

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

3Q

2023
MEADOWLANDS
REPORT



At a Glance

- *There are currently 1,018 industrial and flex buildings of 20,000 sf or larger in the Meadowlands submarket.*
- *The vacancy rate is currently 4.0%.*
- *The average asking rental rate is currently \$17.50 psf nnn.*

The overall vacancy moved higher as more space came to market, pushing the rate to 4.0%, up from 2.1% at the same time last year. While vacancy has risen, the market remains tight. There were five buildings where more than 100,000 square feet were added during the quarter, which contributed to the rise in vacancy. Properties where space was added included: 197,286 square feet at 500 Washington Avenue in Carlstadt and 192,000 square feet at 6001 Tonnelle Avenue in North Bergen. Average asking rates finished the quarter at \$17.50 per square foot, up slightly from \$17.25 per square foot at the end of the third quarter last year. Vacancy rates and asking rates are expected to continue to rise for the remainder of the year as several projects currently under construction will be delivered. Currently, there are 3.2 million square feet of new product under construction with delivery expected between third quarter 2023 and year-end 2024.

Notable lease transactions during the third quarter included: Global Courier Express at 205 Campus Drive in Kearny for 100,000 square feet, BindRight for 35,000 square feet at 125 State Street in Moonachie and FH Express for 31,222 square feet at 3 Alsan Way in Little Ferry.

There were three (3) sales recorded during the third quarter of 2023 in the Meadowlands, with a total aggregate value of \$220.3 million. The sales included 375 North Street in Teterboro, 111 Central Avenue in Teterboro, 600 Washington Avenue in Carlstadt, and 701 12th Street, also in Carlstadt.

The largest property to change hands during the quarter was 600 Washington Avenue in Carlstadt. The 488,569-square foot property sold to Prologis from previous owner, Blackstone. Two of properties purchased during the quarter were part of a 73-building portfolio acquisition by Prologis from Blackstone. 600 Washington Avenue also garnered the highest price for the quarter, selling for \$152.3 million or \$311 per square foot.

Top 2023 SALES

125,500 SF | \$36,200,000*

111 Central Avenue, Teterboro
Buyer: Prologis
Seller: Marschall Partners LP

64,390 SF | \$31,850,000

701 12th Street, Carlstadt
Buyer: Prologis
Seller: Blackstone



Top 2023 LEASES

100,000 SF

205 Campus Drive, Kearny

35,000 SF

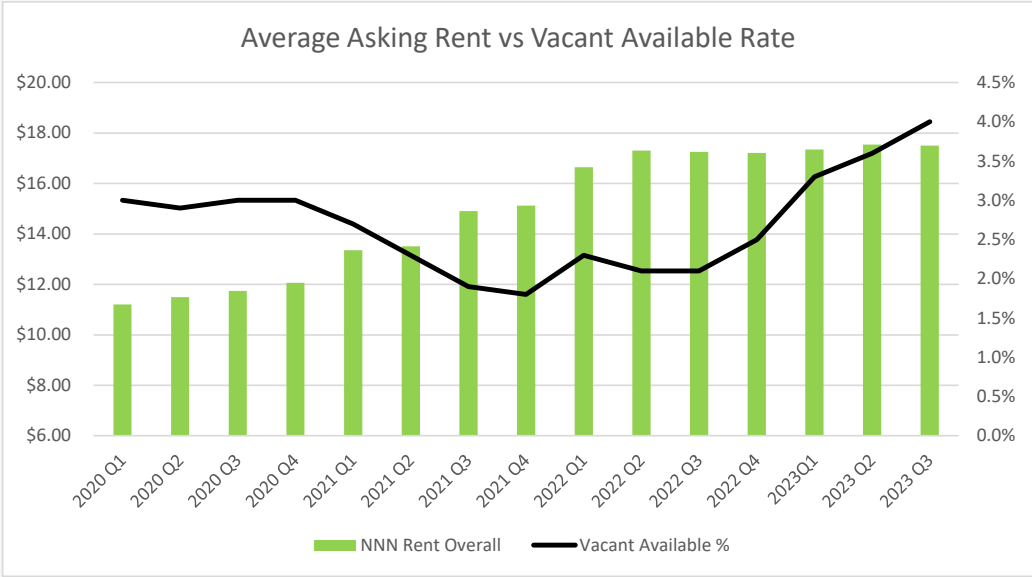
125 State Street, Moonachie

31,222 SF

3 Alsan Way, Little Ferry

* NAI Hanson Transaction

Leasing & Rent Trends



Period	NNN Rent Overall PSF	Vacant Available %
2020 Q1	\$11.21	3.0%
2020 Q2	\$11.49	2.9%
2020 Q3	\$11.74	3.0%
2020 Q4	\$12.06	3.0%
2021 Q1	\$13.36	2.7%
2021 Q2	\$13.51	2.3%
2021 Q3	\$14.91	1.9%
2021 Q4	\$15.12	1.8%
2022 Q1	\$16.64	2.3%
2022 Q2	\$17.31	2.1%
2022 Q3	\$17.25	2.1%
2022 Q4	\$17.21	2.5%
2023 Q1	\$17.35	3.3%
2023 Q2	\$17.54	3.6%
2023 Q3	\$17.50	4.0%

Currently Available for Lease

HARRISON AVE AT KEARNY
NEW CONSTRUCTION

- 211,287 total SF
- 17± total AC
- 38' clear height
- 41 loading docks
- 63 trailer stalls
- 251 car parking

455 Barell Avenue
Carlstadt - 26,138 SF

80 Triangle Blvd
Carlstadt - 36,750 SF

VIEW all of our available properties on our website at naihanson.com

Notable Year-to Date NAI Hanson Transactions

ADDRESS	CITY	SIZE (SF)	TYPE
111 Central Ave	Teterboro, NJ	125,500	Sale
195 North St, Ste 300	Teterboro, NJ	10,464	Lease
150 Western Road, Ste 100	Kearny, NJ	56,200	Lease



The Meadowlands Team

Tom and Jeff have worked extensively in the Meadowlands submarket since 1999. They are members of NAR, SIOR, Meadowlands Regional Chamber of Commerce, and the Liberty Board of Realtors. Their SIOR designation is the highest designation that a commercial real estate agent can achieve.

About NAI James E. Hanson

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 are one of the founding members of NAI Global, a managed network of **5,800** professionals with **325+** offices in **65+** countries and is one of the largest commercial real estate service providers worldwide with over **1.1 billion square feet** of property managed and over **\$20 billion** in annual transaction volume.

If you are interested in acquiring new space, selling or leasing your property, or just want to know its value, please contact us.



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