

108,993 SF FOR LEASE
NEW CONSTRUCTION
DELIVERING Q2 2023

12P orete avenue

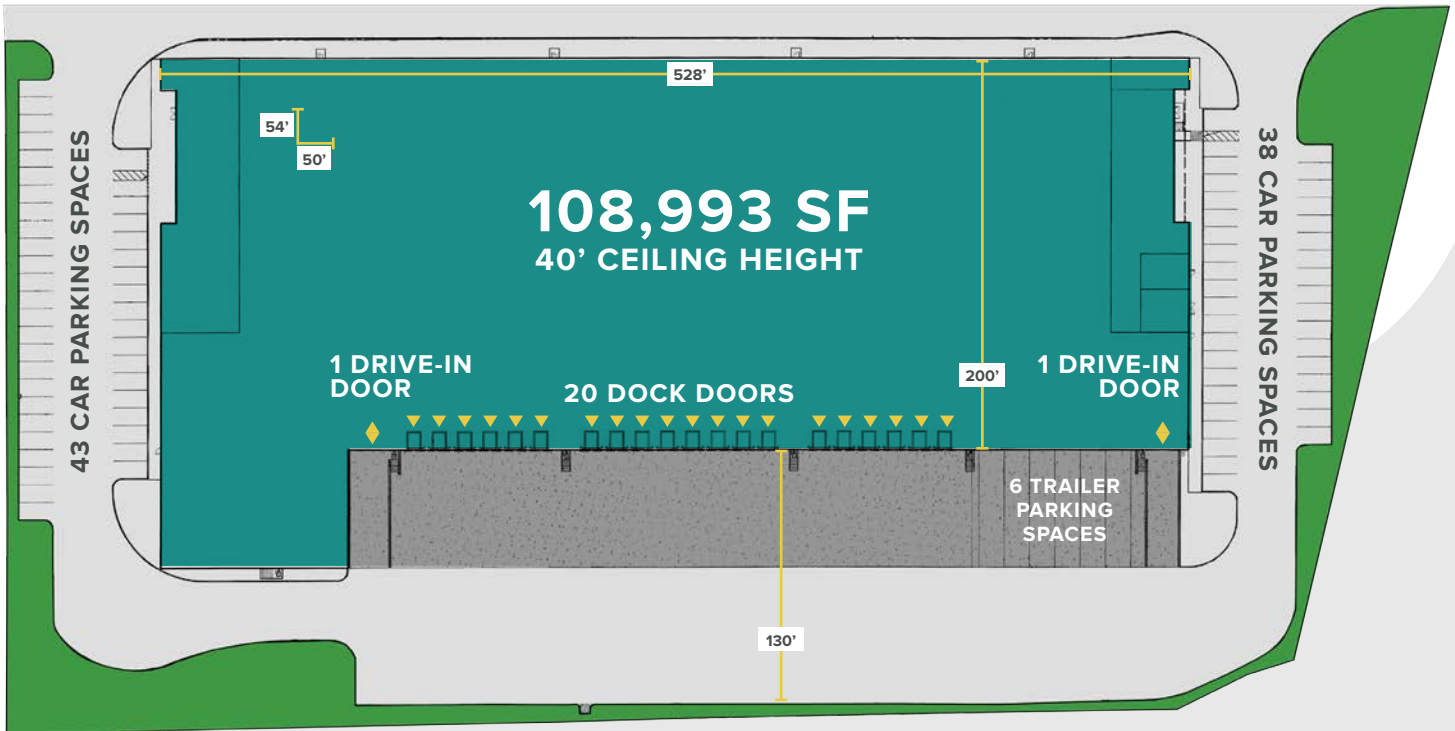
12 PORETE AVENUE | NORTH ARLINGTON NJ 07031

www.12poreteavenue.com



12 PORETE AVENUE | NORTH ARLINGTON, NJ
108,993 SF NEW CONSTRUCTION DELIVERING Q2 2023

PROPERTY DETAILS



TOTAL BUILDING SF 108,993 SF

OFFICE SF ±5,000 SF

CEILIGHT HEIGHT 40'

COLUMN SPACING 54' x 50'

SPEED BAY 54'6" x 60'

