



GROUND FLOOR ENTRANCE

LOADING DOCK

PARKING LOT

**235 ORIENT AVE**  
JERSEY CITY, NJ 07305

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## – Single Tenant Industrial Available— Jersey City West Side Area

- Former signage shop leaving medium-footprint space after long term lease—very well maintained and available immediately.
- Near Route 440 and 1&9 boasting high ceilings, multiple bathrooms, lots of natural light, private loading dock and parking lot.
- Small office component with entrance landing, bull pen for 3 cubicles, private office and Bathroom. HVAC runs through entire office portion, not warehouse.

### **LOCATION**

WEST SIDE CORRIDOR  
OFF KENNEDY BLVD

### **AVAILABLE**

SPACE 1: 6,000SF

### **PARKING**

6 PARKING SPACES

### **CEILING HEIGHT**

18'

### **POSSESSION**

IMMEDIATE

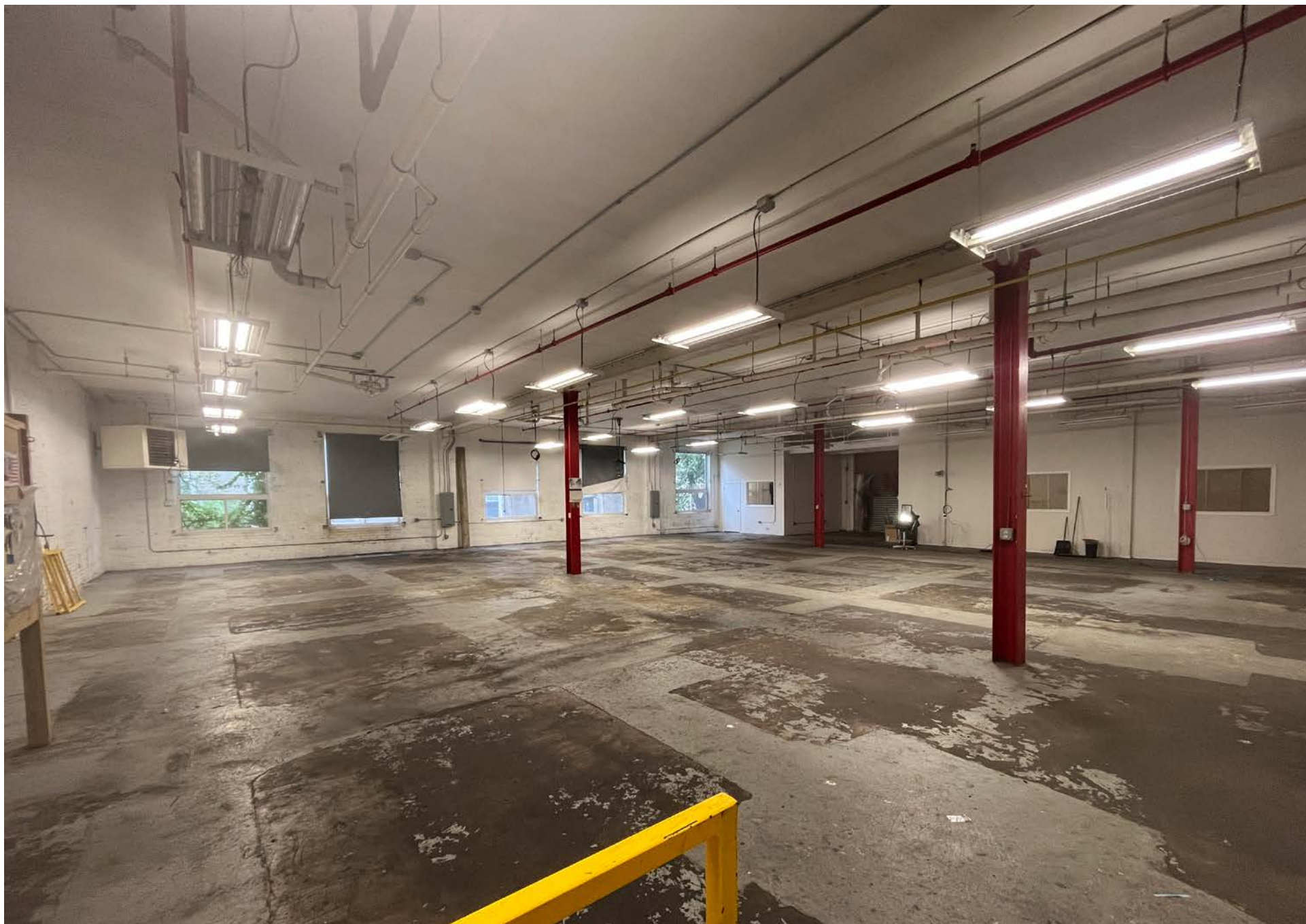
### **ELECTRIC SERVICE**

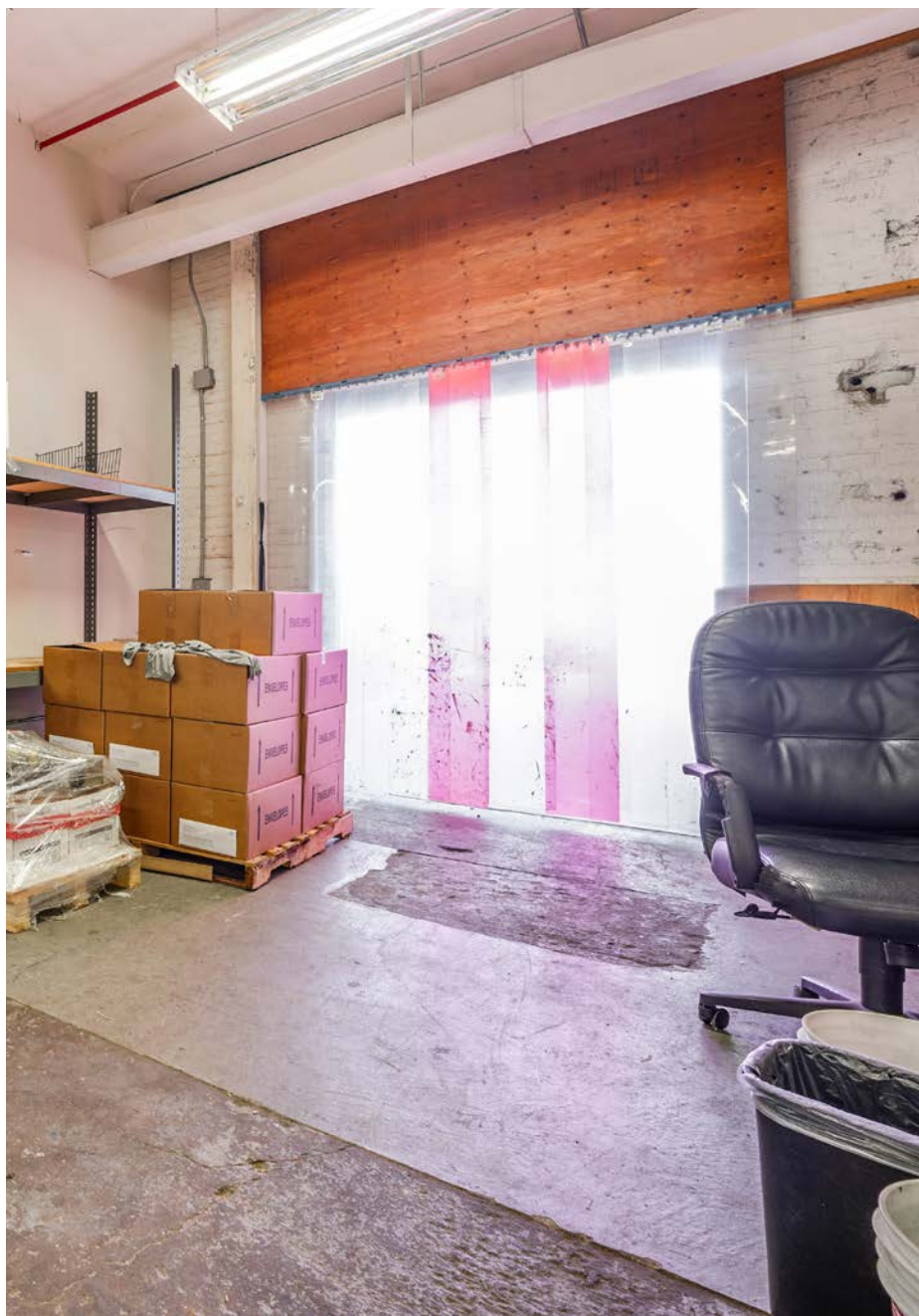
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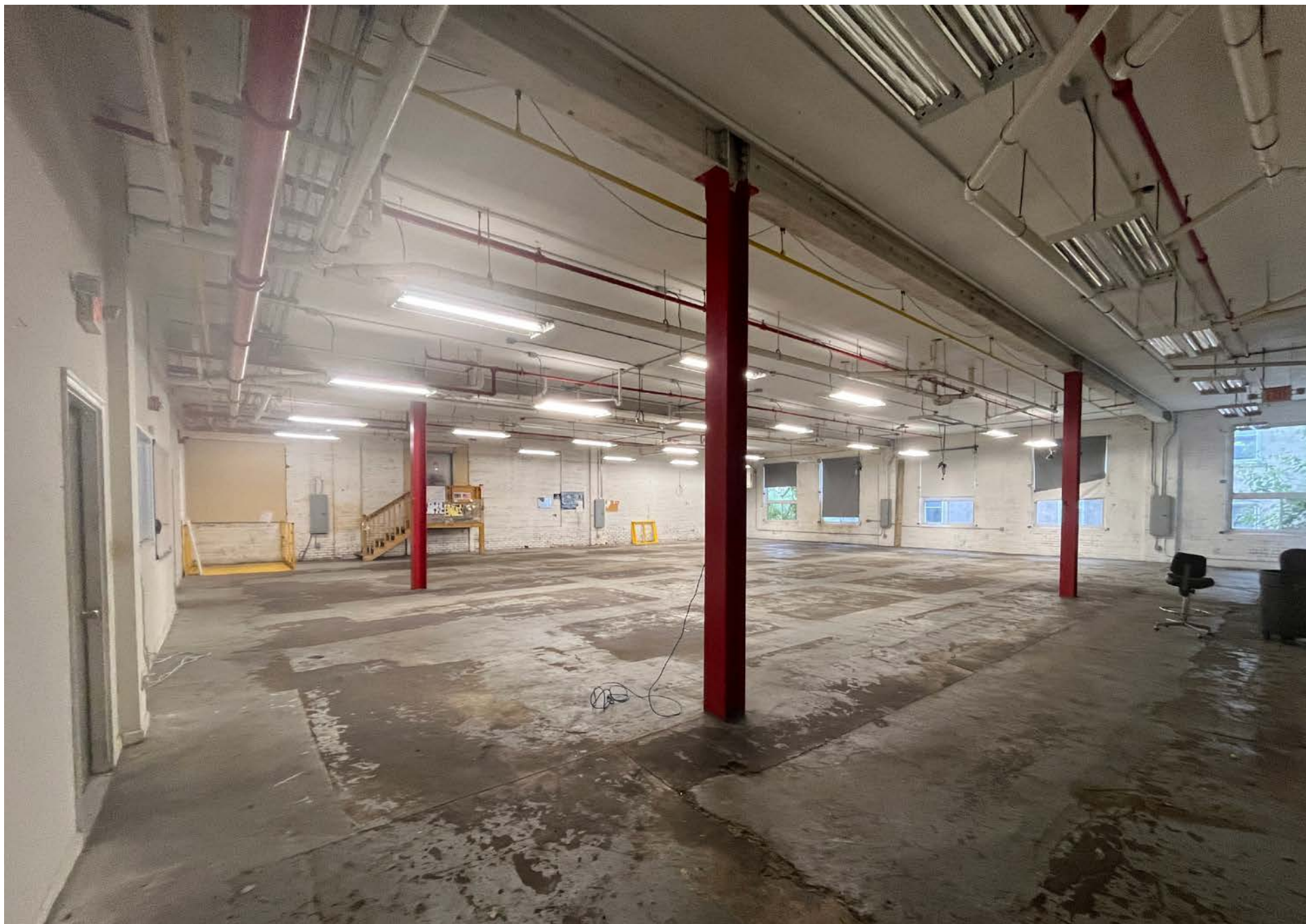
### **LOADING DOCK**

