

INVESTMENT HIGHLIGHTS:

- The subject property is a 3,000 SF Warehouse with a month to month Automotive tenant on a 3,080 SF parcel in a emerging market of Jersey City.
- Premium location with immediate access to the NJ Turnpike, RT 78, 1 &9 offering immediate access to New York City.
- Annual Property Taxes are currently \$8,878 per year approximately \$2.88 PSF.
- 1 drive-in door
- The property also sits in the Jersey City Redevelopment Area which could lead to a future mixed - use development.
- Hundreds of new residential units under construction in the immediate area.







TRANSMISSION

Ceiling Height



Building Size 3,000 SF

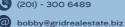


Month-to-**Month Tenant** (Can be delivered vacant)













20I Marin Blvd., Unit IO6, Jersey City, NJ 07302

700 COMMUNIPAW AVENUE JERSEY CITY, 07304

WAREHOUSE FOR SALE





| N |
|--|
| 700 Communipaw Ave Jersey City, NJ, 07304 |
| Fee Simple |
| Month-to-Month |
| 3,000 SF |
| 3,080 SF |
| 18406 |
| 32 |
| 1968 |
| 1 Story |
| None |
| 1 |
| 14,206 Vehicles/Day |
| Commercial/ Automotive |
| 40x76 |
| 0.07 |
| \$8,878 |
| |









@ @

700 COMMUNIPAW AVENUE JERSEY CITY, 07304

WAREHOUSE FOR SALE



