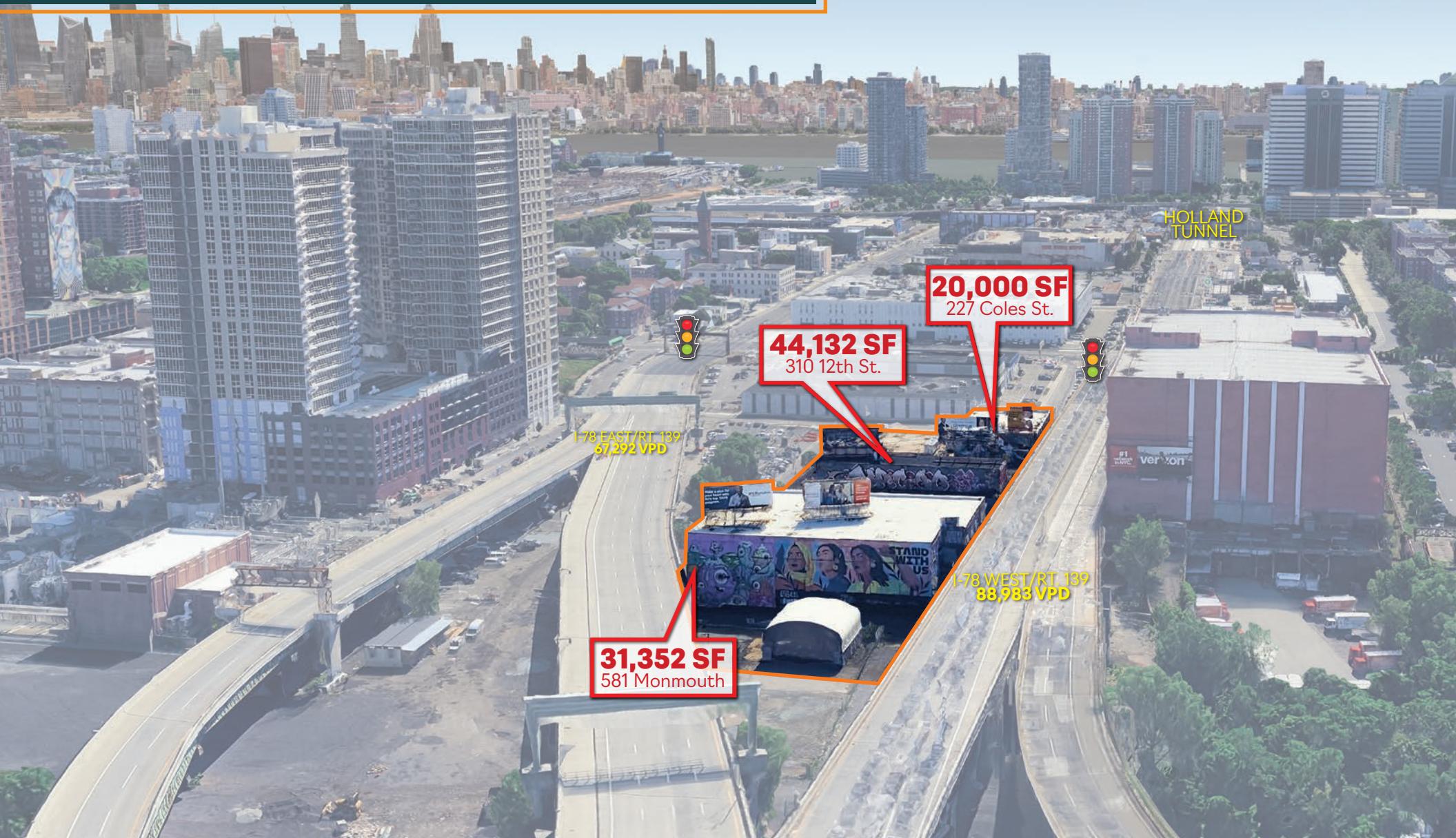


REDEVELOPMENT OPPORTUNITY

20,000 SF - 44,132 SF AVAILABLE

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



CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

WILLIAM FARKAS
MIKE TESTA

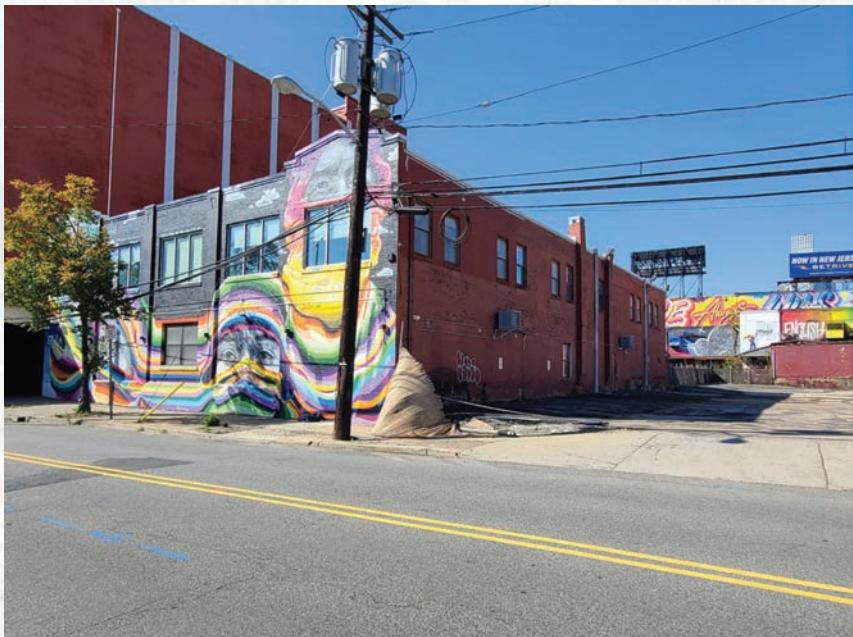
bf@catalystrenj.com C: 973.223.6600
mt@catalystrenj.com C: 201.232.6086

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 INFORMATION



227 COLES ST: 20,000 SF BUILDING

.707 AC LOT (2 STORY)

310 12th ST: 44,132 SF BUILDING

1.003 AC LOT (3 STORY)

581 MONMOUTH ST. 31,352 SF BUILDING

.855 AC LOT (2 STORY)

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.

