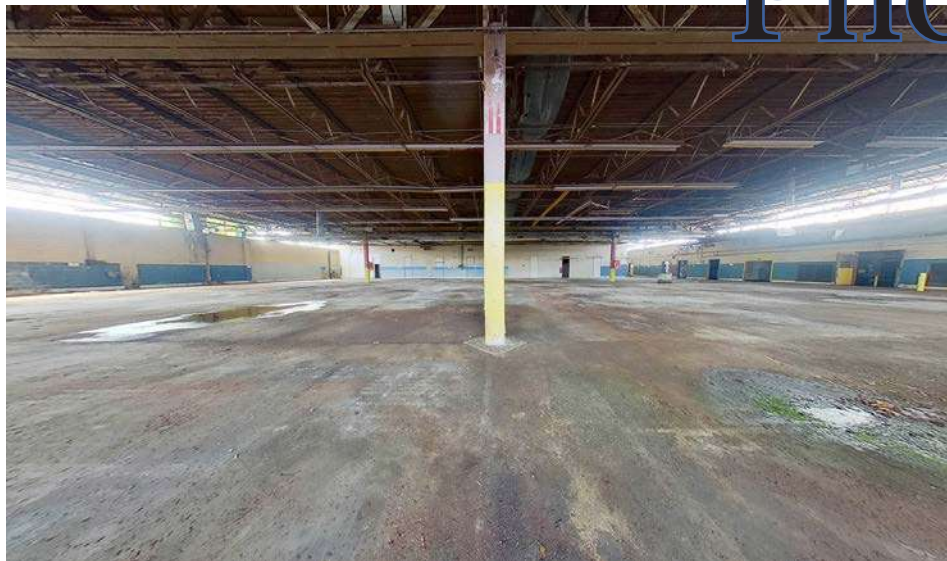
2 Miles to NJ Turnpike,  
3.2 Miles to Route 1-9  
10 Miles to Goethals Bridge

Close Proximity to Port  
Newark/Elizabeth, Newark  
Liberty Airport & NYC Markets

