4Q 2018
Meadowlands Industrial Report

NAI Hanson is representing 166,000 square feet at 575 N. Midland Avenue in Saddle Brook
Meadowlands 4Q’18
Industrial Report

At a Glance...

• There are currently 1,008 industrial and flex buildings of 20,000 sf or larger in the Meadowlands submarket.
• The vacancy rate is currently 2.8%.
• The average asking rate is currently $10.24 psf nnn.

Leasing Activity

There was over 437,000 square feet leased in the fourth quarter of 2018. Average asking rates ended the quarter at $9.96 per square foot. Rates are up $0.28 per square foot from the previous quarter and up $0.92 per square foot from the fourth quarter of 2017. Vacancy ended the quarter at 2.3%. The rate is up .1% from the previous quarter and down 0.7% from the fourth quarter of 2017.

Top lease transactions included 55,371 square feet leased at 245 Moonachie Road in Moonachie; 53,568 square feet at 350 Starke Road in Carlstadt; 32,022 square feet at 25 Empire Boulevard in South Hackensack and 30,000 square feet at 99 Murray Hill Parkway in East Rutherford. NAI Hanson facilitated the transaction at 25 Empire Boulevard in South Hackensack.

Sales Activity

Two top sales for the quarter included 11 Empire Boulevard in South Hackensack and 130 Commerce Road in Carlstadt.

11 Empire Boulevard in South Hackensack sold from JIM Partners, LLC to Cabot Properties, Inc. The 73,870 square foot industrial warehouse was 100% leased to multiple tenants at the time of sale and sold for $11,000,000 or $148.91 per square foot.

Terreno Realty Corporation purchased 130 Commerce Road in Carlstadt from Metrovision Production Group in a sale leaseback transaction. The 24,000 square foot building sold for $3,500,000 or $145.83 per square foot. Metrovision purchased the property originally in 2010 to use the building as their warehouse/office.

Top Transactions for 4Q’18

SALES
11 Empire Blvd., South Hackensack
73,870 sf sold for $11,000,000
Buyer: Cabot Properties, Inc.
Seller: JIM Partners, LLC

130 Commerce Rd., Carlstadt
24,000 sf sold for $3,500,000
Buyer: Terreno Realty Corporation
Seller: Metrovision Production Group

LEASES
55,371 sf - 245 Moonachie Rd., Moonachie
53,568 sf - 350 Starke Rd., Carlstadt
32,022 sf - 25 Empire Blvd., South Hackensack*
30,000 sf - 99 Murray Hill Pky., East Rutherford

*NAI Hanson transaction
2018 Recap

2018 was another strong year for the Meadowlands industrial market. The vacancy rate stayed below 3% and there was over 3,300,000 square feet leased for the year. Average asking rates stayed over the $9.00 mark and ranged from $9.51-$9.96 per square foot.

Top lease transactions for the year included Avanti Linens, Inc. leasing 172,016 square feet at 234 Moonachie Road in Moonachie; Multipet International leasing 111,807 square feet at 55 Madison Circle Drive in East Rutherford; Mainfreight leasing 111,000 square feet at 50 Cable Drive in Kearny; and 4Over leasing 106,841 square feet at 35 State Street in Moonachie. Top renewals included NAI Hanson facilitating the renewal with Dynamic Worldwide with their 165,090 square feet at 2501 71st Street in North Bergen; Modaexpress of USA, Inc. renewing 164,232 square feet at 900 Secaucus Road in Secaucus; and Bind-Rite Service, Inc. renewing 120,467 square feet at 16-20 Horizon Boulevard in South Hackensack.

Top sale transactions included 698 Route 46 in Teterboro; 200 Riser Road in Little Ferry; and 560 Jefferson Avenue in Secaucus. TIAA-CREF Investment Management LLC sold 698 Route 46 to Goodman North America. The 616,992 square foot building on 27 acres is fully leased to Amazon, who has approximately 13 years left on their term. Goodman purchased the property for $149,114,627 or $242 per square foot. 200 Riser Road in Little Ferry sold from LaSalle Investment Management, Inc. to Dassault Falcon Jet Corp., who is a tenant in the building. The 289,575 square foot industrial warehouse building sold for $40,500,000 or $139.86 per square foot. The building sits on 12.5 acres. NAI Hanson sold 560 Jefferson Avenue in Secaucus. Gramercy Property Trust, Inc. purchased the 82,000 square foot building from Marcus Associates for $12,400,000 or $151 per square foot. The multi-tenanted building is 100% leased.

Properties Under Construction

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>SIZE (SF)</th>
<th>COMPLETION</th>
<th>DEVELOPER</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Ethel Boulevard, Wood-Ridge</td>
<td>193,888</td>
<td>1Q2019</td>
<td>Duke Realty Corporation</td>
</tr>
<tr>
<td>Bergen Avenue, Kearny</td>
<td>130,043</td>
<td>1Q2019</td>
<td>Hartz Mountain Industries, Inc.</td>
</tr>
<tr>
<td>8250 West Side Avenue, North Bergen</td>
<td>50,967</td>
<td>1Q2019</td>
<td>Royal Highland Realty LLC</td>
</tr>
</tbody>
</table>

NAI Hanson Availabilities

575 N. Midland Avenue, Saddle Brook
Available Space: 166,000 sf
Office: 6,789 sf
Ceiling Height: 14'5”-28'
Loading: 17 loading docks

450 Commerce Boulevard, Carlstadt
Available Space: 70,133 sf
Office: 16,000 sf
Ceiling Height: 22’
Loading: 5 loading docks

80 Triangle Boulevard, Carlstadt
Available Space: 36,750 sf
Office: 5,000 sf
Ceiling Height: 16’9”
Loading: 2 loading docks
1 drive-in

195 North Street, Teterboro
Available Space: 19,000 sf
Office: TBD
Ceiling Height: 13’
Loading: Multiple loading docks

195 North Street, Teterboro

All information comes from sources deemed reliable to NAI James E. Hanson. Data tracks buildings 20,000 sf and up in the Meadowlands submarket.
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 7,000 professionals with 400 offices in 35+ countries and is one of the largest commercial real estate service providers worldwide with over 425 million 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.

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

FOLLOW US! | Member of NAI Global with 400 Offices Worldwide
195 North Street, Suite 100 • Teterboro, NJ 07608 • 201 488 5800 • 10 Lanidex Plaza W., Parsippany, NJ 07054 • 973 463 1011 • naihanson.com
THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON.