

# REDEVELOPMENT OPPORTUNITY

## 90,424 SF OF LAND AVAILABLE

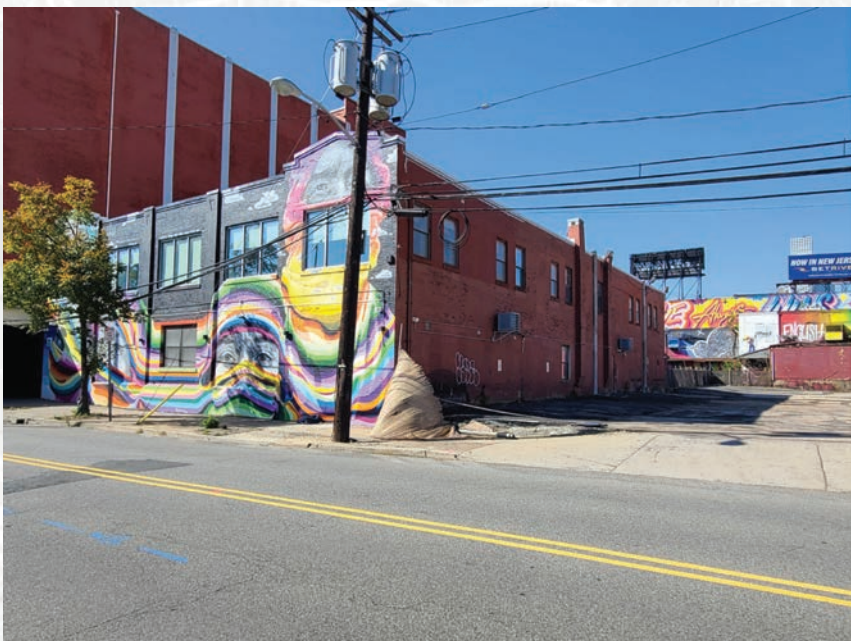
227 COLES ST. – 310 12th ST. &  
581 MONMOUTH ST.  
JERSEY CITY, NJ



# REDEVELOPMENT OPPORTUNITY

227 COLES ST. – 310 12th ST. &  
581 MONMOUTH ST.  
JERSEY CITY, NJ

# SITE INFORMATION



**227 COLES ST:** 20,000 SF BUILDING (2 STORY)  
.230 AC LOT  
10,375 SF OF LAND

**310 12th ST:** 44,132 SF BUILDING (2 STORY)  
.983 AC LOT  
42,825 SF OF LAND

**581 MONMOUTH ST.** 31,352 SF BUILDING (2 STORY)  
.855 AC LOT  
37,224 SF OF LAND

Positioned in the heart of Jersey City's thriving industrial corridor, this three-building portfolio offers a rare opportunity to secure flexible warehouse space with immediate access to the Holland Tunnel, I-78, and the Hudson Waterfront. Together, the properties total 58,800 SF across strategically located facilities ideal for distribution, storage, light industrial, or last-mile operations.



FOR MORE  
INFORMATION

**WILLIAM FARKAS**  
**MIKE TESTA**

bf@catalystrenj.com C: 973.223.6600  
mt@catalystrenj.com C: 201.232.6086

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.  
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | www.CatalystRENJ.com

# REDEVELOPMENT OPPORTUNITY

227 COLES ST. - 310 12th ST. &  
581 MONMOUTH ST.  
JERSEY CITY, NJ

# SITE PLAN



# REDEVELOPMENT OPPORTUNITY

227 COLES ST. – 310 12th ST. &  
581 MONMOUTH ST.  
JERSEY CITY, NJ

# DEMOGRAPHICS



	<b>.25 MILE</b>
POPULATION	5,317
AVG. HOUSEHOLD INCOME	\$226,093
HOUSEHOLDS	2,515
DAYTIME POPULATION	2,034
NUMBER OF EMPLOYEES	913
AVERAGE HOUSEHOLD SIZE	2