DOCK DOORS 20

DRIVE-IN DOORS 2

SPRINKLER ESFR

CAR PARKING 81

TRAILER PARKING 6

POWER 1,200 amps / 480/277 volts 3-phase, 4 wire

DELIVERY DATE Q2 2023*

**Subject to change*

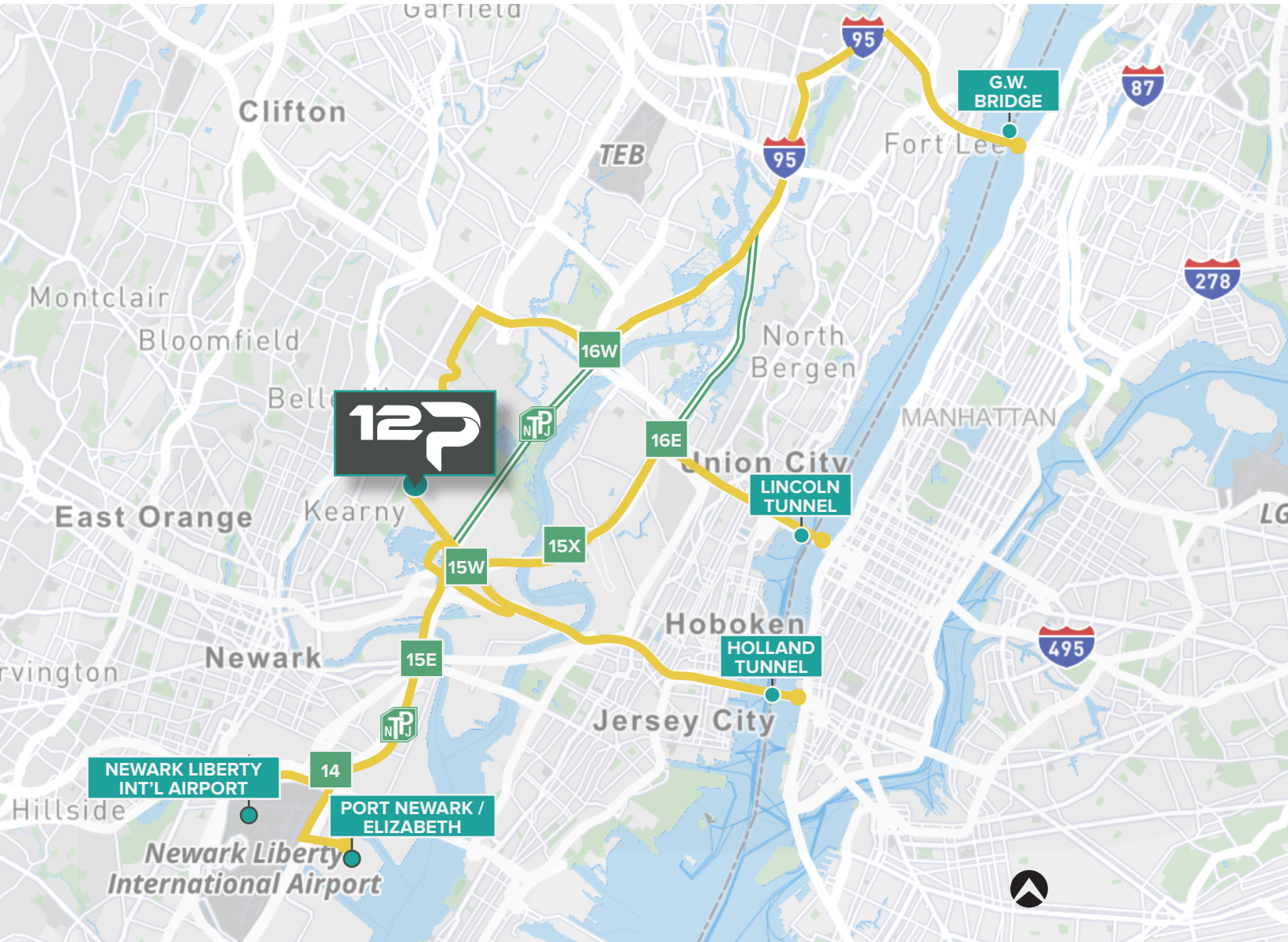


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CBRE

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LOCATION HIGHLIGHTS



12 MINUTES
to the New Jersey
Turnpike



20 MINUTES
to Newark Liberty
Int'l Airport



21 MINUTES
to New York City



25 MINUTES
to Ports Newark /
Elizabeth



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POPULATION DENSITY



11,153,490
2022 POPULATION
within a 45 mile drive-time

3,060,976
MILLENNIALS
(born 1981 - 1998)