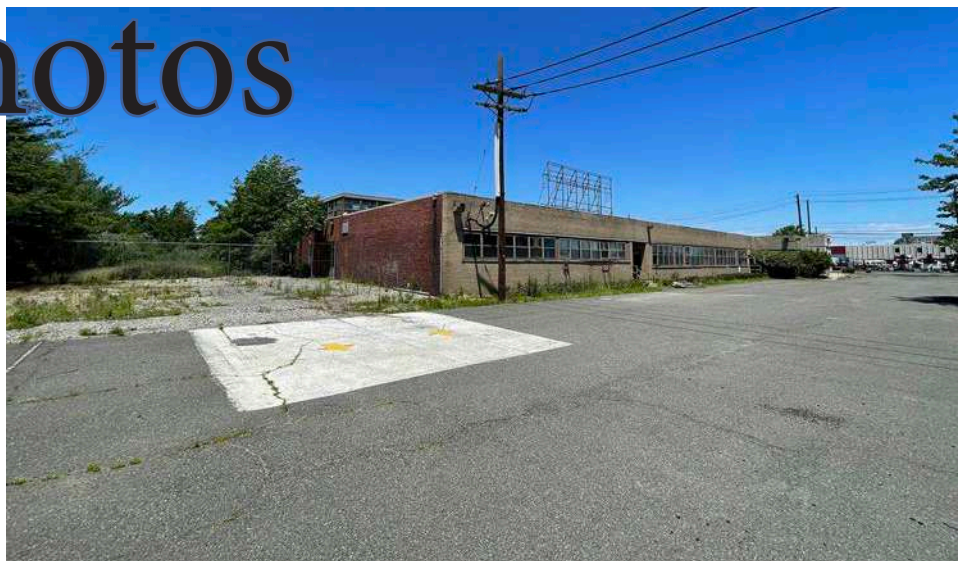
Ready for Occupancy



*Distribution & Warehouse Space*



# Placeholder Photos

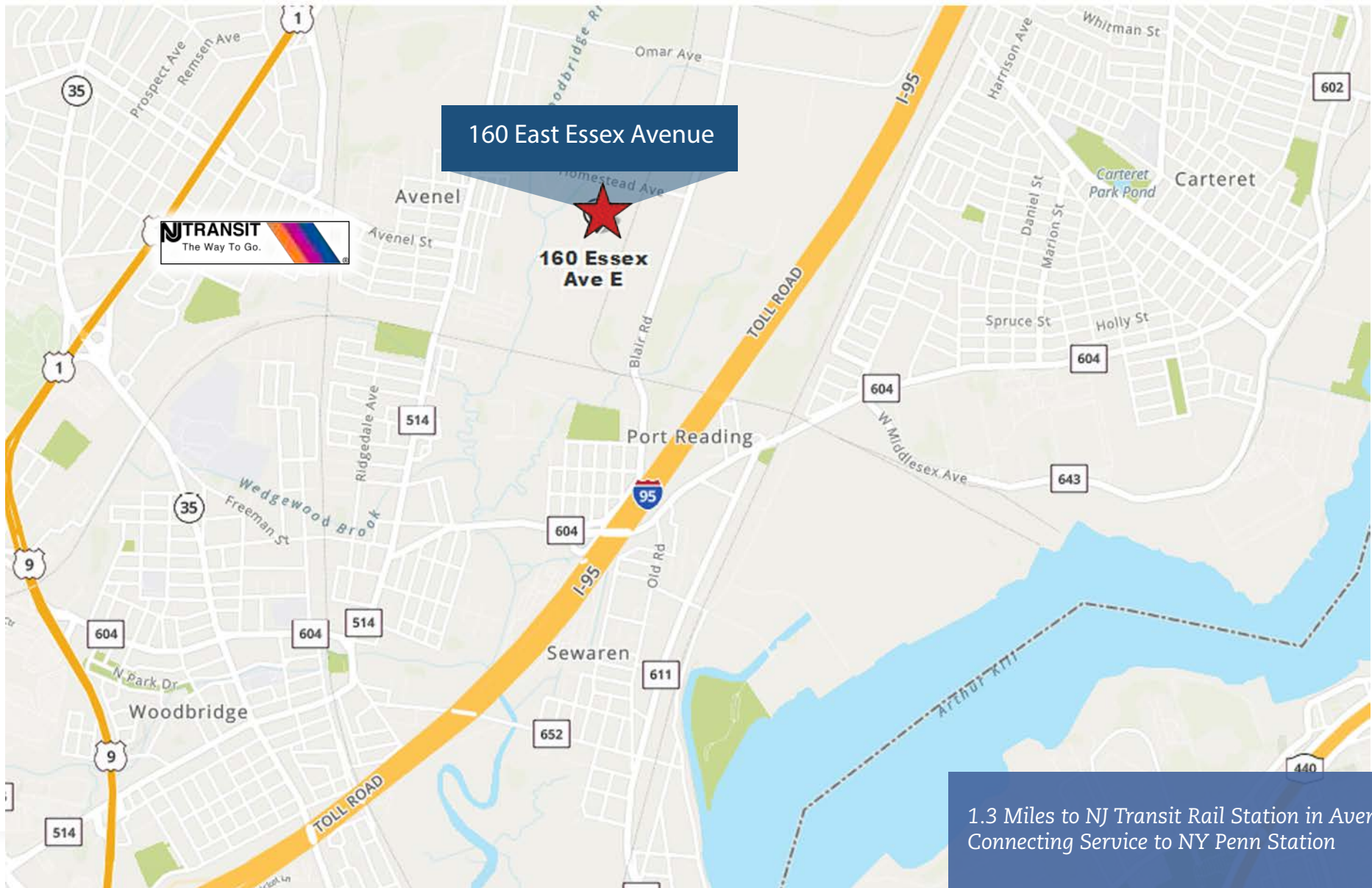


