



OFFICE SPACE

FLEX SPACE

INDEPENDENT LOADING DOCKS

DRIVE IN BAY

PARKING LOT

107 WEST SIDE AVE
JERSEY CITY, NJ 07305

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– New Availability at Flex/Industrial Facility on West Side of Jersey City

- Portion of larger industrial facility in process of repositioning for first time ever. Take advantage of access, parking and tractor trailer friendly complex for smaller foot print tenancy.
- No common area or shared loading—each space offers independent exterior loading docks and drive in bays.
- Backside of property abuts Route 440 which sees over 100,000 vehicles per day. Incredible location for access to NJ Turnpike, Holland and Lincoln Tunnel, George Washington, Bayonne, Gothels Bridge
- Landlord delivering new spaces with commercial vinyl flooring, renovated bathrooms, functioning HVAC (in the flex space) and more

LOCATION

WEST SIDE CORRIDOR
ROUTE 440

AVAILABLE

SPACE 1: 16,919SF
SPACE 2: 4,878SF
SPACE 3: 3,170SF

PARKING

1 ACRE OF PARKING

CEILING HEIGHT

10'-18'

POSSESSION

IMMEDIATE

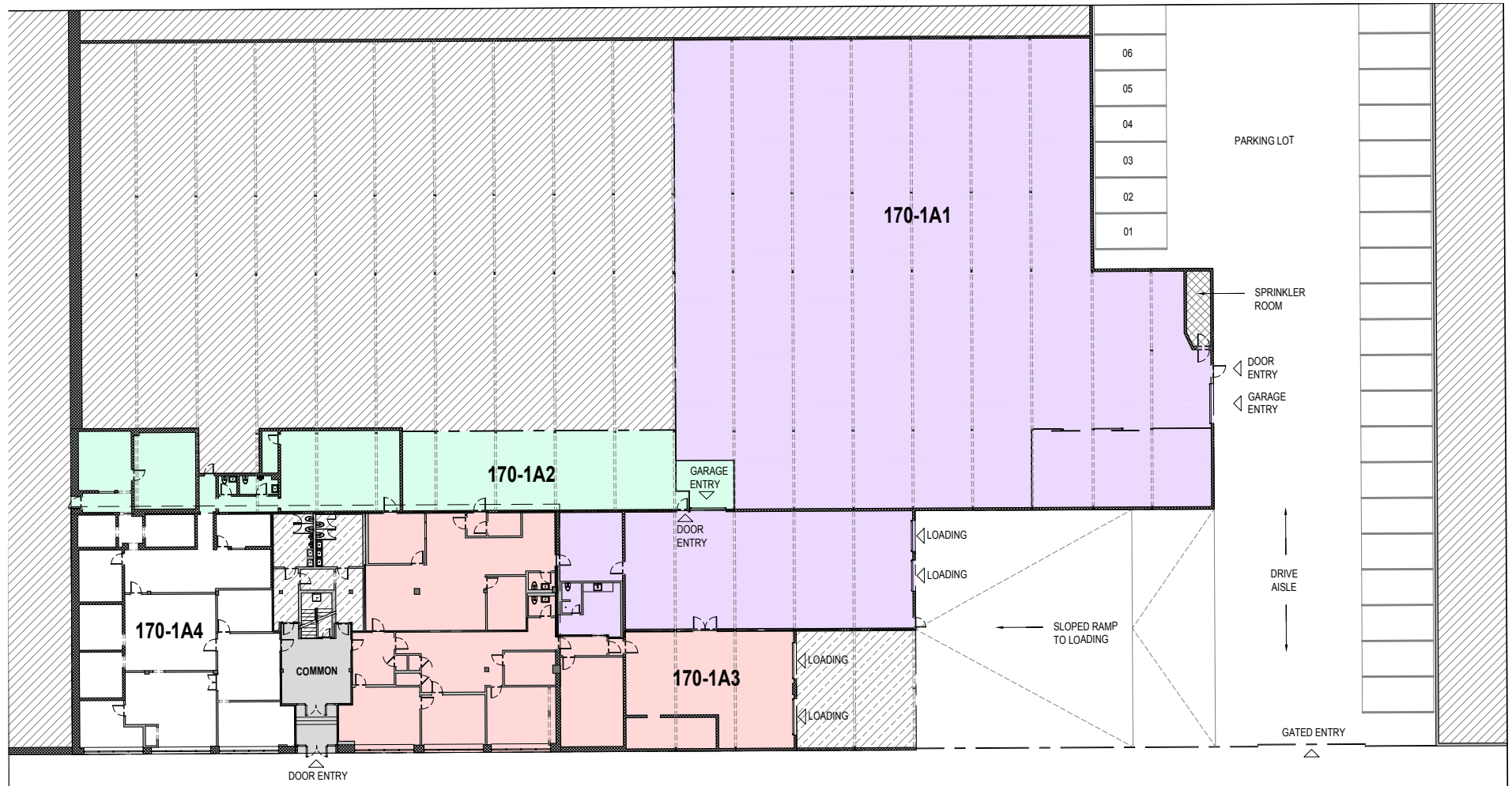
ELECTRIC SERVICE

800Ø






NOTES

- BRICK BUILDING CONNECTS TO LARGER WAREHOUSE
- SPACE 3 IS A LOW CEILING OFFICE/FLEX SPACE WITH NO DOCK ACCESS





LEGEND

-  STRUCTURAL COLUMN
-  EXISTING BUILDING
-  NOT IN SCOPE
-  CMU WALLS
-  EXCLUDED SPACE

AREA TAKEOFF

GROUND FLOOR	
UNIT	GROSS SF
170-1A1:	16919 SF
170-1A2:	3190 SF
170-1A3:	4878 SF
170-1A4:	3170 SF

A1.11.1

FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 107 WEST SIDE AVE
 JERSEY CITY, NJ
 DATE: 7/3/24



