

**Industrial  
Space Available**

**Move Your Business closer to the Port of NY & NJ**

**301 Broadway, Jersey City  
New Jersey**

**• 5 miles to the Ports  
• No Tolls**

**439,015 SF Warehouse Complex – Available 12/1/25**

**Unit A: 145,883 SF    Unit B: 293,132 SF**



- **Electric:** 1,200 amps @208 & 1200 amps @480
- **Floor Load (Warehouse):** 350-500 lbs psf
- **Clear Ceiling Height:** 18'-32'
- **Column Spacing:** Varies, approximately 30' x 40'
- **Loading Docks:** Forty-five (45) loading docks
- **Drive-Ins:** Seven (7) Doors
- **Trailer Parking:** 4.225 acres



**Comments:**

- Ample truck parking – 4.225 acres
- Prime industrial building is within minutes of Manhattan & Newark Liberty International Airport & major highways

**Economic Incentives:**

- The New Jersey Economic Development Authority (EDA) offers a multitude of incentive programs. Visit [www.njeda.com](http://www.njeda.com) for more info.

For leasing information, please contact:

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# Industrial Complex Available

301 Broadway, Jersey City, New Jersey

Warehouse Complex Available: 439,015 SF

5 Miles to the  
Ports Elizabeth & Newark and No Tolls  
Close to the NJ Turnpike, I-78, I-280, Rt 1&9,  
Holland Tunnel and Port Jersey



Mezzanine Office 

(7) 8'-0" w x 10'-0" h DOORS  
(13) 8'-0" w x 8'-0" h DOORS

12'-0" w x 14'-0" h  
DRIVE-IN

## UNIT A

Warehouse: 140,645 SF  
Mezzanine: 5,238 SF  
Available: 12/1/25

PAVED AREA

(12) 8'-0" w x 9'-0" h  
DOORS

## UNIT B

Warehouse: 293,132 SF  
Available: 12/1/25

6 DOORS

2-Story Section

6 INTERIOR DOCKS

3 LOADING DOORS

4 LOADING DOORS

TRAILER PARKING

4.225 acres

Floor Load (Warehouse):  
350-500 lbs psf

Clear Ceiling Height:  
18'-32'

Loading Docks:  
Forty-five (45) Loading Docks

Drive-Ins:  
Seven (7) Doors

Column Spacing:  
Varies, approximately 30' x 40'

### Comments:

- Ample truck parking.
- Prime industrial building located off Routes 1 & 9, the New Jersey Turnpike and I-78. The building is within minutes of Manhattan and Newark Liberty International Airport. The Garden State Parkway, Routes 17, 46, and arteries to I-80, I-95 and I-280 are easily accessible.

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