# Placeholder Photos



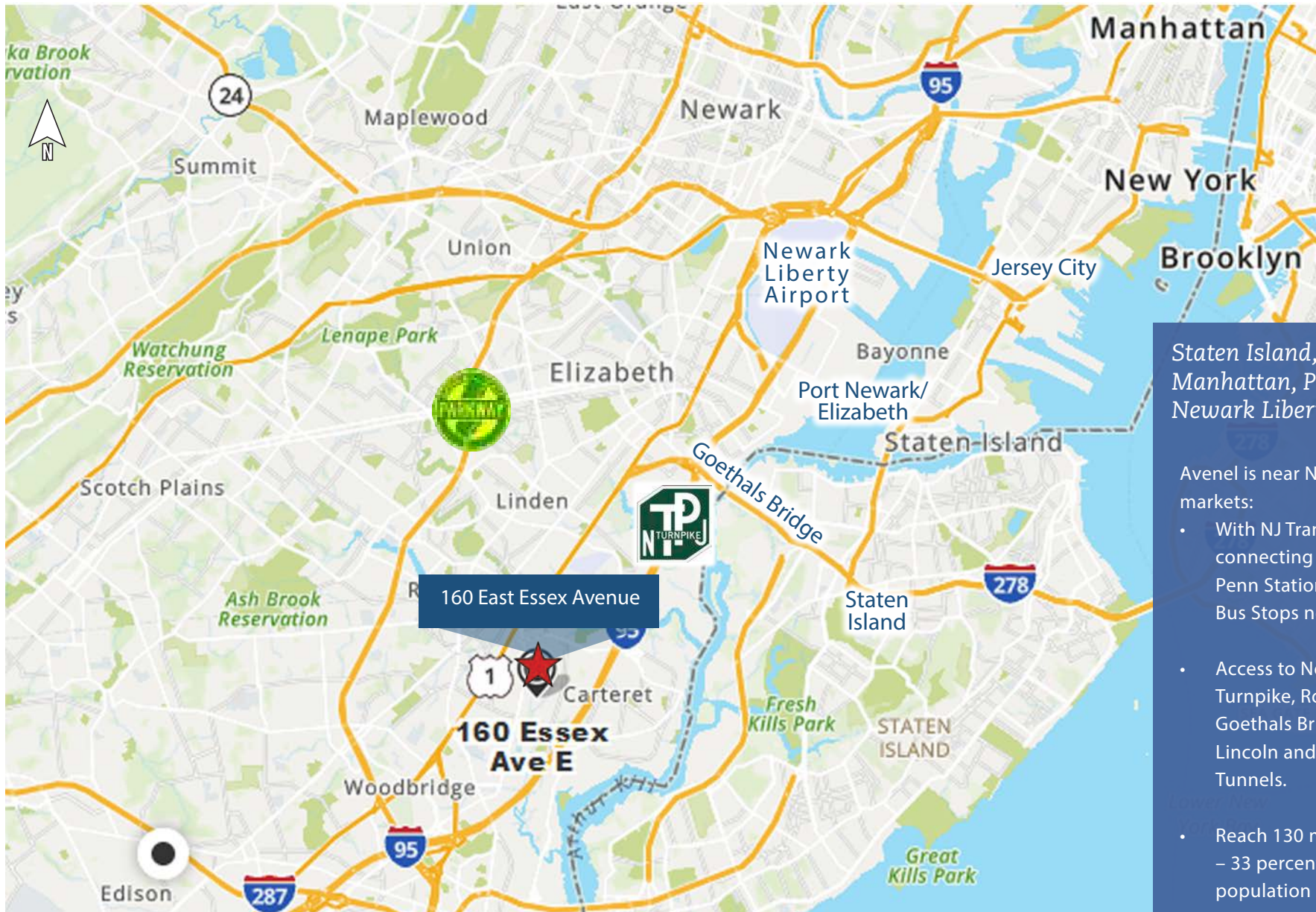


# Near NJ Transit Rail Station





# At the Crossroads of...

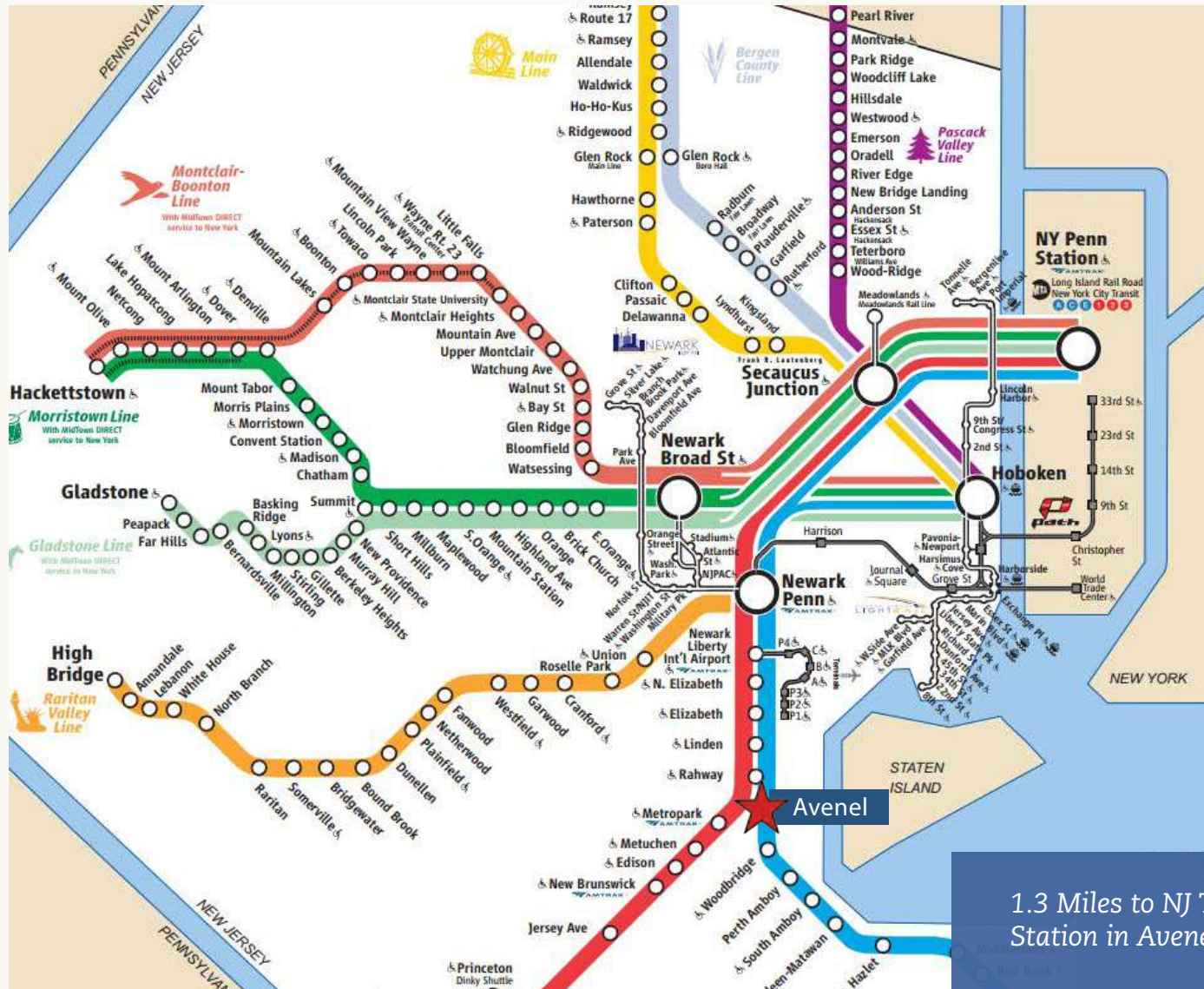


Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Avenel is near New York Metro markets:

- With NJ Transit 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-76, Lincoln and Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