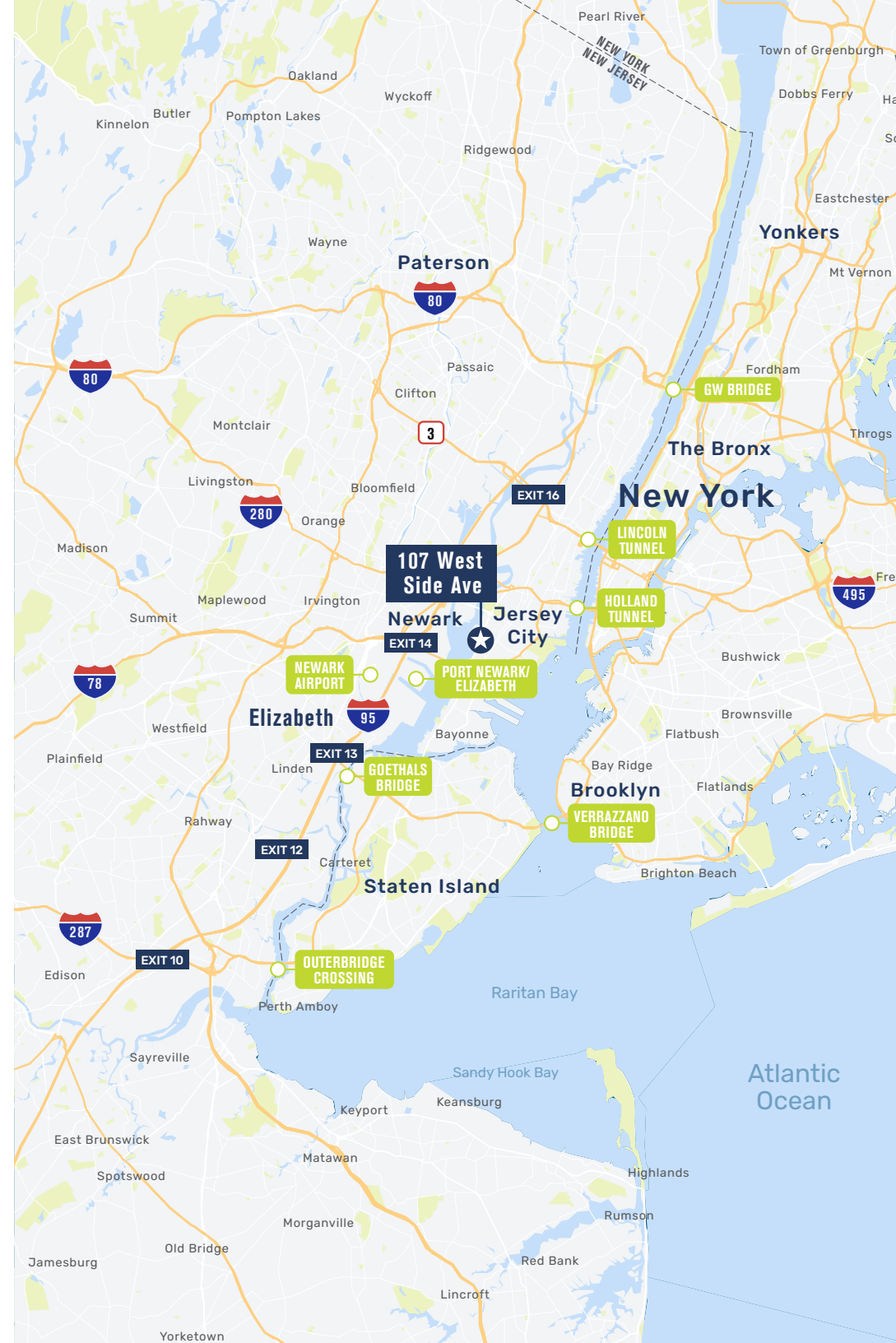


TRAVEL POINTS OF INTEREST

107 West Side Ave is part of a larger industrial facility that sits directly between West Side Avenue and Route 440. This multi building complex has been anchored with large corporate tenancy for much its this tenure. For the first time ownership is repositioning small foot print spaces that still get users the opportunity to take advantage of large industrial logistic facilities but operate in < 5,000SF space.

Take advantage of acres of parking for cars and trucks alike, access to all major thoroughfares and be up to George Washington Bridge or Down to Outerbridge Crossing in under 30 minutes.

DISTANCES TO 107 WEST SIDE AVE	
Miles	Location
18.7	Gw Bridge
11.9	Lincoln Tunnel
8.2	Holland Tunnel
9.1	Port Newark/ Elizabeth
9.4	Newark Airport
13.6	Goethals Bridge
16.5	Verrazzano Bridge
23.5	Outerbridge Crossing



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 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](#)