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REDEVELOPMENT OPPORTUNITY

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

SITE PLAN



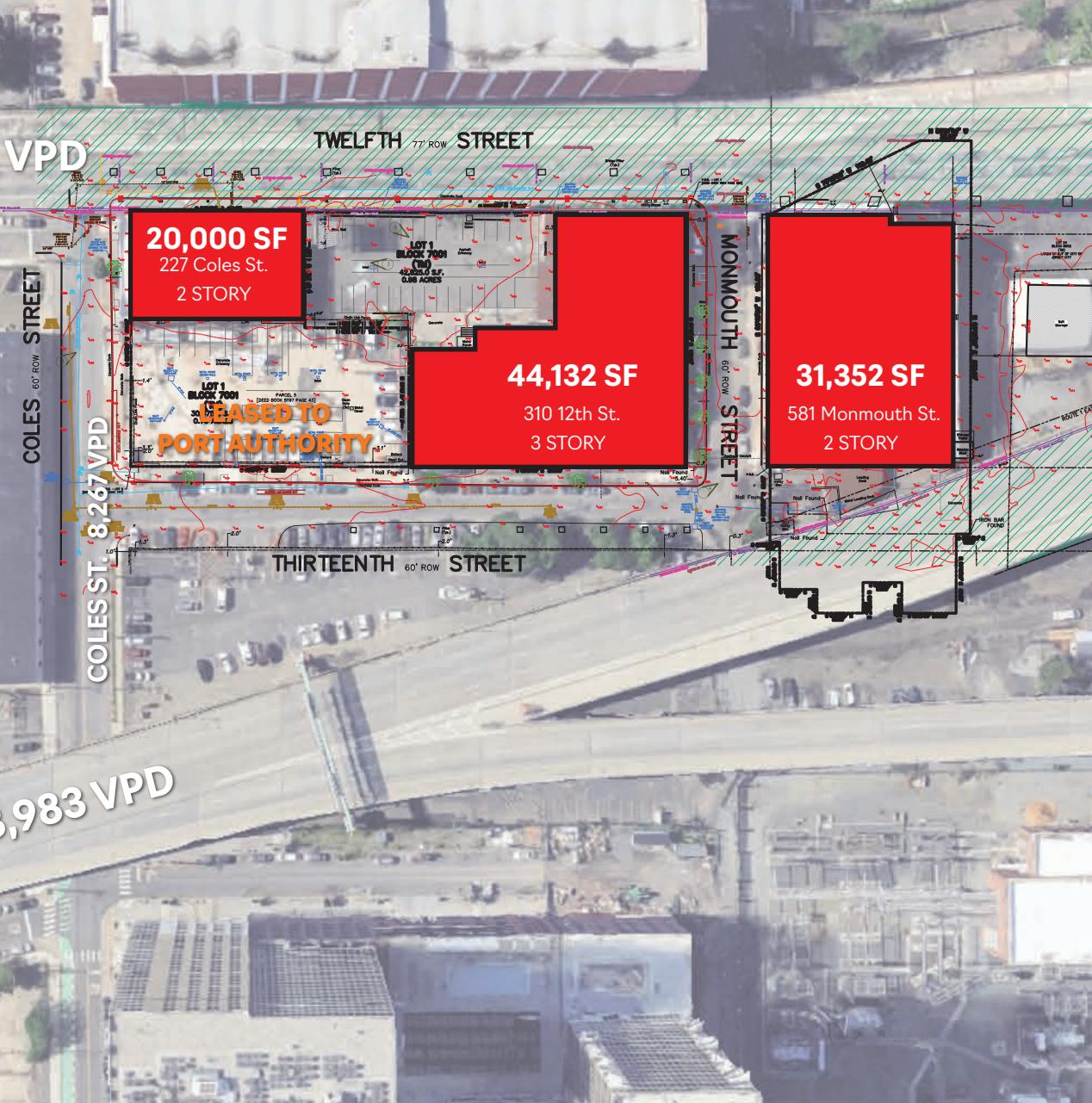
I-78 EAST/RT. 139 67,292 VPD

JERSEY AVE. 11,838 VPD



I-78 WEST/RT. 139 88,983 VPD

14th STREET 1,413 VPD



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REDEVELOPMENT OPPORTUNITY

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

DEMOGRAPHICS



.25 MILE

5,317

POPULATION

\$226,093

AVG. HOUSEHOLD INCOME

2,515

HOUSEHOLDS

2,034

DAYTIME POPULATION

913

NUMBER OF EMPLOYEES

2

AVERAGE HOUSEHOLD SIZE

.5 MILE