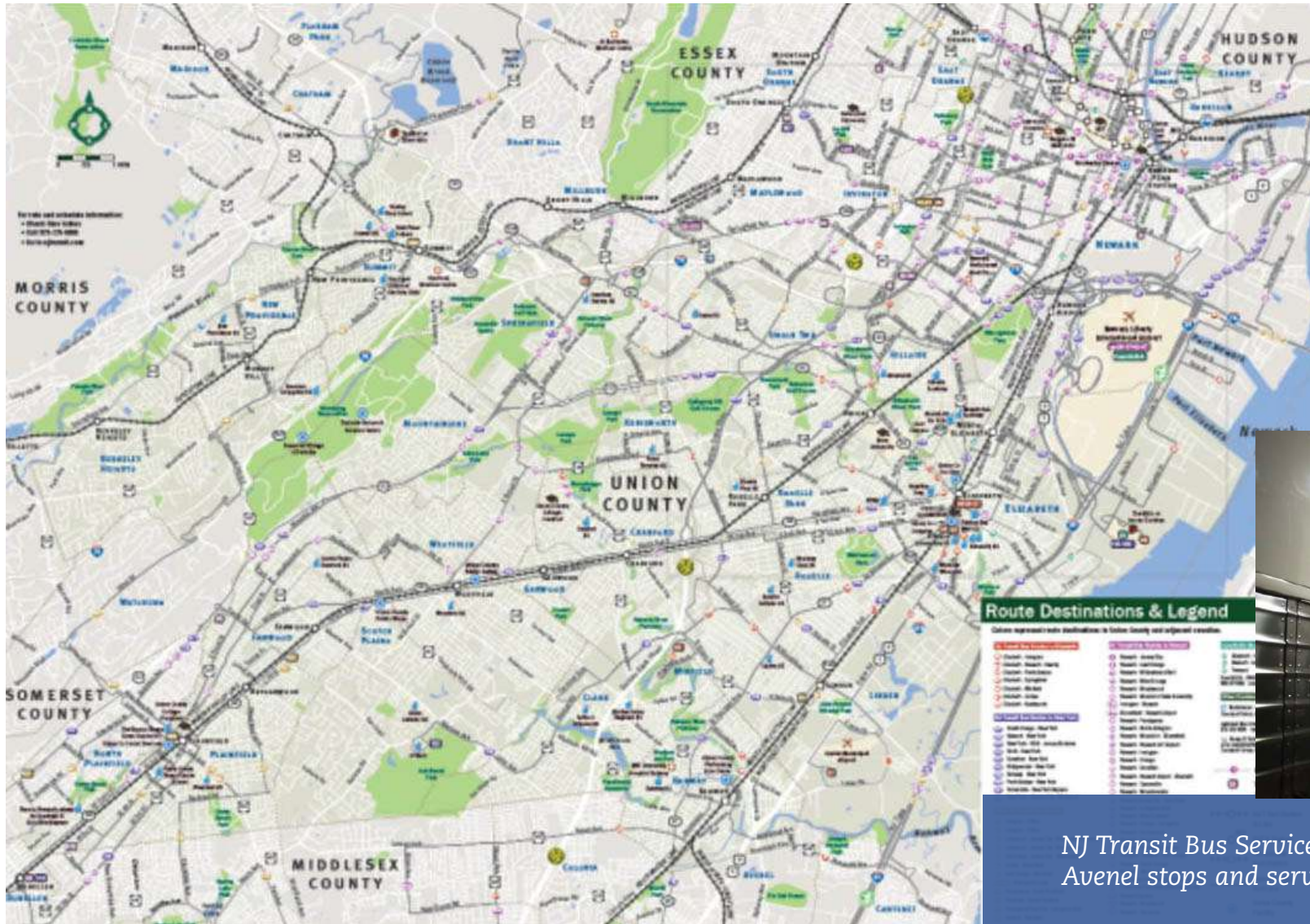
# NJ Transit Northeast Corridor Line



1.3 Miles to NJ Transit Rail Station in Avenel

160 East Essex Avenue | Avenel, NJ

# NJ Transit Bus Stop



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

# Demographic Highlights



## Household Income

- In 2019, Avenel, NJ had a population of 18,600 people with a median age of 39 and a median household income of \$70,035.
- The median household income declined from \$71,491 to \$70,035, a  $-2.04\%$  decrease.
- In 2019, the median property value in Avenel, NJ was \$262,800, and the homeownership rate was 49%.



## Business Environment

- The economy of Avenel, NJ employs 70,500 people.
- The largest industries in Avenel, NJ are Retail Trade (1,015 people), Health Care & Social Assistance (967 people), and Transportation & Warehousing (910 people).
- The highest paying industries are Finance & Insurance (\$92,736), Professional, Scientific, & Technical Services (\$92,336), and Public Administration (\$90,750).





## New Development

- Greens at Avenel is a brand new family rental development in Avenel, NJ.
- The 101-unit apartment building offers two- and three-bedroom apartment homes. A minimum of twenty-five (25) apartments have been designated for people with special needs and those individuals will have access to on-site supportive services.

- Duke Realty is overseeing a new 190,000-square-foot warehouse on nine acres of vacant land and the renovation of another warehouse, both on Paddock Street in Avenel.
- The Black Creek Group is overseeing the renovation of a warehouse on Paddock Street and a new 122,000-square-foot warehouse on the Proctor and Gamble site.
- Old Dominion is overseeing a new warehouse on South Inman Avenue in Avenel.



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