

**25 MARKET
STREET**
ELMWOOD PARK, NJ

STRATEGIC LOCATION WITH
DIRECT ACCESS TO I-80 (Exit 61)

www.25marketstreet.com



AVAILABLE IMMEDIATELY

206,826 SF
INDUSTRIAL DEVELOPMENT

CROW HOLDINGS
DEVELOPMENT



25 MARKET STREET

ELMWOOD PARK, NJ



Crow Holdings Development and Jones Lang LaSalle are pleased to present for lease, 25 Market Street: a 206,826 square foot, state-of-the-art industrial facility featuring iconic architecture, which will pay tribute to the former warehouse that stood in its place. 25 Market Street is conveniently located directly off of Interstate 80 at Exit 61.

DEVELOPMENT SPECIFICATIONS



Building Size: 206,826 SF

Dimensions: 680' x 310'

Office Space: To-Suit

Ceiling Height: 40' Clear

Column Spacing: 54' x 50'

Speed Bays: 60'

Truck Court Depth: 183'

Loading: 32 Docks

Drive-Ins: 2 Drive-In Doors

Car Parking: 198 Spaces

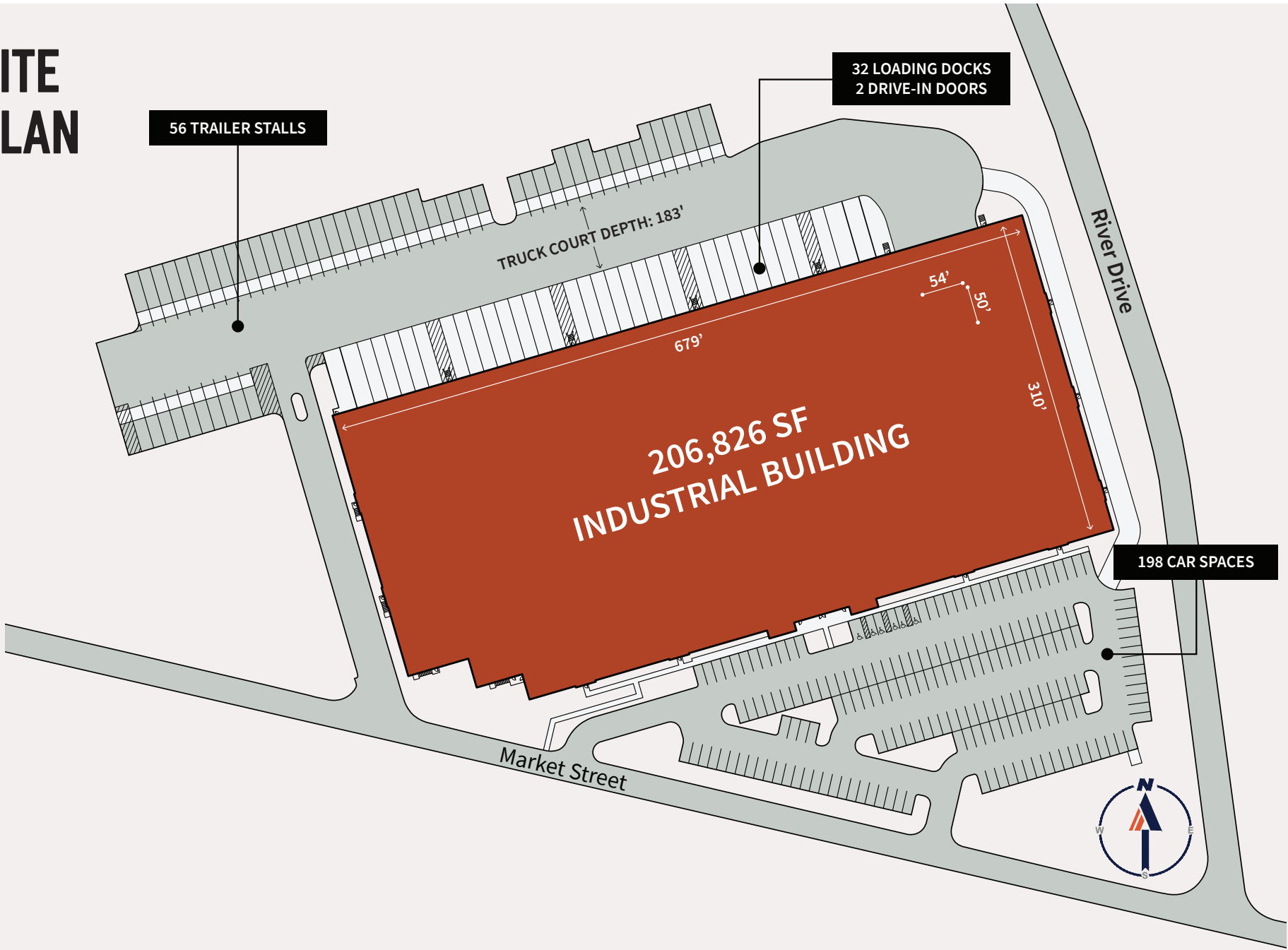
Trailer Parking: 56 Stalls

Sprinkler: ESFR

Floor Load: 7" Slab, 800lbs / SF

Power: 3,000 amps @480V

SITE PLAN



LABOR DENSITY

5 MILES



684,846
total population



