At a Glance....

- There are currently 1,007 buildings with 20,000+ sf in the Meadowlands submarket.
- Vacancy is currently 6.2%.
- Average asking rates are currently $6.58 PSF.

Leasing Activity

There is currently 5.5 million sf of vacant space that is available for lease. Net absorption has remained positive for the last four quarters and is currently 307,078 sf. Vacancy has been on the decline and ended the second quarter at 6.4%. The number currently sits at 6.2%, while average asking rates are on the uprise at $6.58 PSF. Compared to a year ago, rates are up $0.24 PSF while vacancy is down 1.5%.

Some of the top transactions included National Packaging Systems (“NPS”) leasing 200,000 sf at 1000 New County Road in Secaucus and DC Industries leasing 70,228 sf at 15 Division Street in Fairview. NPS also renewed 100,000 sf at the same location in Fairview. Another top transaction was Moda Express renewing their 164,232 sf at 900 Secaucus Road in Secaucus.

Sales Activity

KTR Capital Resources was purchased by Prologis and Norges Bank Investment Manager in the second quarter of 2015. Three of the buildings in the portfolio sold were located in the Meadowlands submarket. Those buildings include 100 Hollister Road in Teterboro ($24,764,518 allocated), 1000 Castle Road ($20,419,621 allocated) and 600 Meadowlands Parkway ($14,940,906 allocated) both in Secaucus.

Other significant transactions included 1200 Valley Brook Road in Lyndhurst and 738 Schuyler Avenue in Lyndhurst. Sitex Realty Group purchased 1200 Valley Brook Avenue from United Land Resources for $16.4 million. The 181,690 sf building is 100% vacant. Emerita Associated sold 738 Schuyler Avenue in Lyndhurst to Schuyler Management LLC for $6.5 million or $32 PSF.

Top Transactions for Fall2015

SALES
100 Hollister Rd, Teterboro
175,000 sf sold for $24,764,518
Buyer: Prologis JV Norges Bank
Seller: KTR Capital Resources

1200 Valley Brook Ave, Lyndhurst
181,690 sf sold for $16,400,000
Buyer: Sitex Realty Group
Seller: United Land Resources, USLR

LEASES
National Packaging Services, Inc. (200,000 sf)
1000 New County Rd, Secaucus

Moda Express, Inc. (164,232 sf renewal)
900 Secaucus Rd, Secaucus

DC Industries (70,228 sf)
15 Division St, Fairview, NJ
**Projects Underway**

**Update on the American Dream Project**

The American Dream Project recently received an approval for a tax break of up to $390 million again from the state Economic Development Authority. The project was first approved for the tax break back in November 2013. Under this tax break, 20% of total project costs will be reimbursed. The total project costs are estimated to be more than $3.18 billion. Approximately $3.12 billion of the total costs is considered eligible under the grant. The developer stated that the project is on track to open in the summer of 2017.

**Update on the Teterboro Landing Project**

The Teterboro Landing Project will be getting into its final stage of construction, which is set to begin in the third quarter of 2015 and anticipated to be completed by May or June of 2016. Walmart, one of the anchors, recently opened in April and Costco, the other anchor, will be opening in the third quarter of 2015. The project is currently trying to get an approval to construct a restaurant row, which would start construction in September or October. The project is receiving $19 million in State tax incentives. The environmental cleanup for the site is estimated to be $50 million.

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**NAI Hanson Availabilities**

<table>
<thead>
<tr>
<th>Location</th>
<th>Available Space</th>
<th>Office</th>
<th>Ceiling Height</th>
<th>Loading</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>One Palmer Terrace, Carlstadt</strong></td>
<td>53,152 sf</td>
<td>32'</td>
<td></td>
<td>2 loading docks</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1 drive-in</td>
</tr>
<tr>
<td><strong>482 Barell Avenue, Carlstadt</strong></td>
<td>36,652 sf</td>
<td>16'</td>
<td></td>
<td>6 loading docks</td>
</tr>
<tr>
<td><strong>86-110 Orchard Street, Hackensack</strong></td>
<td>1,740 sf (Unit 4)</td>
<td>16’</td>
<td></td>
<td>1 loading dock</td>
</tr>
<tr>
<td><strong>86-110 Orchard Street, Hackensack</strong></td>
<td>7,000 sf (unit 10)</td>
<td>20’</td>
<td></td>
<td>1 shared loading dock</td>
</tr>
<tr>
<td><strong>60 Romanelli Avenue, South Hackensack</strong></td>
<td>21,500 sf</td>
<td>14’</td>
<td></td>
<td>1 loading dock</td>
</tr>
<tr>
<td><strong>80 Triangle Boulevard, Carlstadt</strong></td>
<td>36,750 sf</td>
<td>16'9&quot;</td>
<td></td>
<td>2 loading docks</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1 drive-in</td>
</tr>
<tr>
<td><strong>18-01 Pollitt Avenue, Fair Lawn</strong></td>
<td>77,000± sf</td>
<td>14'-'22'</td>
<td></td>
<td>5 loading docks</td>
</tr>
<tr>
<td><strong>456 Nordhoff Place, Englewood</strong></td>
<td>151,000 sf</td>
<td>15’</td>
<td></td>
<td>10 loading docks</td>
</tr>
</tbody>
</table>

*All information comes from sources deemed reliable from NAI James E. Hanson.*
About Us

NAI James E. Hanson is committed to providing the highest quality commercial real estate services in and has been since it was founded in 1955.

We primarily cover Northern New Jersey and Southern New York, but have expanded our coverage into the counties of Somerset, Hunterdon and Sussex, as well as eastern Pennsylvania.

Our staff 60+ includes: 10 SIOR designees (highest in NJ)
3 CCIM designees
2 MSRE designees (NYU graduates)

We are a part of NAI Global, a managed network of 6,700 professionals with 375 offices in 55 countries and is one of the largest commercial real estate service providers worldwide.

#1 Global CRE Provider (Based on coverage by # of offices)
#1 Network (Based on performance – Watkins and CRE Service Providers Survey)
#1 Global Broker of the Year (Private Equity Real Estate Magazine)
#1 Instructor of the Year SIOR
#1 Network (Based on transaction volume)
#3 Brokerage Organization (Based on RE Forum’s Forum 100)

Meadowlands Team

Tom and Jeff represent several prominent Meadowlands landlords including The Hampshire Companies, Sitex Realty Group and Safer Development. In the past 12 months they have completed 29 transactions and have leased/sold over 700,000 square feet. 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.

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