

758 | LIDGERWOOD AVENUE



Offering Memorandum

9,950 SF INDUSTRIAL PROPERTY | ELIZABETH, NEW JERSEY

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Metz
Industrial Team

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Modern Design
Offices/Showroom/
Outlet Spaces with
Large Warehouse



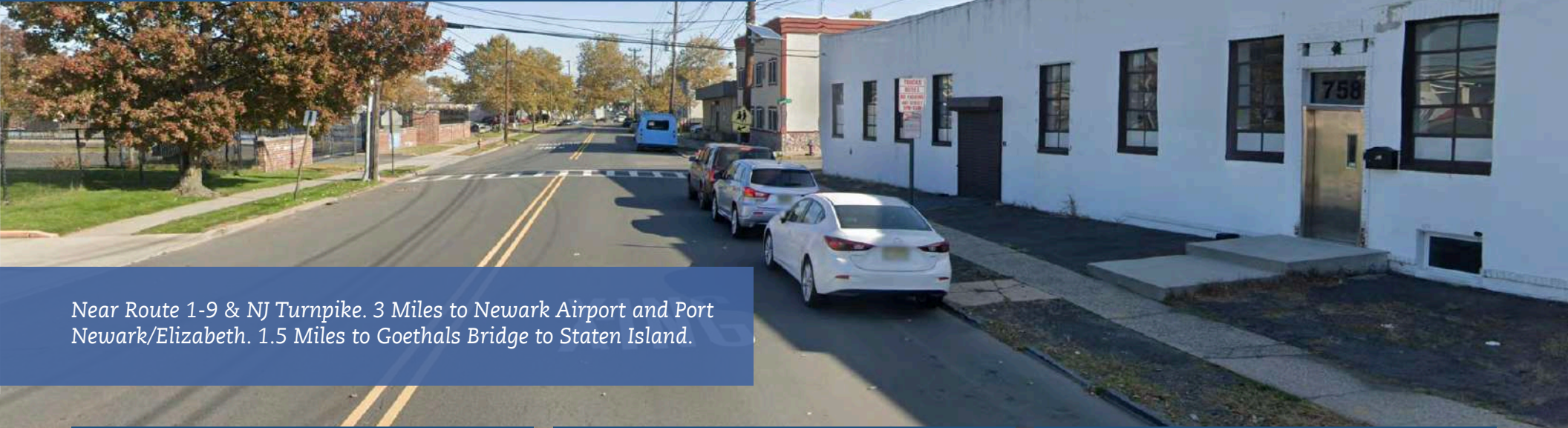
Click here to view video tour:



Metz
Industrial Team

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Investment Highlights



Near Route 1-9 & NJ Turnpike. 3 Miles to Newark Airport and Port Newark/Elizabeth. 1.5 Miles to Goethals Bridge to Staten Island.

