

# REDEVELOPMENT OPPORTUNITY

## 20,000 SF - 44,132 SF AVAILABLE

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



HOLLAND  
TUNNEL

**20,000 SF**  
227 Coles St.

**44,132 SF**  
310 12th St.

**31,352 SF**  
581 Monmouth

I-78 EAST/RT 139  
67,292 VPD

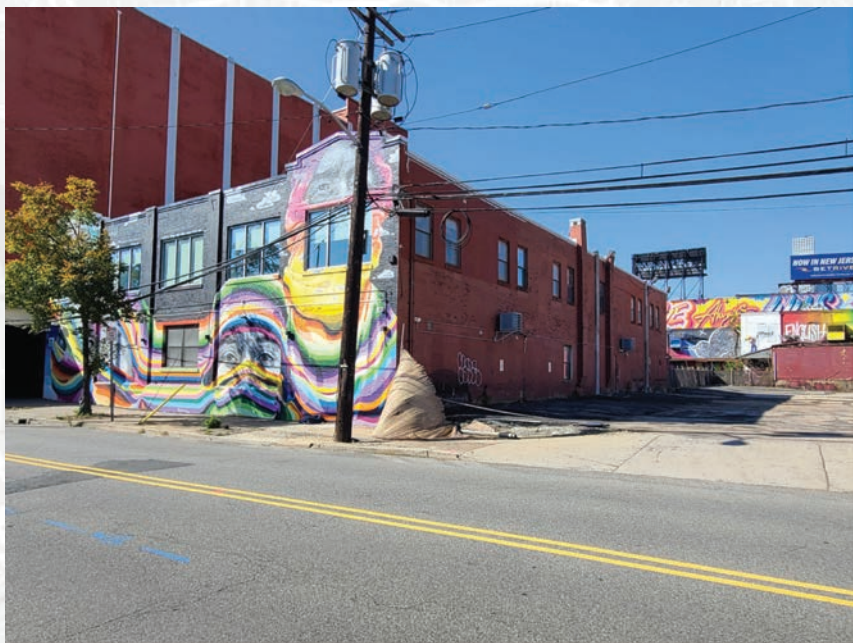
I-78 WEST/RT 139  
88,983 VPD



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## 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)**

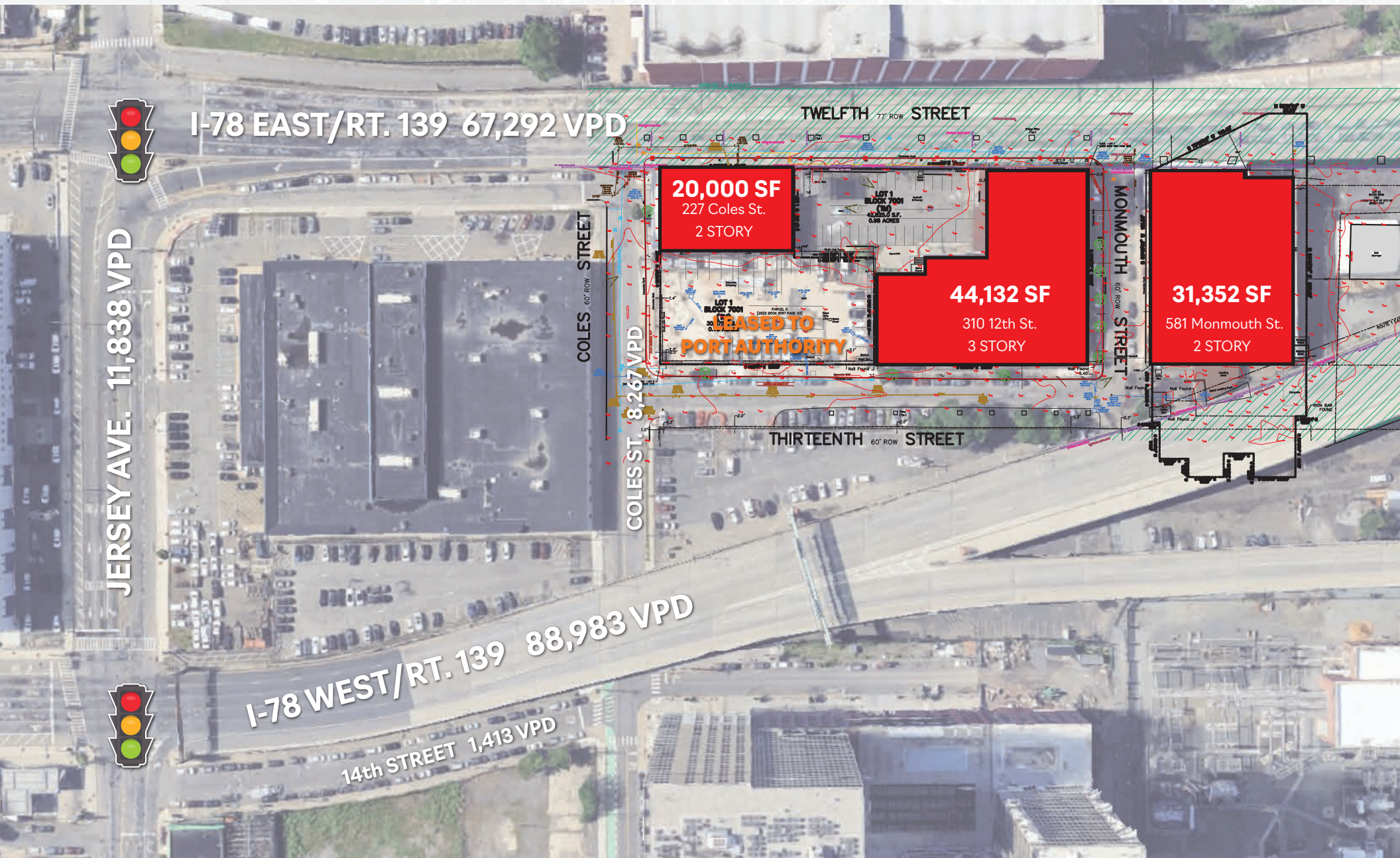
Positioned in the heart of Jersey City's thriving industrial corridor, this three-building portfolio offers a rare opportunity to secure flexible warehouse space with immediate access to the Holland Tunnel, I-78, and the Hudson Waterfront. Together, the properties total 58,800 SF across strategically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



