

2Q 2019

Meadowlands Industrial Report



Outer Space leased 143,436 square feet at 350 Starke Road in Carlstadt

Meadowlands 2Q'19 Industrial Report

Meadowlands

At a Glance...

- There are currently 1,009 industrial and flex buildings of 20,000 sf or larger in the Meadowlands submarket.
- The vacancy rate is currently 2.7%.
- The average asking rate is currently \$10.73 psf nnn.

Leasing Activity

There was over 943,000 square feet leased in the second quarter of 2019. Average asking rates ended the quarter at \$10.46 per square foot. Rates are up \$1.06 per square foot from the second quarter of 2018 as well as up \$1.83 per square foot from the second quarter of 2017. Vacancy ended the quarter at 2.7%, which is up 0.5% from the second quarter of 2018. Compared to 2 years prior, the rate is down 0.2%.

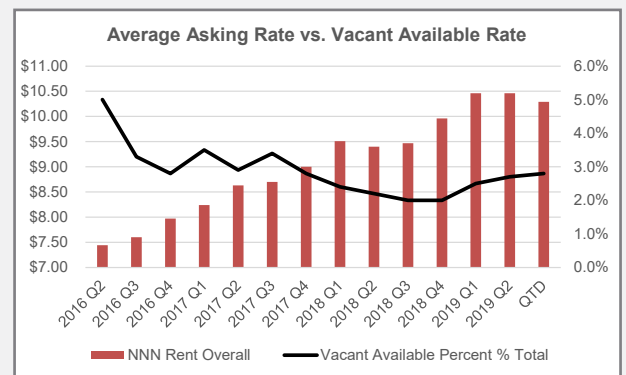
Top lease transactions included Triangle Distribution renewing their 199,503 square feet at 1000 New County Road in Secaucus; Outer Space leasing 143,436 square feet at 350 Starke Road in Carlstadt; FashionPhile leasing 103,774 square feet at 77 Moonachie Avenue in Moonachie; FNS leasing 62,200 square feet at 245 W. Commercial Avenue in Moonachie; and Cactus Clothing Co. leasing 25,526 square feet at 175 Anderson Avenue in Moonachie, which NAI Hanson facilitated. Cactus Clothing is currently relocating from Carlstadt.

Sales Activity

Two top sales for the quarter included 845 1st Street in Secaucus and 217 Avenue A in Carlstadt.

845 1st Street in Secaucus, a 38,000 square foot building, sold from Axis Development II LLC to J&A Real Estates LLC. The building, which sits on 1.32 acres, sold for \$5,525,000 or \$145.39 per square foot. The buyer plans to occupy the property once renovations are complete.

NAI Hanson was involved in the transaction at 175 Anderson Avenue in Moonachie. 175 Anderson Avenue LLC purchased the 25,526 square foot building for \$4,100,000 or \$160.62 per square foot from Top-Ro 175 LLC. Shortly after the sale, NAI Hanson was able to secure a lease with Cactus Clothing.



Top Transactions for 2Q'19

SALES

845 1st Street, Secaucus
38,000 sf sold for \$5,525,000
Buyer: J&A Real Estates LLC
Seller: Axis Development II LLC

175 Anderson Avenue, Moonachie
25,526 sf sold for \$4,100,000
Buyer: 175 Anderson Avenue LLC
Seller: Top-Ro 175 LLC

LEASES

199,503 sf - 1000 New County Rd., Secaucus
143,436 sf - 350 Starke Rd., Carlstadt
103,774 sf - 77 Moonachie Ave., Moonachie
62,200 sf - 245 W. Commercial Ave., Moonachie
25,526 sf - 175 Anderson Ave., Moonachie

*NAI Hanson Transaction

AMERICAN DREAM MALL - The American Dream mall recently announced an opening date in late October. Triple Five Group announced the 3,000,000 square foot project will include 15 entertainment offerings and more than 450 retail, food and specialty shops. The project is now more than 15 years in the making.