9,950 SF Free Standing
Warehouse, Gated Yard &
20 Parking Spaces

7 Loading Doors,
Temperature Controlled
Office & Warehouse

Large Reception, Executive,
Waiting Room &
Operations Offices

2 Offices,
Large Showroom,
Kitchen & Conference Room

Open Warehouse,
Packing Deck with Forklift
Protection Wall

Loading Place for 2 Tractor
Trailers, Full Drive Through
Doors

Ready for Occupancy



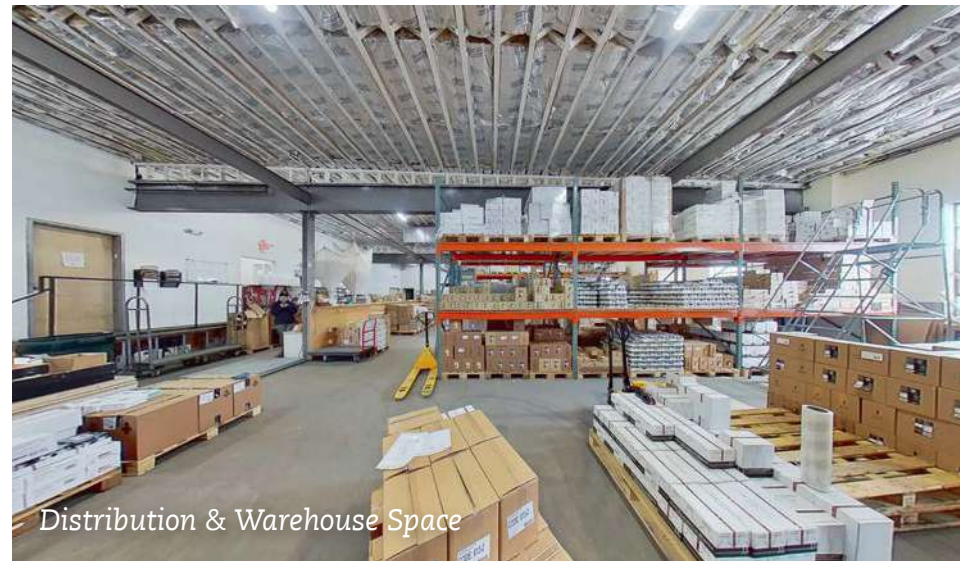
Beautiful Appointed Offices



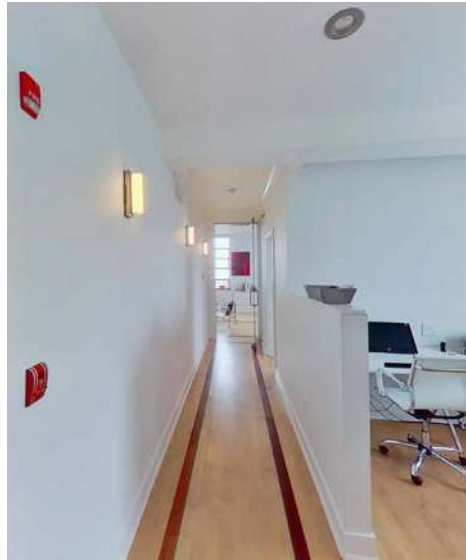
