



**15 WILKINSON AVE**  
JERSEY CITY, NJ 07305

**Gregory D. Edgell**  
Licensed Real Estate Broker  
C: (973) 610-5145  
greg@gridrealestate.biz





## — Floor 4 Now Under Construction— Inquire Today To Set Up Showing

The Sterling was built in the late 19th century as a fire house manufacturing plant and is currently undergoing a complete modernization bringing this industrial relic into the 21st century. Leasing began in 2018 and has been perpetually 100% occupied until today! Fourth floor will offer the highest ceilings in the building, skylights and up to 20,000SF of space for lease. Inquire today.

We have a few legacy spaces available today, while the rest of the spaces are being built out on the fourth floor.

This 155,000 SF site is situated directly at the mouth of the New Jersey Turnpike (I-78/Exit 14B), 0.5 miles from the Holland Tunnel, walking distance to multiple Hudson-Bergen Light Rail stations and features ample on site parking for visitors, tenants, trucks and deliveries. Located in an UEZ.

### LOCATION

CANAL CROSSING  
BERRY LANE PARK

### AVAILABLE

FLOOR 2 (B3): 1,248SF  
FLOOR 3 (B2): 1,059SF  
FLOOR 3 (A1): 1,227SF  
FLOOR 4 (D1): 1,050SF  
FLOOR 4 (A,B, C): 16,516SF

### PARKING

50 ON SITE STALLS

### CEILING HEIGHT

10 –13”

### POSSESSION

IMMEDIATE

### NEIGHBORS

JONATHAN LEVINE GALLERY,  
ROBERT PLUHOWSKI FURNITURE,  
DYLON EGON, MUVEZ SHOES,  
PAJTIM OSMANAJ

### NOTES

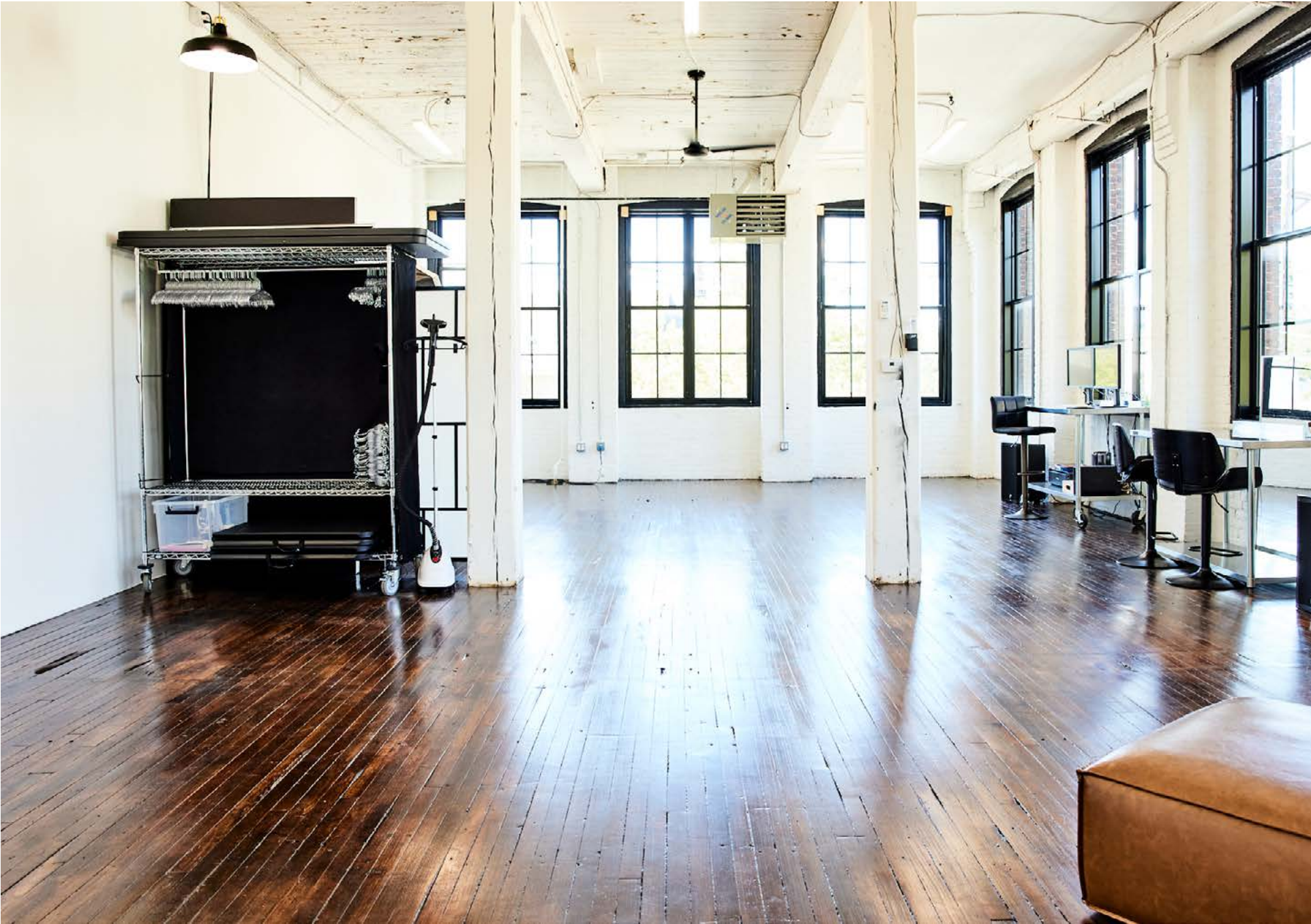
- ALL SPACES HAVE BLOWERS, SLOP SINKS, LARGE WINDOWS, ELECTRICAL PANELS
- FREIGHT ELEVATOR
- ON SITE SUPER