(1) EXTERIOR DOCK











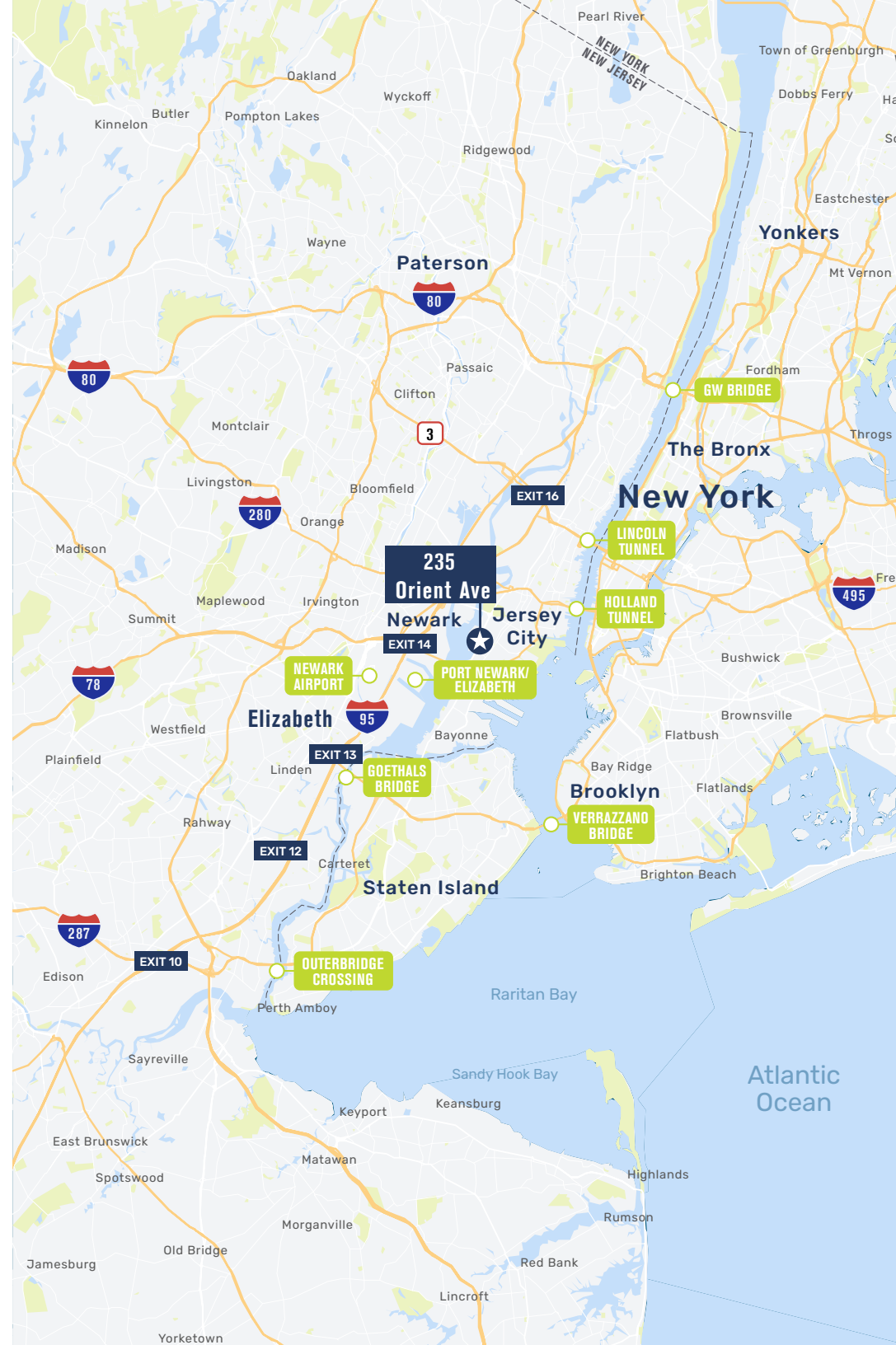
PARKING LOT

LOADING DOCK



## TRAVEL POINTS OF INTEREST

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](#)