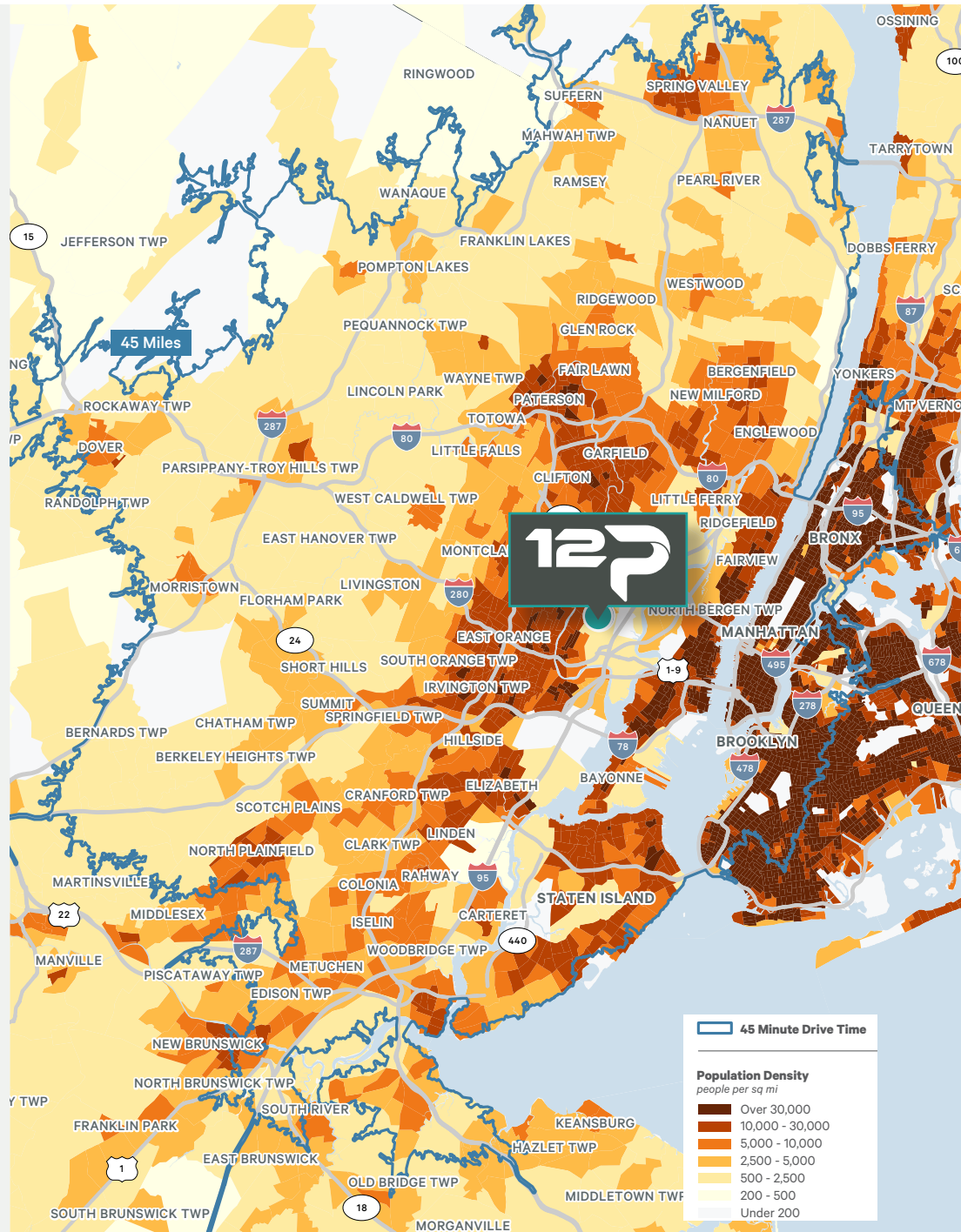
2,435,150
GEN Z
(born 1999 - 2016)

2,204,111
GEN X
(born 1965 - 1980)

2,079,476
BABY BOOMERS
(born 1946 - 1964)

762,028
GENERATION ALPHA
(born 2017 or later)

611,749
GREATEST GEN
(born 1945 or earlier)