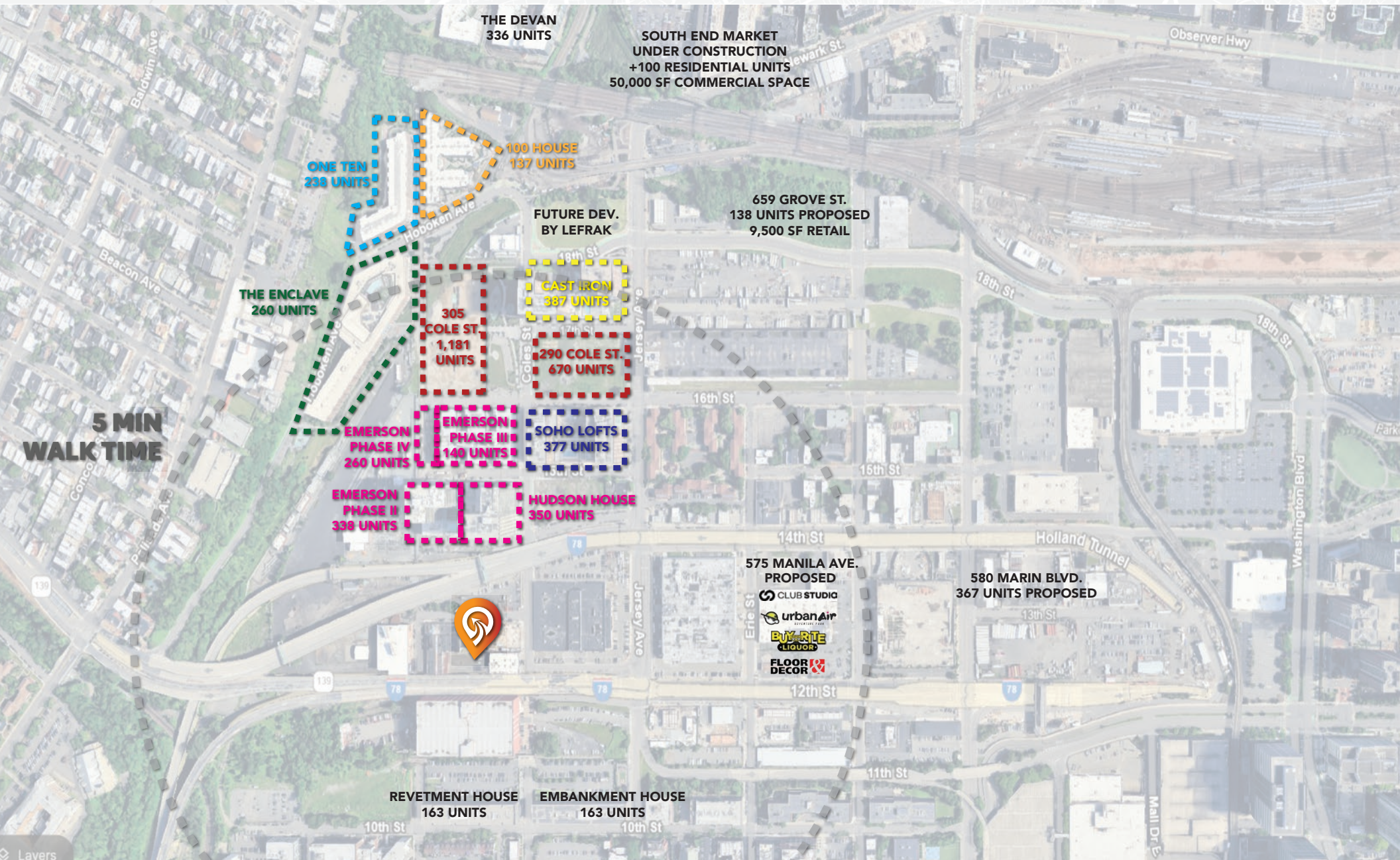
	<b>.5 MILE</b>
POPULATION	22,096
AVG. HOUSEHOLD INCOME	\$200,438
HOUSEHOLDS	9,879
DAYTIME POPULATION	9,620
NUMBER OF EMPLOYEES	5,179
AVERAGE HOUSEHOLD SIZE	2.2

	<b>1 MILE</b>
POPULATION	124,355
AVG. HOUSEHOLD INCOME	\$195,569
HOUSEHOLDS	59,361
DAYTIME POPULATION	71,371
NUMBER OF EMPLOYEES	47,033
AVERAGE HOUSEHOLD SIZE	2.1

# REDEVELOPMENT OPPORTUNITY

227 COLES ST. - 310 12th ST. &  
581 MONMOUTH ST.  
JERSEY CITY, NJ

# LOCAL DEVELOPMENTS



FOR MORE INFORMATION

WILLIAM FARKAS  
MIKE TESTA

bf@catalystrenj.com C: 973.223.6600  
mt@catalystrenj.com C: 201.232.6086

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.  
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | www.CatalystRENJ.com

# REDEVELOPMENT OPPORTUNITY

227 COLES ST. - 310 12th ST. &  
581 MONMOUTH ST.  
JERSEY CITY, NJ

# LOCAL MARKET

