



# CARLSTADT

## LOGISTICS CENTER

FINAL MILE DISTRIBUTION CENTER  
450 16<sup>TH</sup> STREET, CARLSTADT, NJ



**133,063 SF** OF NEW CONSTRUCTION AVAILABLE FOR LEASE

**30-YEAR PILOT**

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 TA REALTY

 KBCADVISORS

# QUICK FACTS

PROPERTY ADVANTAGES

450 16<sup>TH</sup> STREET, CARLSTADT, NJ

**60 million** consumers  
within a **5 hr drive**

**5 million** consumers  
within **30 min drive**

**8.2 miles** to midtown  
**Manhattan**

**State of the art** new  
construction

**36'** clear height

**ESFR Sprinkler**



**FORKLIFT DRIVERS**

**\$22.65**

Average Hourly  
Earnings



**WAREHOUSE WORKERS**

**\$19.57**

Average Hourly  
Earnings

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# SITE PLAN

## PROPERTY SPECS



|                |       |
|----------------|-------|
| CLEAR HEIGHT   | 36'   |
| SPRINKLER TYPE | ESFR  |
| LOADING DOORS  | 12    |
| AUTO PARKING   | 106   |
| TRUCK PARKING  | 25    |
| ACREAGE        | 12.27 |
| DRIVE INS      | 1     |
| TRUCK COURT    | 185'  |

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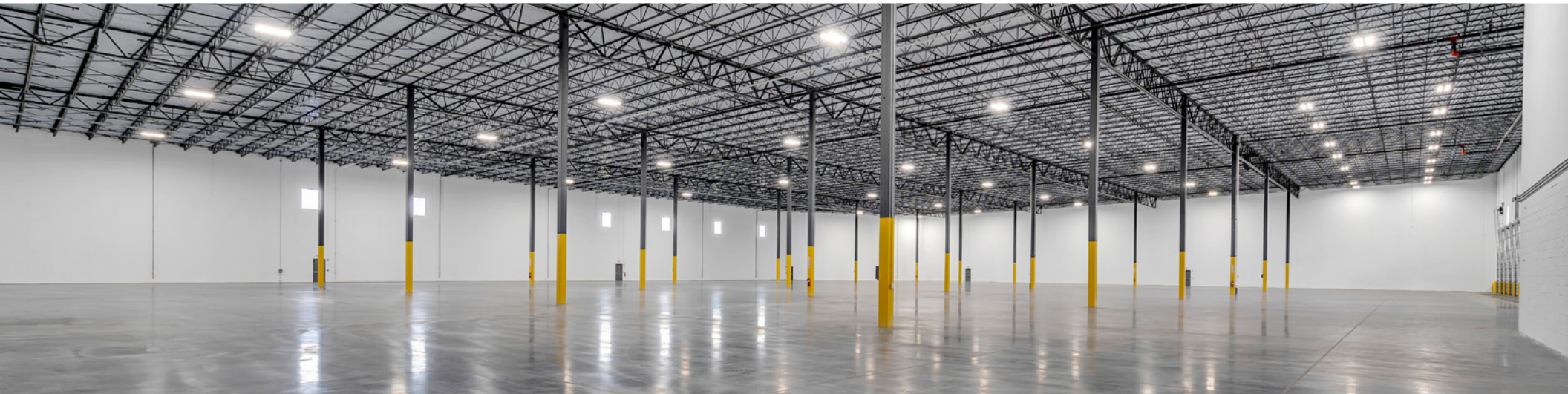
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# CLOSE UP

## PROPERTY OVERVIEW



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# LOCATION MAP & STATISTICS

NEW YORK CITY

HOLLAND TUNNEL

JERSEY CITY

GEORGE WASHINGTON BRIDGE

LINCOLN TUNNEL

TO PORT NEWARK/ELIZABETH [14.7 MILES]

TO NEWARK INT'L AIRPORT [13.9 MILES]

450 16TH STREET, CARLSTADT, NJ

TETERBORO AIRPORT

EXIT 16W

|                               | 5 MILES   | 10 MILES  | 15 MILES  |
|-------------------------------|-----------|-----------|-----------|
| 2022 TOTAL POPULATION REACH   | 646,539   | 4,856,308 | 9,556,319 |
| 2022 TOTAL HOUSEHOLDS REACH   | 234,944   | 1,999,833 | 3,716,205 |
| 2022 AVERAGE HOUSEHOLD INCOME | \$111,506 | \$138,859 | \$127,350 |

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