Showroom & Outlet Space



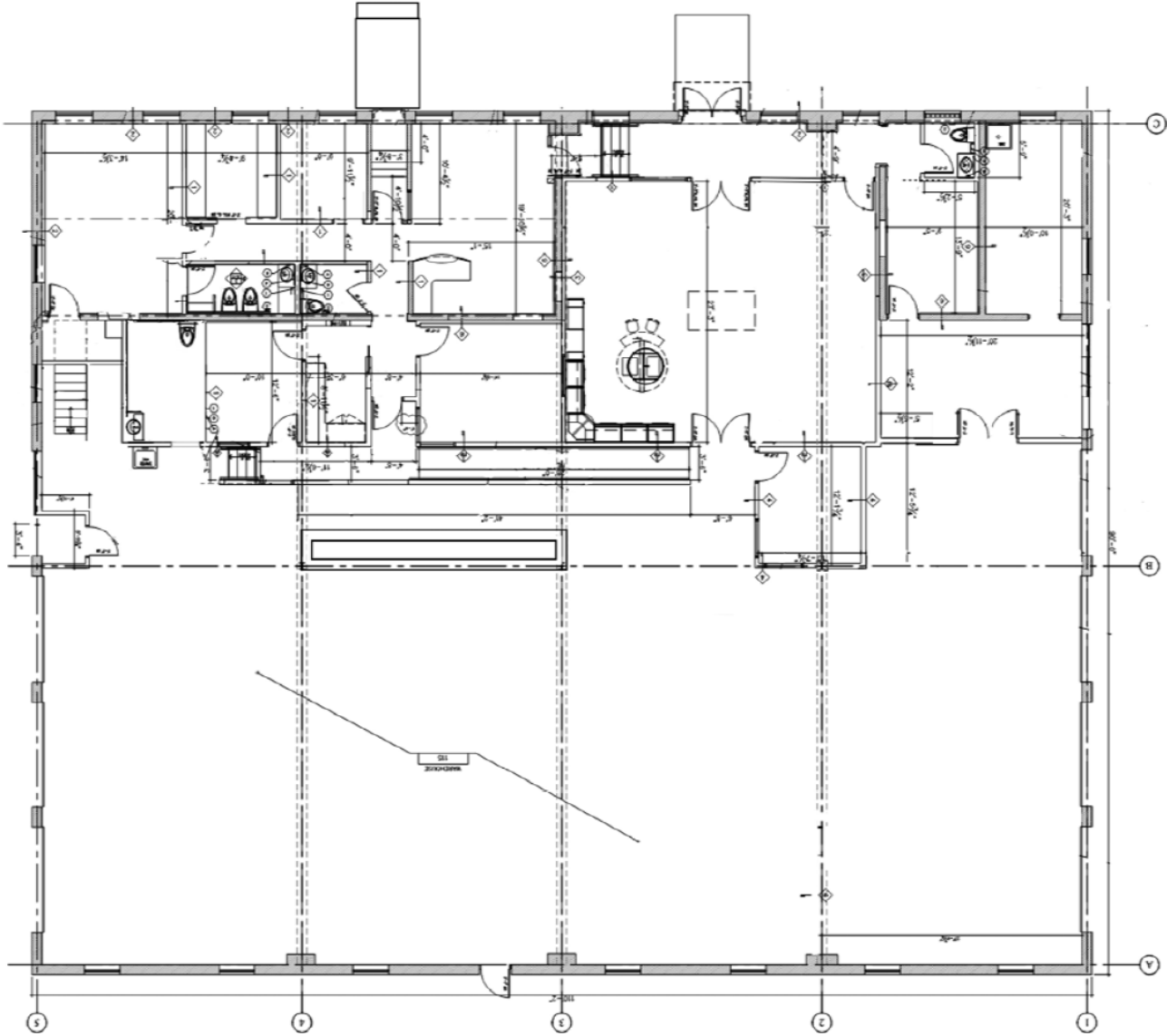
Executive Office & Conference Room

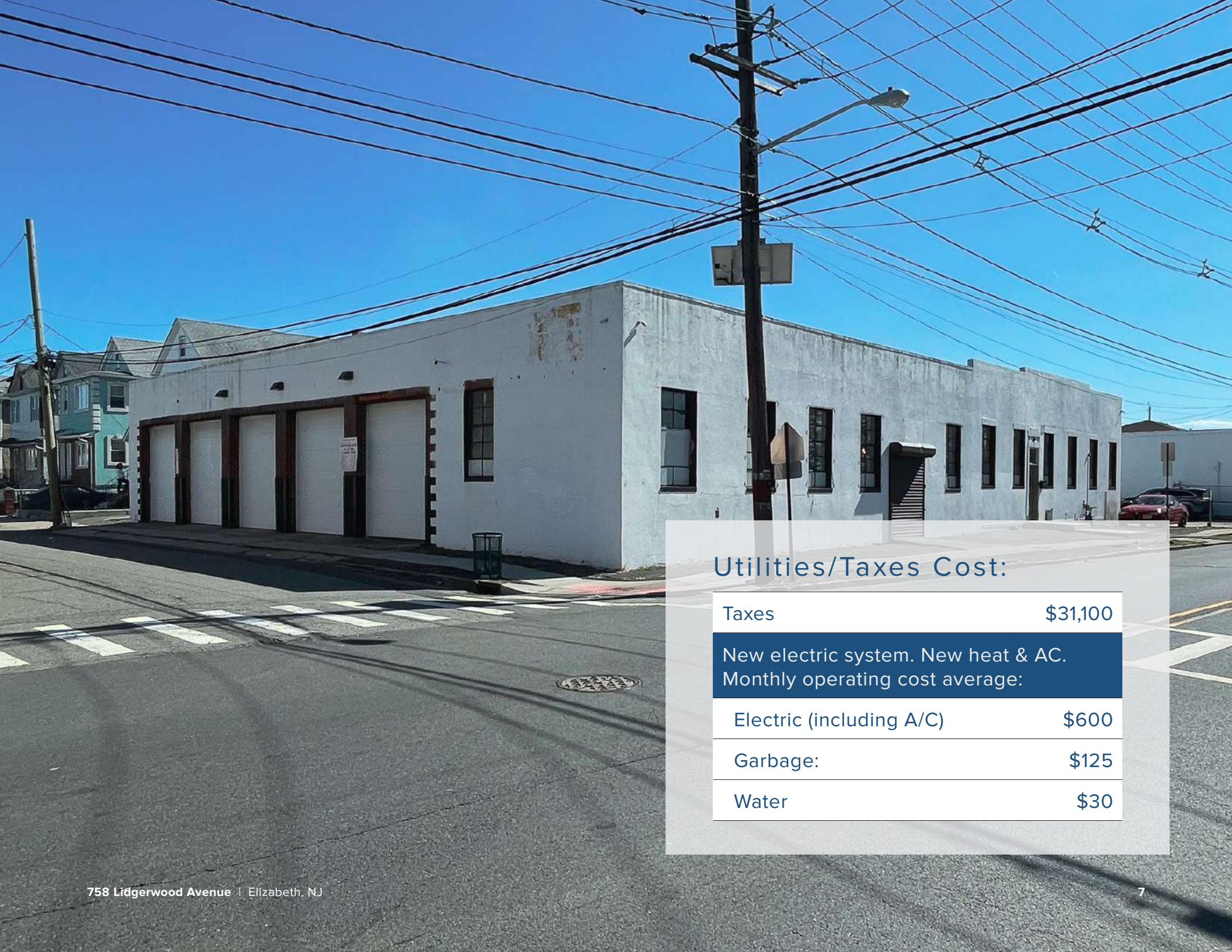


Distribution & Warehouse Space



Floor Plan

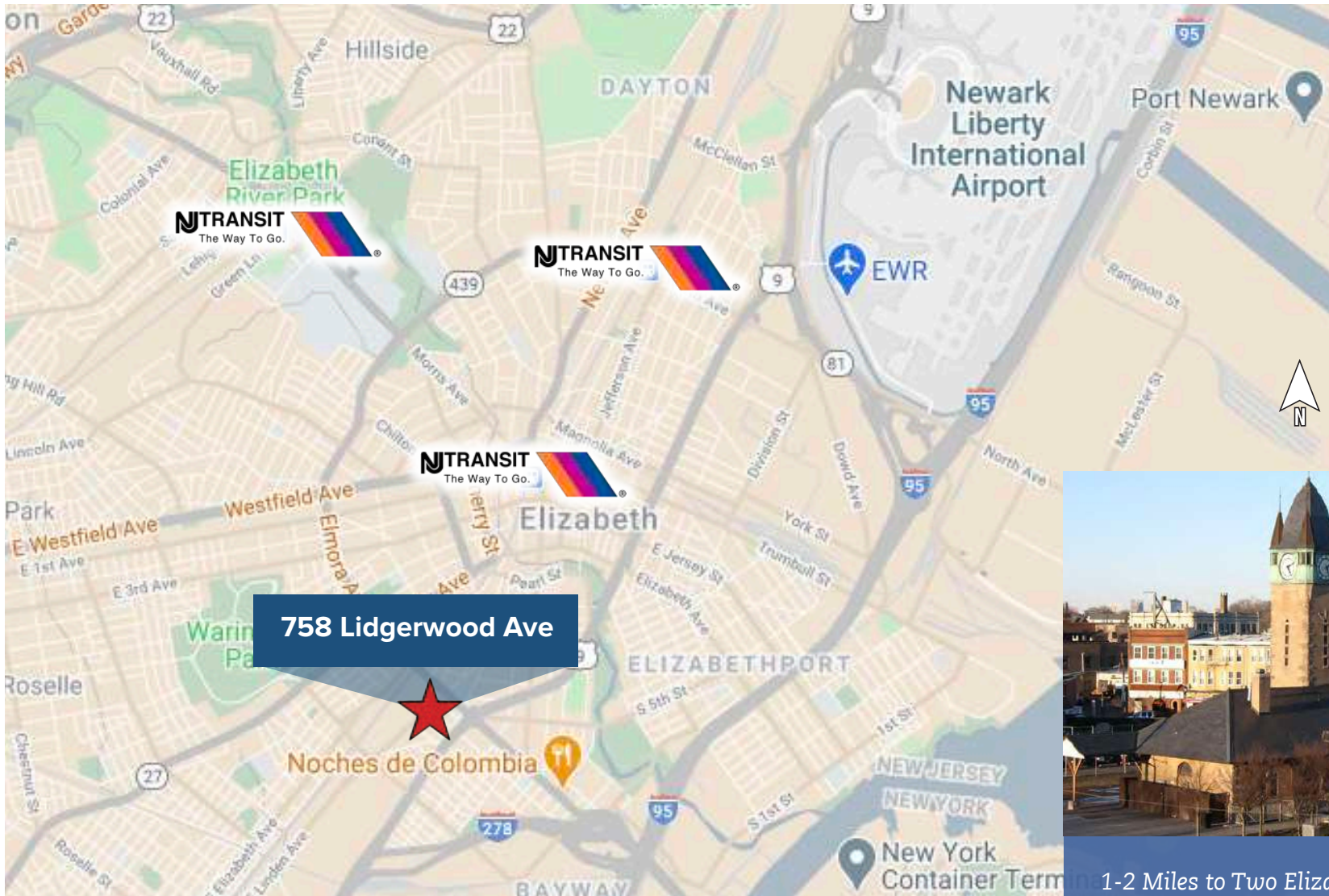




Utilities/Taxes Cost:

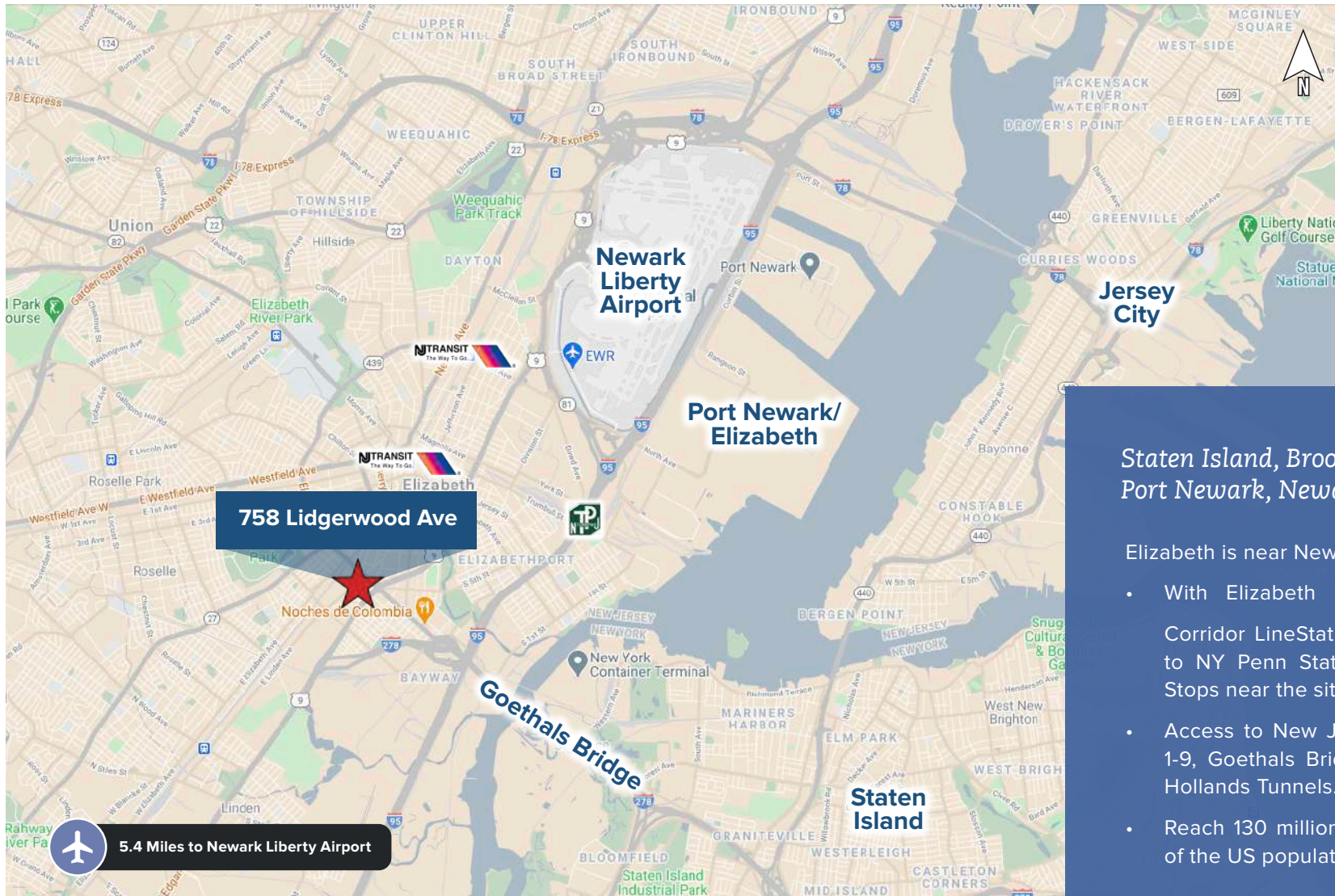
Taxes	\$31,100
New electric system. New heat & AC. Monthly operating cost average:	
Electric (including A/C)	\$600
Garbage:	\$125
Water	\$30

Near NJ Transit Rail Stations



1-2 Miles to Two Elizabeth NJ Transit Rail Stations with Direct Service to NY Penn Station

At the Crossroads of...