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SITE PLAN 



**CATALYST**   
REAL ESTATE PARTNERS

FOR MORE  
INFORMATION

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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](http://www.CatalystRENJ.com)



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# DEMOGRAPHICS



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

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

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



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# LOCAL DEVELOPMENTS



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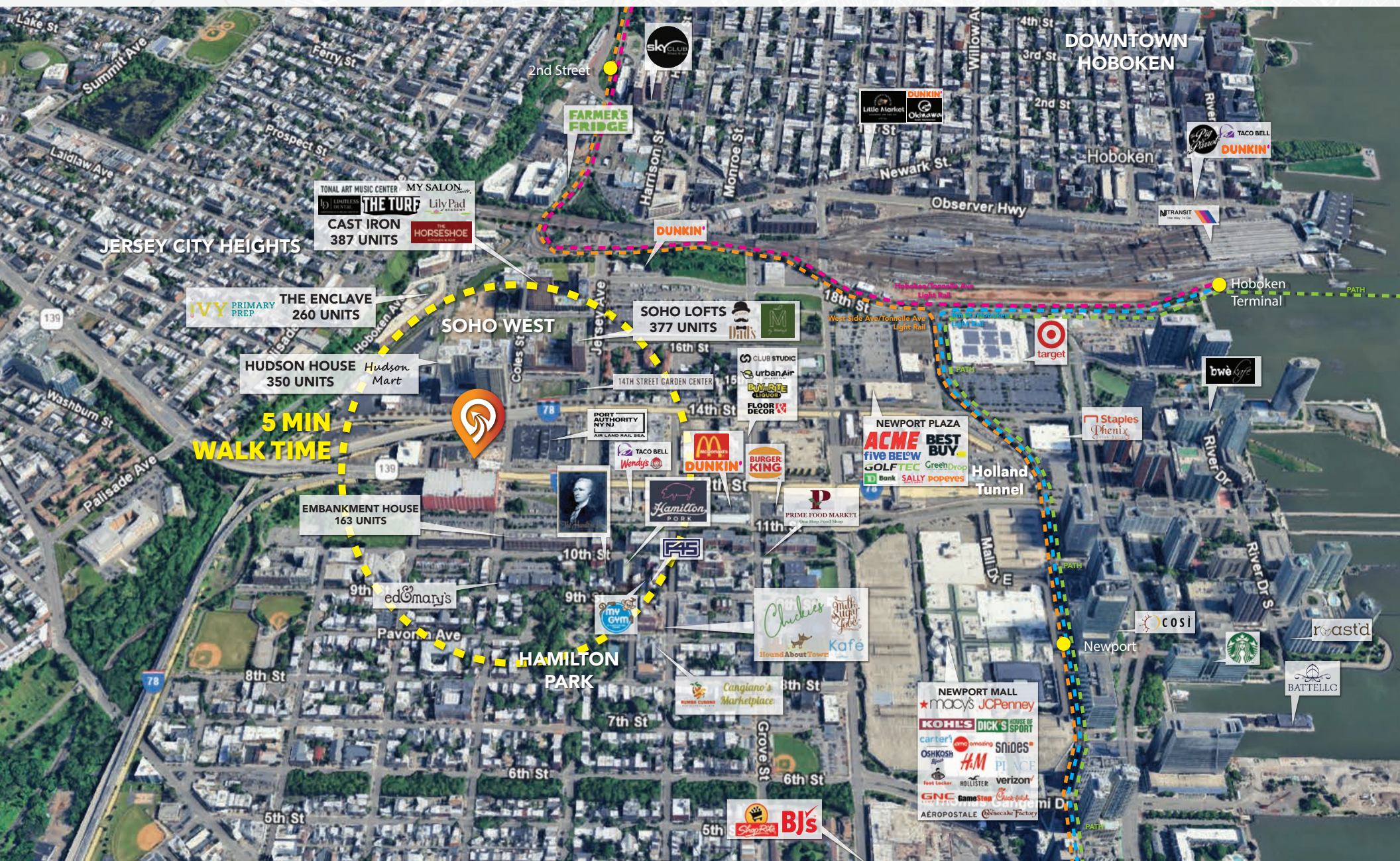
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LOCAL MARKET 



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