

2014 WINTER

Meadowlands
Market Report

NAI James E. Hanson
Commercial Real Estate Services, Worldwide.



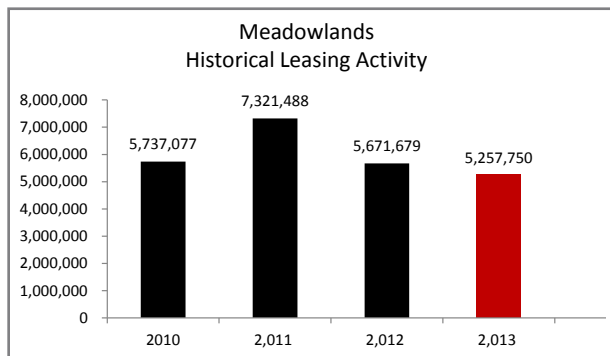
AT A GLANCE...

- There are currently 1026 buildings with 20,000+ SF in the Meadowlands Submarket
- The total rentable square feet (RBA) is 91.7 M SF with 7.5 M SF available for lease
- Vacancy in 4Q 2013 was 7.6%, a decline from 9.2% in 4Q 2012
- There was 5.2M SF leased in 2013 with 66% of the space leased in the first 6 months of the year
- The Meadowlands submarket demands the highest average asking rental rates due to its proximity to New York City, with rates currently at \$6.10 psf NNN.

LEASING ACTIVITY

There is currently 7.5 million SF available for lease in the Meadowlands, representing a 8.2% vacancy rate. There is currently -426,911 SF of net absorption, however there were three consecutive quarters of positive absorption in 2013.

In 2013, there were 172 leases of which 77 of them for spaces exceeding 20,000 SF. One of the largest leases was at 333 North Street in Teterboro. This property was leased by Fashion Logistics, who took 126,448 SF. They formerly occupied 61,257 SF at 110 Amor Avenue in Carlstadt and required additional space for expansion and relocated to Teterboro in 4Q 2013.



SIGNIFICANT LEASE TRANSACTIONS

Fashion Logistics - 126,448 sf
333 North Street, Teterboro

Macy's -107,160 sf
800 Central Boulevard, Carlstadt

4 Wall Entertainment - 106,841 sf
35 State Street, Moonachie

Distribution International - 28,928 sf (Hanson deal)
343 Murray Hill Parkway, East Rutherford

River Terminal Logistics - 123,000 sf
78 John Miller Way, Kearny, NJ

SALES ACTIVITY

There were 38 sale transactions year-to-date for properties exceeding 20,000 sf, with 61% of the deals in the first half of the year. One of the largest transactions was the sale of 275 Hartz Way in Secaucus, a 154,277 sf building that was purchased by Equinix, Inc for \$74 million in July. Other transactions included 125 North Street in Teterboro, a 157,200 sf building that was purchased by Forsgate Industrial Partners for \$12.8 million and 465 Meadow Lane in Carlstadt, a 21,960 sf building that was purchased along with 341 Michele Place (68,000 sf) for \$9.9 million by Terreno Realty Corporation.



SIGNIFICANT SALES TRANSACTIONS

275 Hartz Way, Secaucus
403,869 sf sold for \$74,000,000
Buyer: Equinix

125 North Street, Teterboro
157,200 sf sold for \$12,849,000
Buyer: Forsgate Industrial Partners

275 Veterans Boulevard, Rutherford
67,300 sf sold for \$4,800,000
Buyer: Glomar Realty LLC

465 Meadow Lane/341 Michelle Place, Carlstadt
89,960 sf sold for \$9,875,000
Buyer: Terreno Realty Corporation

650 New County Road, Secaucus
72,000 sf sold for \$7,500,000
Buyer: NCR Castle Road, LLC

One Palmer Terrace, Carlstadt (Hanson deal)
48,000 sf sold for \$999,950
Buyer: Sitex

NEW PROJECTS

The new projects underway within the Meadowlands region are the American Dream and Teterboro Landing.

When complete, the **American Dream**, formerly known as Xanadu, will be one of the largest and most unique shopping, entertainment and tourism centers in the world. The project is currently 80% complete. The ownership, Triple Five, are making changes to the exterior to improve aesthetics and to the interior to improve retail attraction and retention. Triple Five is also planning to add new world class interactive components including, an amusement park, ice rink and water park.



Teterboro Landing, the former Honeywell 55 acre site purchased by Catellus, will be developed into a mixed use project that will include a 151,500 sf light industrial building and 428,000 sf of retail space. Walmart and Costco have been mentioned as potential anchor stores.



HANSON AVAILABILITIES

50 Amor Avenue - Carlstadt

Available Space: 32,830 sf Office: 3,132 sf
 Ceiling Height: 16' Loading: 4 loading docks
 2 drive-ins

482 Barell Avenue - Carlstadt

Available Space: 35,636 sf Office: 2,400 sf
 Ceiling Height: 16' Loading: 6 loading docks
 (3 levelers)

80 Triangle Boulevard - Carlstadt

Available Space: 36,750 sf Office: 5,000 sf
 Ceiling Height: 16' 9" Loading: 2 loading docks
 1 drive-in

472 Barell Avenue - Carlstadt

Available Space: 39,832 sf Office: 5,188 sf
 Ceiling Height: 21' Loading: 3 loading docks
 2 drive-ins

175 Broad Street - Carlstadt

Available Space: 58,000 sf Office: 12,000 sf
 Ceiling Height: 14' Loading: 5 loading docks
 1 drive-in



50 Amor Avenue

86-110 Orchard Street - Hackensack

Available Space: 23,700 sf Office: 1,500± sf
 Ceiling Height: 14'-25' Loading: 2 loading docks
 1 drive-in

1 Barrett Avenue - Moonachie

Available Space: 10,000 sf Office: 1,200 sf
 Ceiling Height: 14' Loading: 1 loading dock
 1 drive-in

60 Romanelli Avenue - South Hackensack

Available Space: 22,500 sf Office: 3,000 sf
 Ceiling Height: 14' Loading: 1 loading dock
 1 drive-in

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 50+ 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 **5,000** professionals with **400** offices in **55** countries and is one of the largest commercial real estate service providers worldwide.



- Ranked #1 Network by Watkins Research Survey
- Named Global Broker of the Year by Private Equity Real Estate magazine
- Ranked #1 Network and #3 Overall Corporate Services Provider in Watkins Research Group Survey of Corporate Real Estate Executives.
- Ranked #4 on Lipsey's Top 25 Real Estate Brands
- Ranked #6 on National Real Estate Investor magazine's Top 25 Brokerage Organizations.

MEADOWLANDS TEAM

Tom, Jeff and Nick 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** and have leased/sold over **600,000 square feet**. They are members of NAR, The Hackensack Meadowlands Chamber of Commerce, The Coalition of Commercial Real Estate Associations and the Liberty Board of Realtors.



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