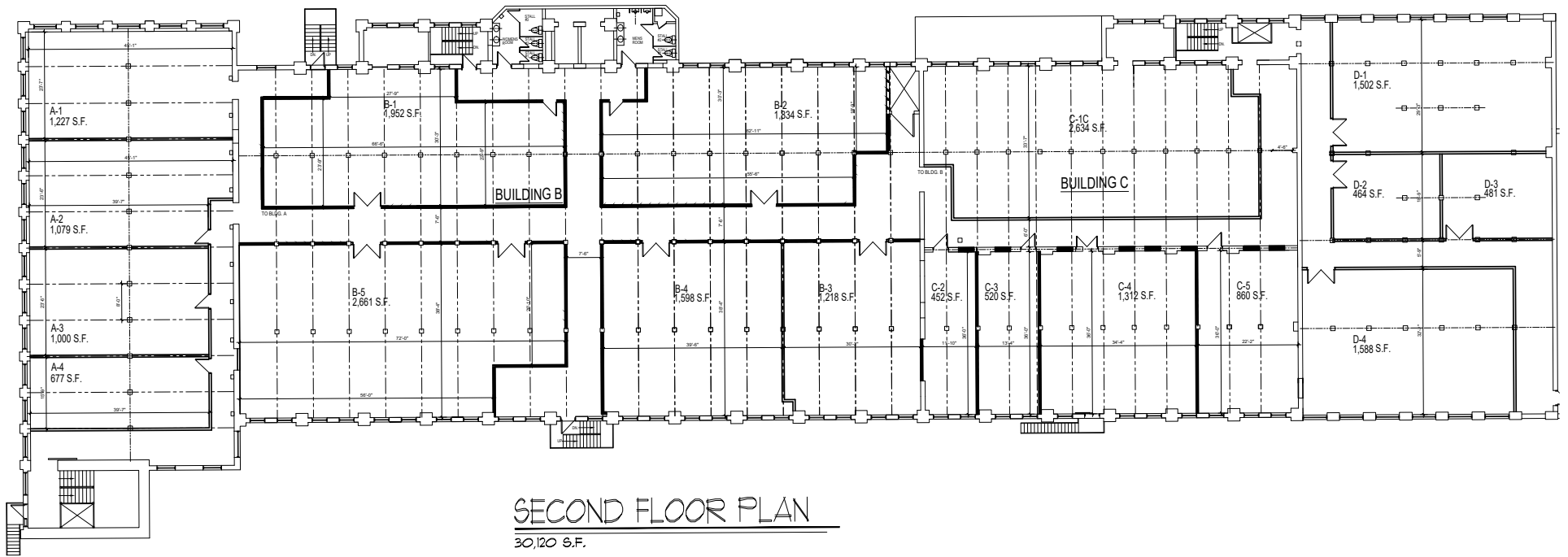


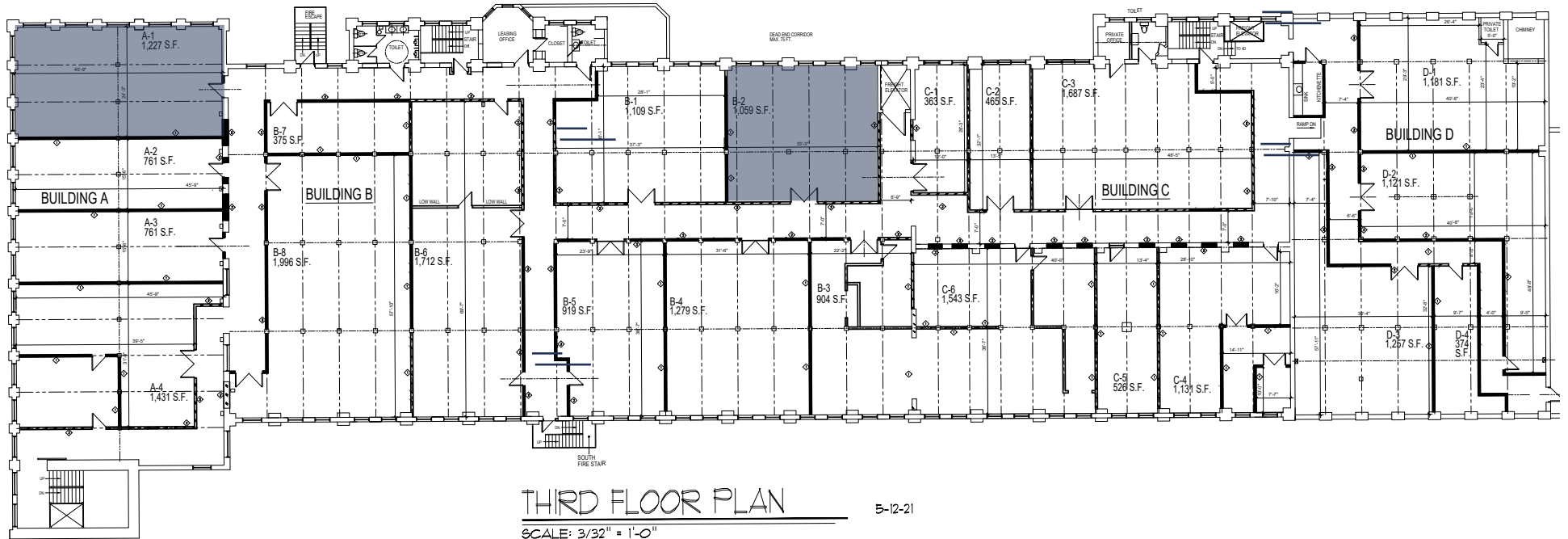


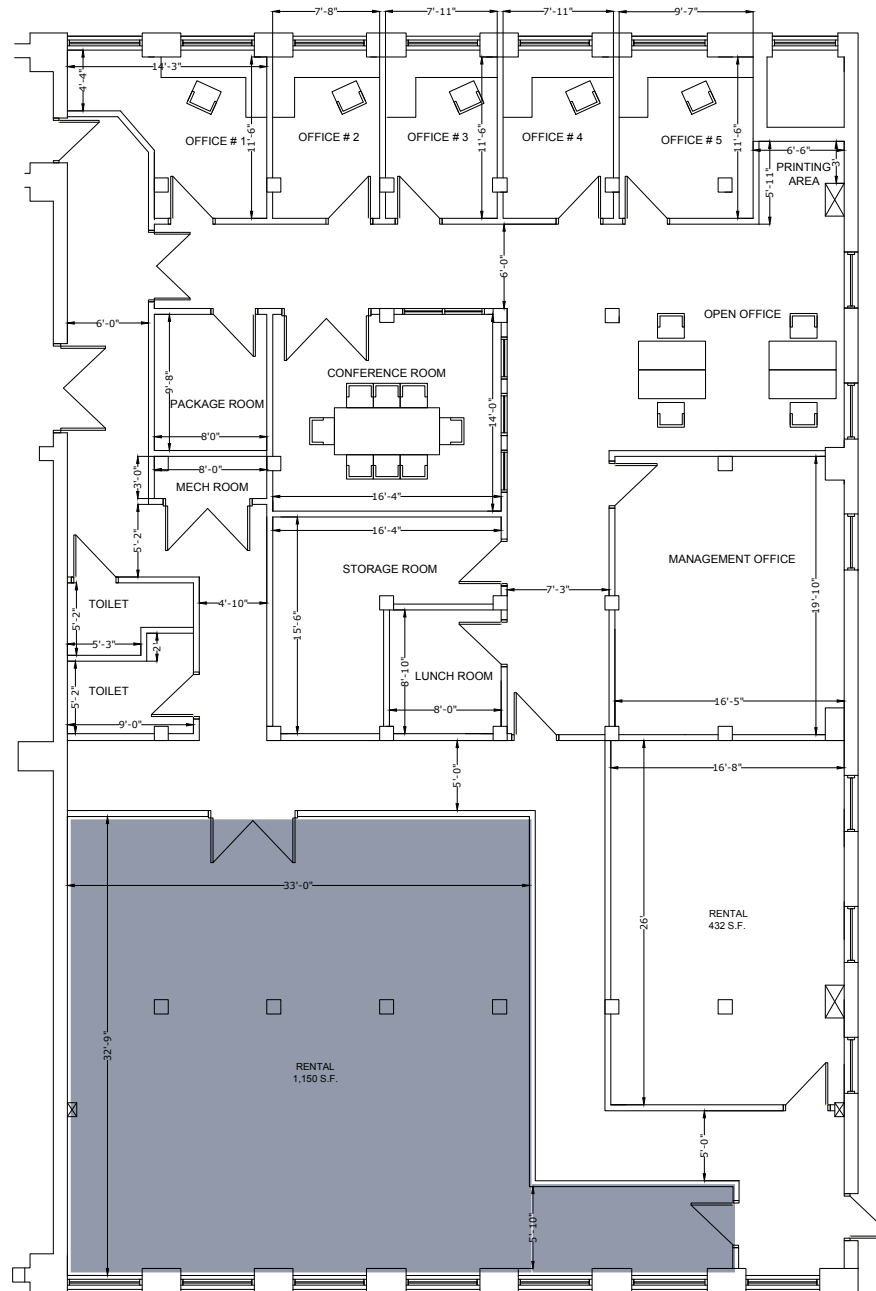




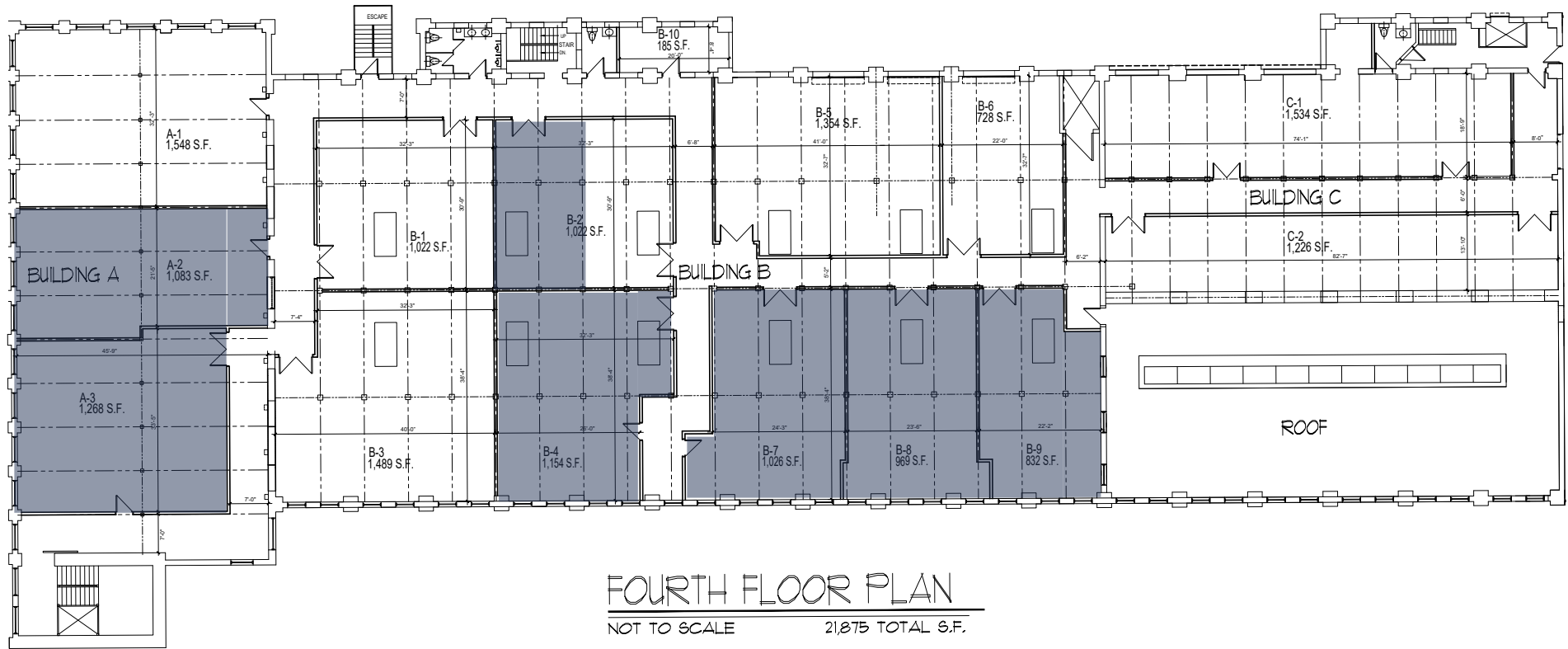












# GRID EXCLUSIVE CONTENT

## 2022 TRENDS REPORT

We are pleased to share the 2022 Jersey City Trends map with our friends and clients. The Trends Map was developed to help real estate professionals, the development community and the community at large, to get a snap-shot view of real estate trends across the entire city; and to see how the city is growing and redeveloping the previous years.

The “trends” are gleaned from our interviews and discussions with other professionals and developers whose primary market is Jersey City. We hope this map is helpful in understanding how the city is growing. Please view this map as a starting point for your investigation, not an end point.

[Download Trends Map >>](#)

[Download Trends Report >>](#)

## GRID BITS NEWSLETTER

Highlighting ALL of the real estate news each week from the George Washington Bridge to Bayonne Bridge! Grid Bits is a weekly news aggregator that updates our readership on all the new development projects, municipal & political news, green space & parks, new retail, industrial and office leases, regional lawsuits, community kickback and more!

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### Grid Real Estate, LLC

201 Marin Blvd, #106  
Jersey City, NJ 07302  
O: (201) 300-6489  
gridrealestate.biz

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### Grid In the News

[Albanese closes \\$70 million land deal in Jersey City, eyes 670-unit apartment tower](#)

[Investor buys 10 apartments, retail space in Jersey City Heights for \\$3.8 million](#)

[Journal Square office building nears full occupancy after 27,000 sq. ft. in recent leases](#)