25,352
transportation/
warehouse workers



330,270
total labor force

10 MILES



1,793,732
total population



59,104
transportation/
warehouse workers



892,847
total labor force

15 MILES



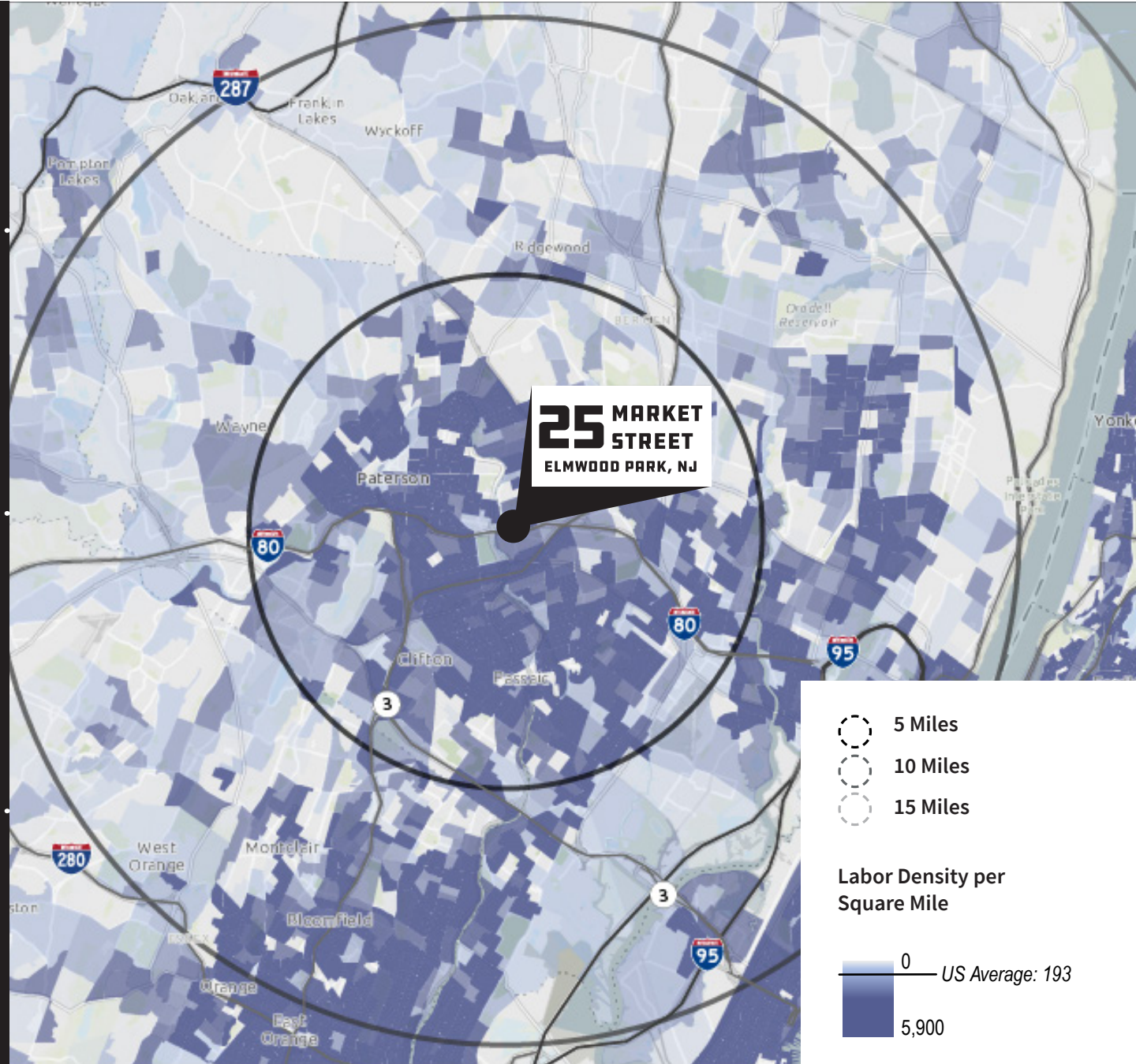
6,500,828
total population



190,682
transportation/
warehouse workers

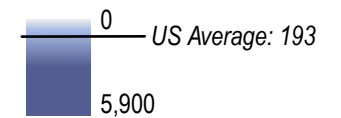


3,209,425
total labor force



- 5 Miles
- 10 Miles
- 15 Miles

Labor Density per Square Mile



HOUSEHOLD INCOME



\$58,350

median disposable income
(11.1% higher than US average)