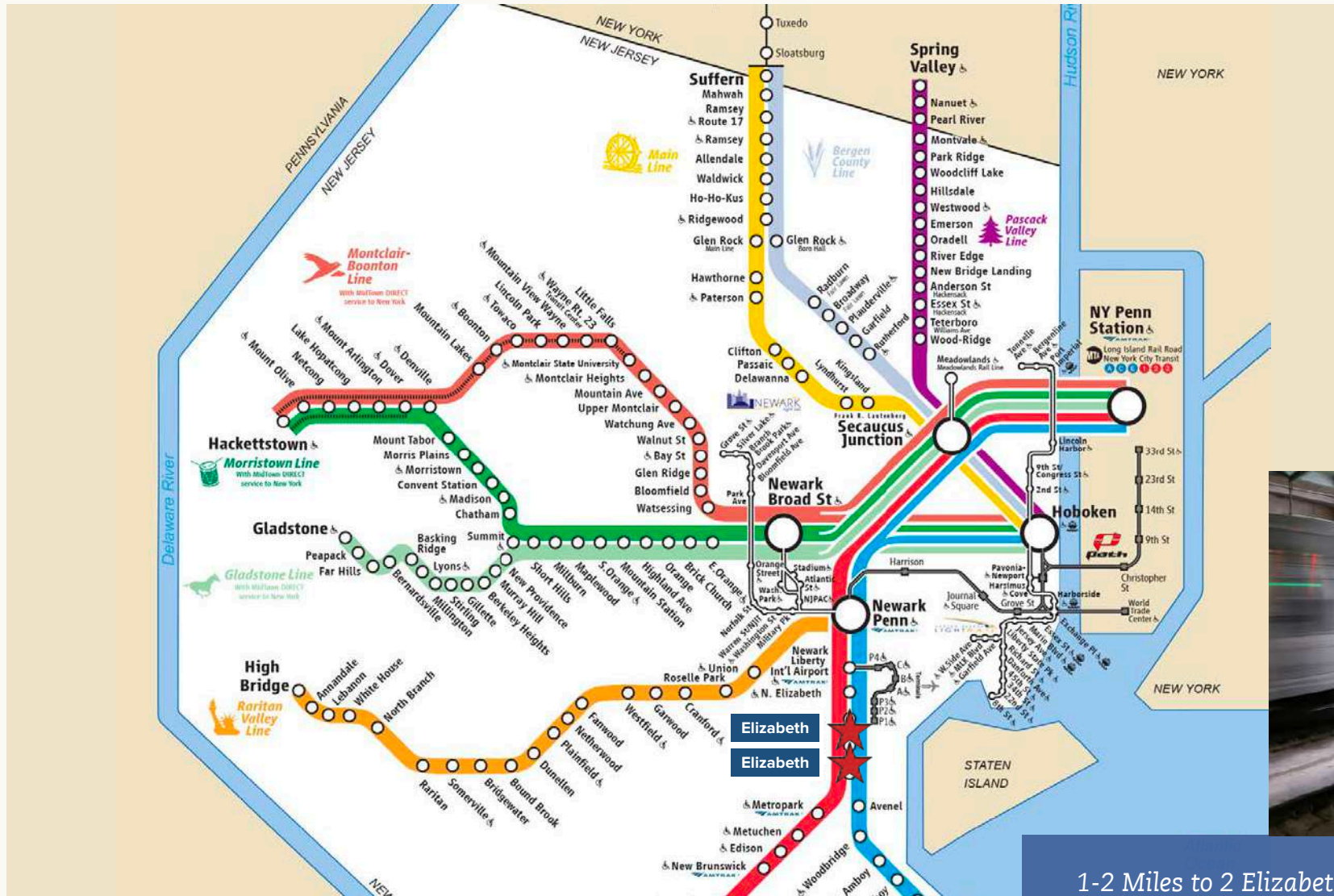


Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Elizabeth is near New York Metro markets:

- With Elizabeth NJ Transit Northeast Corridor Line 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



1-2 Miles to 2 Elizabeth NJ Transit Stations | 3 or 4 Stops to NY Penn Station

NJ Transit Bus Stop

A Service of the
Union County Board of
County Commissioners
UNION COUNTY *We're Connected to You!*

Elizabeth - Newark Connections

TRAVELING BY BUS

To find the right bus for your trip, go to the TRANSIT website at www.njtransit.com and use the "Trip Planner" or call on weekdays and Fridays. At the bus stop you should see a sign showing bus routes to Newark. On the sign is a phone number you can call for the schedule. If you call, you can get the schedule and use the "Trip Planner" tool to find schedules and information on the number of buses that stop on the bus stop sign.