22,096

POPULATION

\$200,438

AVG. HOUSEHOLD INCOME

9,879

HOUSEHOLDS

9,620

DAYTIME POPULATION

5,179

NUMBER OF EMPLOYEES

2.2

1 MILE

124,355

POPULATION

\$195,569

AVG. HOUSEHOLD INCOME

59,361

HOUSEHOLDS

71,371

DAYTIME POPULATION

47,033

NUMBER OF EMPLOYEES

2.1

AVERAGE HOUSEHOLD SIZE

REDEVELOPMENT OPPORTUNITY

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

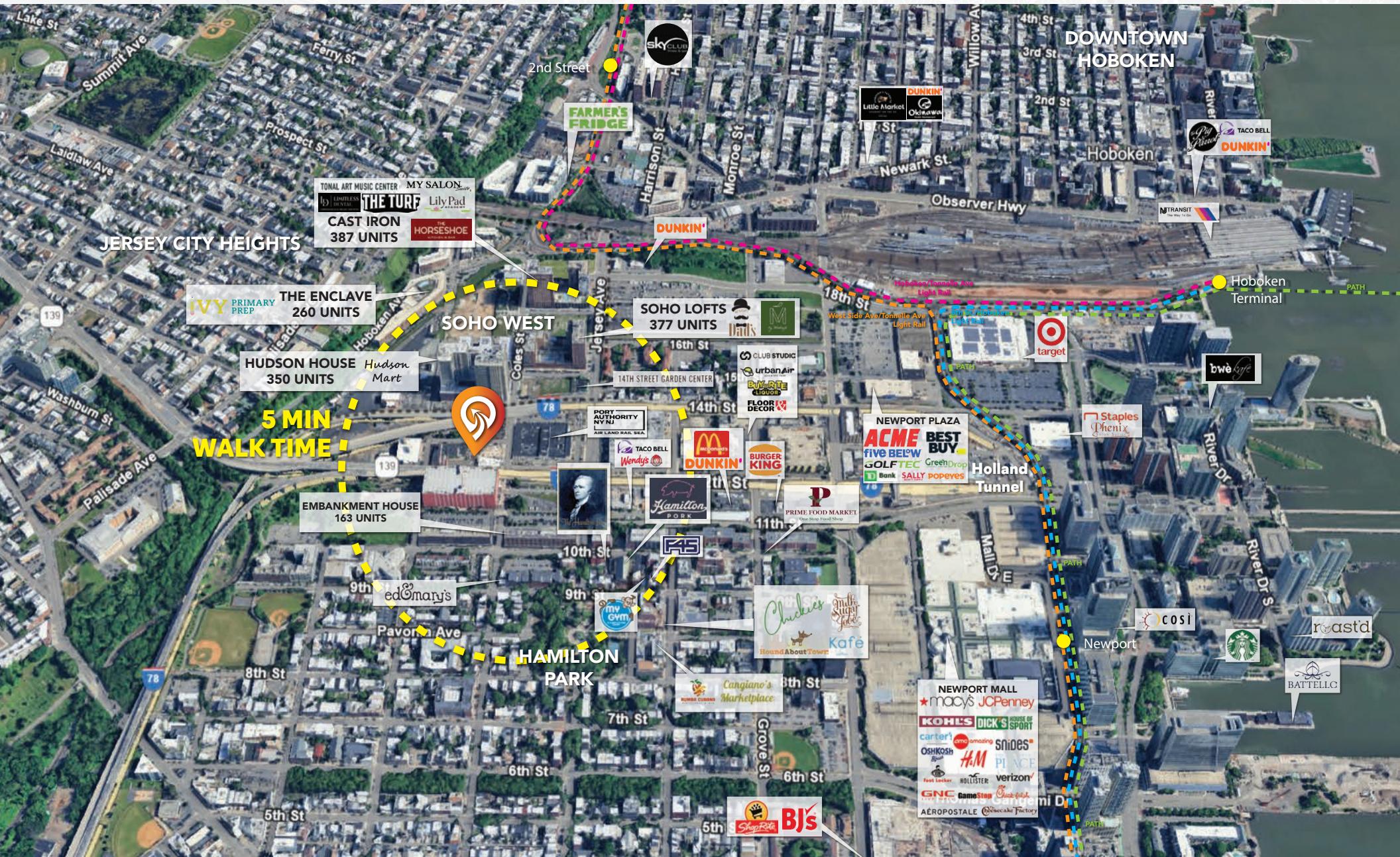
LOCAL DEVELOPMENTS



REDEVELOPMENT OPPORTUNITY

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

LOCAL MARKET



CATALYST REAL ESTATE PARTNERS

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