\$4008

total aggregate disposable income

5 MILES

\$81,417

median household income

10 MILES

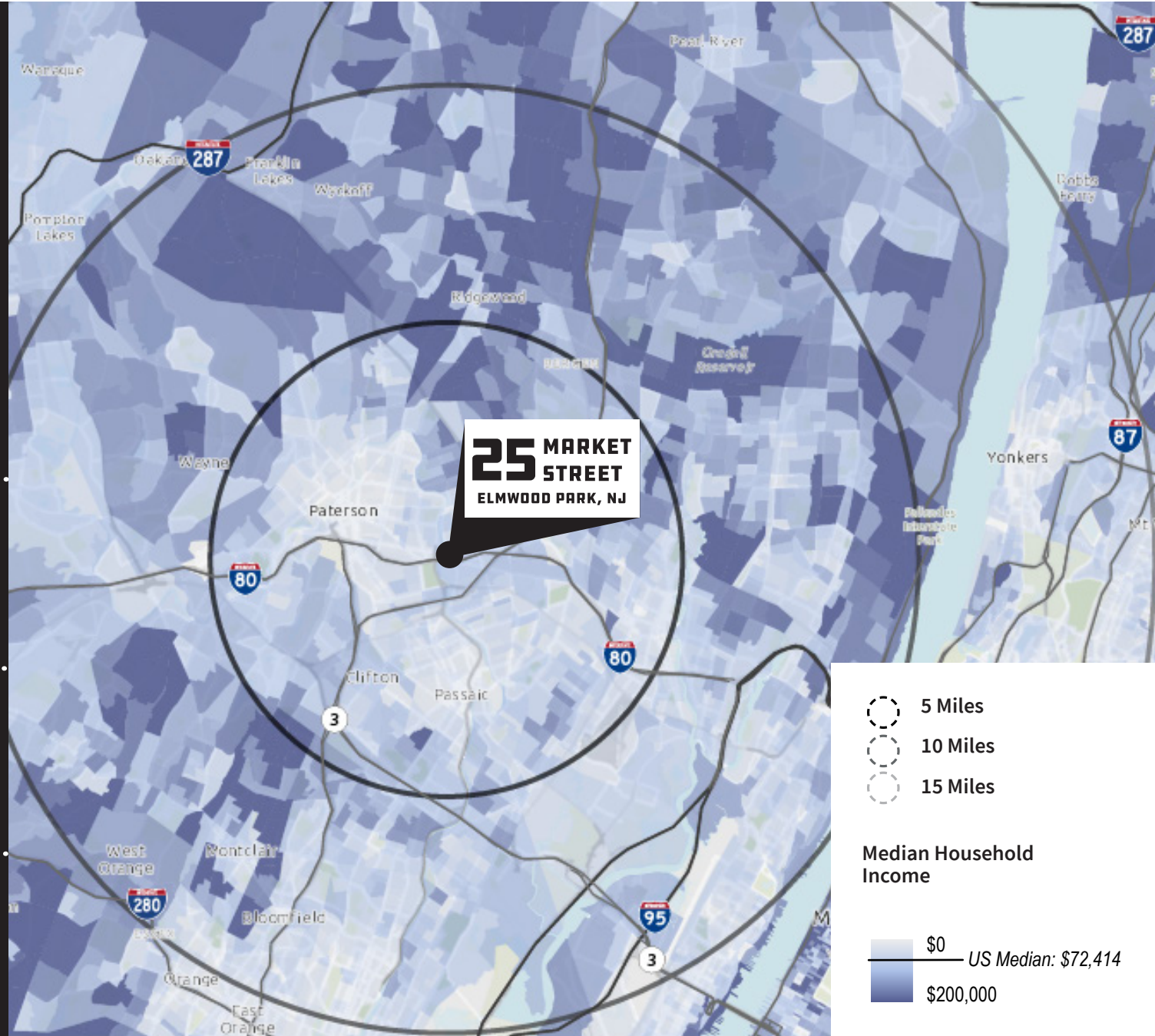
\$98,523

median household income

15 MILES

\$83,302

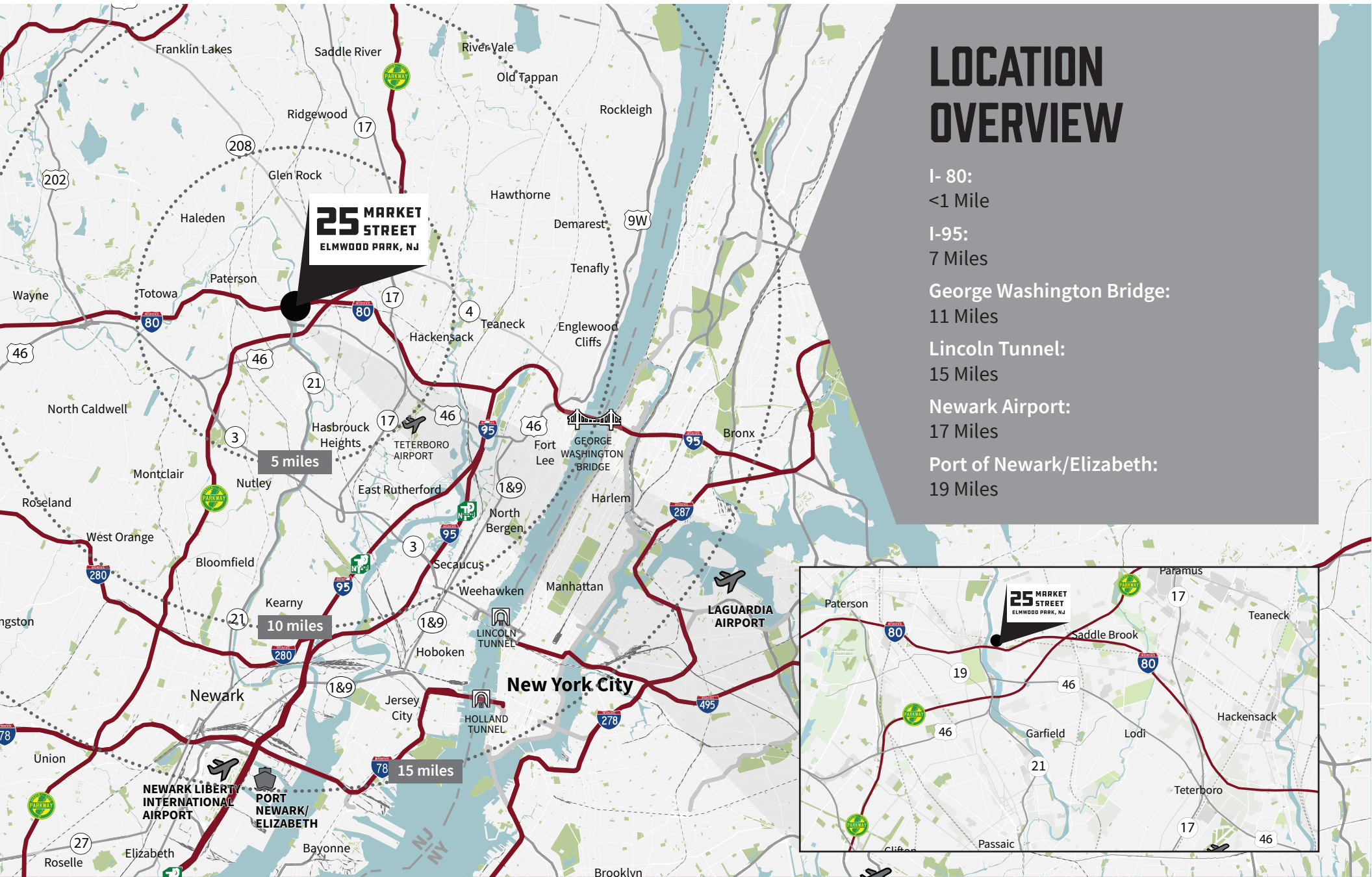
median household income



- 5 Miles
- 10 Miles
- 15 Miles

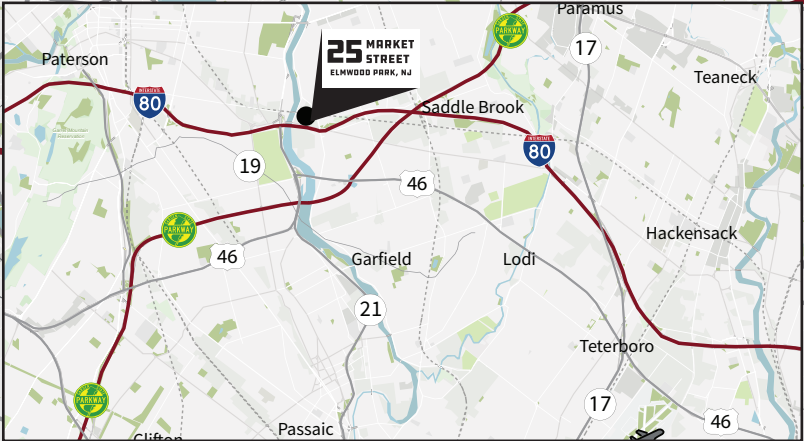
Median Household Income





LOCATION OVERVIEW

- I- 80: <1 Mile
- I-95: 7 Miles
- George Washington Bridge: 11 Miles
- Lincoln Tunnel: 15 Miles
- Newark Airport: 17 Miles
- Port of Newark/Elizabeth: 19 Miles



LOCAL ACCESS



25 MARKET STREET

ELMWOOD PARK, NJ

25marketstreet.com



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Ownership:

CROW HOLDINGS
DEVELOPMENT