

UP TO 1 ACRE OF LAND AVAILABLE FOR LEASE
IMMEDIATELY OUTSIDE THE HOLLAND TUNNEL

264 Coles Street
Jersey City, NJ 07310

Site Can Be Delivered Paved & Fenced

Permitted for Parking & Storage



PROPERTY HIGHLIGHTS

- +/- 1 acre of land available for lease immediately outside the Holland Tunnel.
- Site can be delivered paved and fenced, depending on the use.
- Permitted for parking and storage.
- Surrounded by 3,000+ new residential units.

LOCATION

Approx. 0.9 Miles to Holland Tunnel
Approx. 1.2 Miles to Hoboken Terminal
Approx. 1.4 Miles to Hoboken and Downtown
Approx. 1.5 Miles to U.S. Route 9
Approx. 1.6 Miles to NJ Turnpike
Approx. 9.4 Miles to Newark International Airport
Approx. 13.7 Miles Garden State Parkway

PROPERTY INFO

Lot Size:	Up to 1 Acre
Frontage:	200 Ft On Coles St 300 Ft On 14th St Ramp
Block:	7004
Lots:	2,7,8
Zoned:	Commercial Strip District
Occupancy:	Immediate
Lease Type:	NNN
Lease Rate:	Upon Request <i>[Not For Sale]</i>

Land for Lease - Contact
Bobby Antonicello Jr. Ph. 201.300.6489
Bobby@gridrealestate.biz

Land for Lease - Contact
Daniel Del Cid Ph. 201.466.7320
daniel@gridrealestate.biz



UP TO 1 ACRE OF LAND AVAILABLE FOR LEASE
IMMEDIATELY OUTSIDE THE HOLLAND TUNNEL

264 Coles Street
Jersey City, NJ 07310





Commercial Strip District Zoning

This district is intended to provide for a range of development activities compatible to those which currently exist in the area.

1. Principal Permitted Uses

1. Automotive Service Stations, not to exceed two per block
2. Auto Lubrication and/or repair
3. Mixed uses of the above
4. Commercial/Retail
5. Restaurants, Bars and Nightclubs
6. Hotels, Motels and Health Clubs
7. Parks/Public Open Space
8. Light Industrial/Warehouse
9. Day Care Centers
10. Public Utilities, except that natural gas transmission lines shall be prohibited

1. Accessory Uses

1. Off-street parking and loading facilities
2. Fences and walls
3. Signs
4. Marketers/convenience stores as accessory to Automotive Service Stations
5. Hand wash or roll-over type car washes providing at least five (5) stacking spaces, as accessory to automotive service stations, auto lubrication and auto repair services
6. Day Care Centers