3Q 2016
Meadowlands Industrial Report

506 Route 46, Teterboro - 30,538 sf available for lease by NAI Hanson
Meadowlands 3Q’16
Industrial Report

At a Glance...

- There are currently 997 industrial and flex buildings of 20,000 sf or larger in the Meadowlands submarket.
- Vacancy is currently 4.3%.
- Average asking rates are currently $7.50 psf nnn.

Leasing Activity

Vacancy decreased in the third quarter from 5.7% in the second to 4.1% in the third while leasing registered over 1,200,000 square feet. Average asking rates increased $0.08 per square foot and ended the third quarter at $7.27 per square foot. Rates are up $0.66 per square foot from the third quarter of 2015.

Top lease transactions for the quarter included Amazon leasing 616,992 square feet at 698 Route 46 in Teterboro; H. Betti Industries, Inc. renewing their 75,760 square feet at 303 Paterson Plank Road in Carlstadt; EPTA America, LLC leasing 29,558 square feet at 50 Morton Street in East Rutherford; and Designer 8, Inc. leasing 22,800 square feet at 560 Jefferson Avenue in Secaucus. NAI Hanson facilitated the transactions at 50 Morton Street in East Rutherford and 560 Jefferson Avenue in Secaucus. Amazon’s new space sits on 27.1 acres and has 46 loading docks and 4 drive-ins.

Sales Activity

125 East Union Avenue in East Rutherford, an 84,763 square foot warehouse building, sold for $12,600,000 from Value Line, Inc. to Industrial Property Trust. The property is 0% leased and sits on 3.63 acres with 24’ ceilings.

245 Moonachie Road in Moonachie was purchased by Sitex Group. The 53,260 square foot warehouse building was purchased for $7,000,000 from Hwaseung Network America Corp and is 100% occupied. In the last 18 months, this is Sitex’s 9th acquisition in North Jersey and specifically 5th in the Meadowlands.

Top Transactions for 3Q’16

SALES
125 E. Union Ave., East Rutherford
84,763 sf sold for $12,600,000
Buyer: Industrial Property Trust
Seller: Value Line, Inc.

245 Moonachie Rd., Moonachie
53,260 sf sold for $7,000,000
Buyer: Sitex Group
Seller: Hwaseung Network America Corp.

LEASES
616,992 sf - 698 Route 46, Teterboro
75,760 sf - 303 Paterson Plank Rd., Carlstadt
29,558 sf - 50 Morton St., East Rutherford*
22,800 sf - 560 Jefferson Ave., Secaucus*

*NAI Hanson transaction
Nets Complex to Become YMCA Facility

According to an NJ Biz article written by Joshua Burd on July 29th, the former Nets Complex located at 390 Murray Hill Parkway in East Rutherford has plans to become the Meadowlands Area YMCA. The news release stated that the site will include a 83,200 square foot community center which includes the existing gym and two NBA size basketball courts. There will also be a wellness center and day care center among other health and community oriented features. The project is set to be completed by early 2017 and is being funded by community supporters and leaders. The YMCA will have exercise and dance studios, technology labs, classrooms and meeting spaces, physical therapy, rock-climbing, theater, and a teen and senior center.

Properties Under Construction

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>SIZE (SF)</th>
<th>COMPLETION</th>
<th>DEVELOPER</th>
</tr>
</thead>
<tbody>
<tr>
<td>125 North Street, Teterboro</td>
<td>220,883</td>
<td>4Q2016</td>
<td>Forsgate Industrial Partners</td>
</tr>
<tr>
<td>2 Bell Drive, Building A, Ridgefield</td>
<td>195,215</td>
<td>4Q2016</td>
<td>Sitex Group/Cornerstone</td>
</tr>
<tr>
<td>50 Cable Drive, Kearny</td>
<td>189,540</td>
<td>4Q2016</td>
<td>River Terminal Development</td>
</tr>
<tr>
<td>1 County Road, Building B, Secaucus</td>
<td>123,470</td>
<td>1Q2017</td>
<td>Bhasin Properties</td>
</tr>
<tr>
<td>1 County Road, Building A, Secaucus</td>
<td>118,650</td>
<td>2Q2017</td>
<td>Bhasin Properties</td>
</tr>
<tr>
<td>4 Bell Drive, Building B, Ridgefield</td>
<td>83,085</td>
<td>4Q2016</td>
<td>Sitex Group/Cornerstone</td>
</tr>
</tbody>
</table>

NAI Hanson Availabilities

235 Moonachie Road, Moonachie
Available Space: 20,881 sf
Office: 2,841 sf
Ceiling Height: 22'
Loading: 2 loading docks

30 Wesley Street, South Hackensack
Available Space: 44,452 sf
Office: 4,400 sf
Ceiling Height: 16'
Loading: 5 loading docks
1 drive-in

456 Nordhoff Place, Englewood
Available Space: 151,000 sf
Office: 7,000± sf
Ceiling Height: 15'
Loading: 10 loading docks

506 Route 46 W., Teterboro
Available Space: 30,538 sf
Office: n/a
Ceiling Height: 16’-20’
Loading: 2 loading docks
1 drive-in

10 Henry Street, Teterboro
Available Space: 24,560 sf
Office: 5,560 sf
Ceiling Height: 16'
Loading: 2 loading docks
2 drive-ins

All information comes from sources deemed reliable from NAI James E. Hanson. Data tracks buildings 10,000 sf and up in the Meadowlands market.
About Us

NAI James E. Hanson is committed to providing the highest quality commercial real estate services 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 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 6,700 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)
Top Tier Brokerage Organization (National Real Estate Investor)

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 32 transactions. 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

235 Moore Street
Hackensack, NJ 07601
201 488 5800
naihanson.com

10 Lanidex Plaza West
Parsippany, NJ 07054
973 463 1011