For safety reasons, when waiting on the platform for your train, stand behind the yellow safety line. Only alight or board a train when it comes to a complete stop.

TRAVELING BY RAIL

The big difference is that TRANSIT's website, information can help you find the correct station and train information.

When rail stations have ticket offices and/or ticket vending machines for purchasing tickets. The machines are used to buy and accept valid, valid and valid cards, and tickets. For details about ticket office hours and ticket vending machine locations, if you purchase a ticket check the train when the ticket office is open, or a ticket vending machine is available, you will see a \$5 surcharge.

For safety reasons, when waiting on the platform for your train, stand behind the yellow safety line. Only alight or board a train when it comes to a complete stop.

UNION COUNTY
MEANS ACCESS!

Newark Liberty
International Airport

Four NJ TRANSIT
Commuter Rail Lines

Over 25 Bus Routes
Mainly Serving
Union County

Bus Route Guide

Colors represent public transportation route destinations in Union County as well as connections to adjacent counties.

<p>Blue - Newark Liberty International Airport</p> <ul style="list-style-type: none"> 101 Newark - Airport 102 Newark - Airport - Newark 103 Newark - Airport - Newark 104 Newark - Airport - Newark 105 Newark - Airport - Newark 106 Newark - Airport - Newark 107 Newark - Airport - Newark 108 Newark - Airport - Newark 109 Newark - Airport - Newark 110 Newark - Airport - Newark <p>Green - Newark Liberty International Airport</p> <ul style="list-style-type: none"> 111 Newark - Airport - Newark 112 Newark - Airport - Newark 113 Newark - Airport - Newark 114 Newark - Airport - Newark 115 Newark - Airport - Newark 116 Newark - Airport - Newark 117 Newark - Airport - Newark 118 Newark - Airport - Newark 119 Newark - Airport - Newark 120 Newark - Airport - Newark <p>Orange - Newark Liberty International Airport</p> <ul style="list-style-type: none"> 121 Newark - Airport - Newark 122 Newark - Airport - Newark 123 Newark - Airport - Newark 124 Newark - Airport - Newark 125 Newark - Airport - Newark 126 Newark - 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For specific route and schedule information, check time tables, call 973-273-3555 or go to www.njtransit.com



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

Demographic Highlights



Household Income

- Elizabeth is a city and the county seat of Union County, New Jersey.
- As of the 2010 United States Census, the city had a total population of 124,969, retaining its ranking as New Jersey's fourth most populous city.
- Median age of 33.9 and a median household income of \$46,975.
- Median household income grew from \$66,538 to \$68,870, a 3.5% increase.



Business Environment

- The largest industries in Elizabeth, NJ are Transportation & Warehousing (9,268 people), Retail Trade (7,246 people), and Health Care & Social Assistance (6,991 people).
- Highest paying industries are Management of Companies & Enterprises (\$56,484), Information (\$54,962), and Public Administration (\$50,359).





New Development

- Vinty upscale apartments to be completed in 2022
- FreezPak 140,000 SF industrial building to be completed in 2021.
- Linden Logistics Center is a 4.1 million square foot multi-building Class A warehouse development in one of the nation's most vibrant industrial markets. With access to a vast workforce, modern distribution tenants will have a surplus of quality labor at their doorstep.

(1.3M SF Currently Under Construction)

- A new mixed-use building known as Vinty will bring 267 upscale apartments and 36,000 square feet of office, restaurant and retail space to the corner of Union and West Grand streets in Elizabeth, the site of a long-vacant redevelopment parcel near an NJ Transit train station.
- A joint venture of Elberon Development Group and Fidelco Realty Group has received construction financing for an upcoming 140,000-square-foot cold storage project in Elizabeth, N.J. The build-to-suit facility will house New Jersey-based third-party logistics firm FreezPak Logistics.



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