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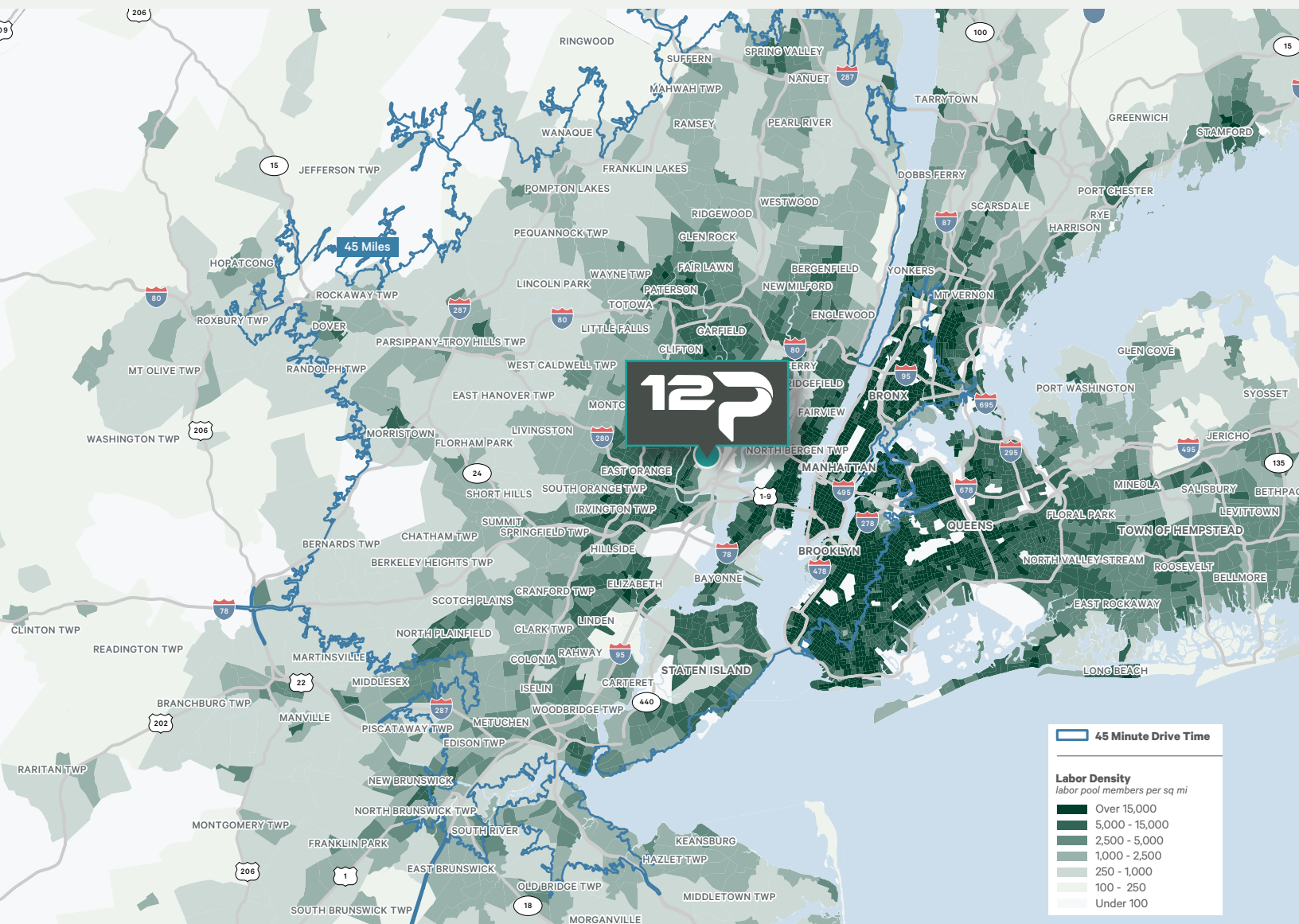
LABOR FORCE



2022
LABOR FORCE
within a 10 mile radius

2,122,526
12 PORETE AVENUE

V.S. 382,292
NATIONAL AVG



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FOR INQUIRIES OR TO SCHEDULE A TOUR, PLEASE CONTACT:

THOMAS F. MONAHAN

Vice Chairman

+1 201 712 5610

thomas.monahan@cbre.com

STEPHEN D'AMATO

Executive Vice President

+1 201 712 5616

stephen.damato@cbre.com

LARRY SCHIFFENHAUS

Executive Vice President

+1 201 712 5809

larry.schiffenhaus@cbre.com



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