KINGSLAND PROJECT UPDATE - Last quarter, we gave an update on the collaboration of Russo Development and Forsgate Industrial Partners detailing their 3,000,000 square foot project on 718 acres. It was just reported that the two companies completed the \$42,500,000 acquisition. The municipalities consist of Rutherford, North Arlington and Lyndhurst. The process began in June 2015 and delivery of the first building is scheduled to be late 2021.

MEADOWLANDS INDUSTRIAL REDEVELOPMENT SITE - 1200 Wall Street W in Lyndhurst, a 186,846 square foot office building, recently sold to Link Industrial Properties, who is planning on converting the office building to an industrial building. The 8 acre site can accommodate approximately 110,000 square feet of warehouse/distribution. The property sold for \$9,250,000 or \$49.51 per square foot.



Properties Under Construction

<u>ADDRESS</u>	<u>SIZE (SF)</u>	<u>COMPLETION</u>	<u>DEVELOPER</u>
50 Central Avenue, Kearny	415,533	4Q2019	Seagis Property Group
140 Central Avenue, Kearny	73,872	3Q2019	River Terminal Development
1099 Hendricks Crossway, Ridgefield	30,000	4Q2019	Saber Realty Group

NAI Hanson Availabilities

**NEW Building Upgrades!

575 N. Midland Avenue, Saddle Brook

Available Space: 166,000 sf Office: 6,789 sf
 Ceiling Height: 14'5"-28' Loading: 17 loading docks

307 E. Park Street, Moonachie

Available Space: 8,000 sf Office: 400 sf
 Ceiling Height: 21'8" Loading: 6 int. loading docks

450 Commerce Boulevard, Carlstadt

Available Space: 70,133 sf Office: 16,000 sf
 Ceiling Height: 22' Loading: 5 loading docks

2 Anderson Avenue, Moonachie

Available Space: 7,500 sf Office: 600 sf
 Ceiling Height: 18' Loading: 1 loading dock

175 Anderson Avenue, Moonachie

Available Space: 25,000 sf Office: 2,500 sf
 Ceiling Height: 18' Loading: 5 loading docks

280 Colfax Avenue, Clifton

Available Space: 9,000 sf Office: 500 sf
 Ceiling Height: 18' Loading: 8 loading docks
 1 drive-in



575 N Midland Avenue, Saddle Brook

About Us

NAI James E. Hanson is committed to providing the highest quality commercial real estate services in Northern New Jersey, Southern New York and Eastern Pennsylvania and has been since it was founded in 1955.

We primarily cover Northern New Jersey and Southern New York as well as eastern Pennsylvania.

Our staff 70+ includes: **10** SIOR designees (highest in NJ)
3 CCIM designees
3 MSRE designees (NYU graduates)

We are a part of NAI Global, a managed network of **6,000** professionals with **375** offices in **36+** countries and is one of the largest commercial real estate service providers worldwide with over **1.15 billion** SF of property



- #1 Global CRE Provider (Based on coverage by # of offices)
- #1 Network (Based on performance – Watkins and CRE Service Providers Survey)
- #1 Instructor of the Year SIOR
- #1 Network (Based on transaction volume)
- #3 Brokerage Organization (Based on RE Forum's Forum 100)
- Top Tier Brokerage Organization (National Real Estate Investor)

Meadowlands Team

Tom and Jeff have worked extensively in the Meadowlands submarket since 1999. They are members of NAR, SIOR, The Hackensack Meadowlands Chamber of Commerce, The Coalition of Commercial Real Estate Associations and the Liberty Board of Realtors.

If you are interested in selling your property, or just want to know what it's worth, call Tom or Jeff at 201-488-5800.



Tom Vetter





Jeff DeMagistris

For more information:

Thomas A. Vetter, SIOR
201 488 5800 x105
tvetter@naihanson.com

Jeffrey W. DeMagistris, SIOR
201 488 5800 x147
jdemagistris@naihanson.com

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