

50 Meadowland Parkway, Secaucus, NJ
Suitable for corporate headquarters

202,019 SF
AVAILABLE

A Unique Opportunity Located Close to Midtown Manhattan



50 Meadowland Parkway, Secaucus, NJ

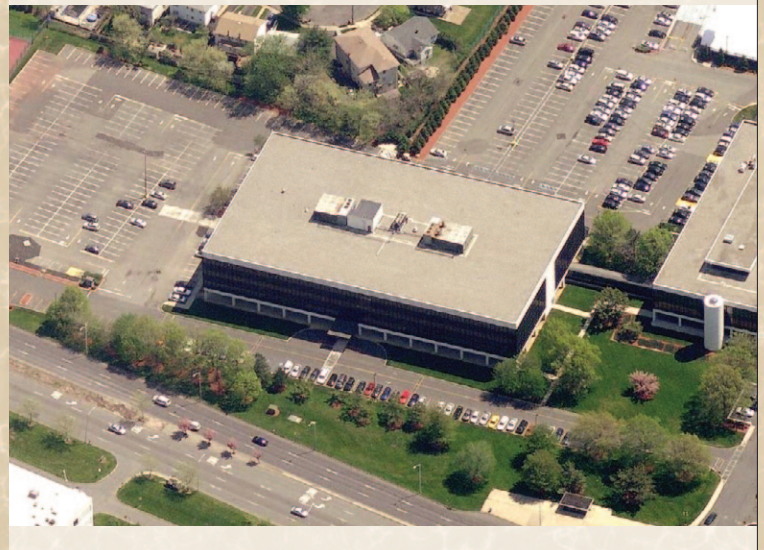


www.hartzmountain.com

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BUILDING DESCRIPTION



Total Building Area: 202,019 SF

Floor Areas:

1st Floor:	44,330 SF
2nd Floor:	52,563 SF
3rd Floor:	52,563 SF
4th Floor:	52,563 SF
Total:	202,019 SF

Foundations: Piles

Structure: Steel frame

Exterior: Glass curtain wall & precast panels.

Roof: Ballasted roof on EPDM membrane over 2-inch Permalite Pack. Rigid insulation on 5/8" gypsum board.

Floor Capacity: 80 lbs psf

Electrical: Existing Service: 1875 amps @ 277/480 volts.
Can be increased as required in accordance with PSE&G's tariff.

Fiber Providers: Verizon, Cablevision, Optimum LightPath, Abovenet and AT&T.

HVAC: The HVAC system consists of two (2) Mammoth rooftop penthouse air-conditioning units for variable air volume application, mounted on roof curb and ducted down through the building to feed variable volume boxes on each floor to accommodate the various zones of the building. The air-conditioning system will be complete with variable volume controls and air economizer system for using outside air for cooling whenever the temperature is below approximately 55 degrees. The variable volume boxes will be self-powered and will be controlled from a wall thermostat which will also control the hot water baseboard. Primary heating of the building will be from two roof-mounted gas-fired hot water boilers, piped to hot water baseboard at the perimeter of the building.

Fire Protection: Fully sprinklered

Floor-to-Floor Heights:

1st to 2nd:	14'-0"
2nd to 3rd:	13'-0"
3rd to 4th:	13'-0"
4th to roof:	14'-0"

Loading Docks: Four (4) 8'-0" x 9'-0"

Number of Elevators: One (1) freight; Two (2) passenger

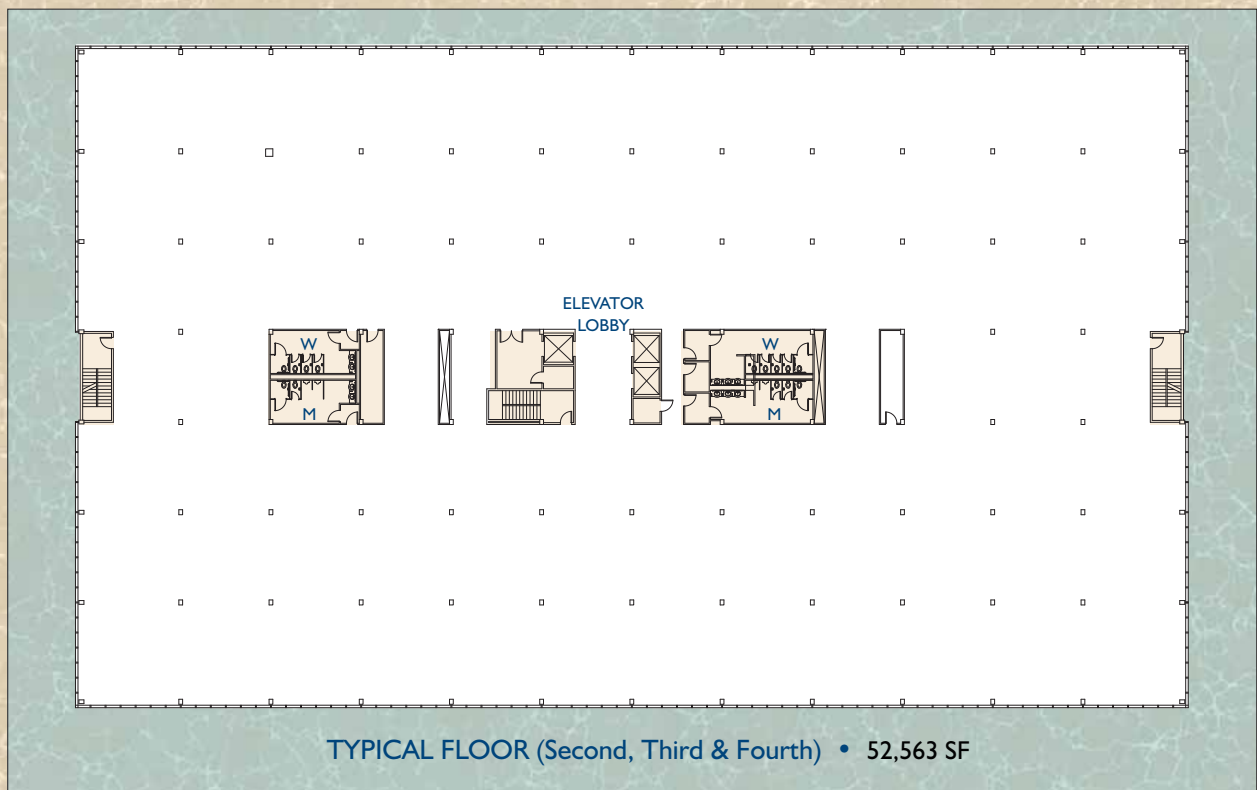
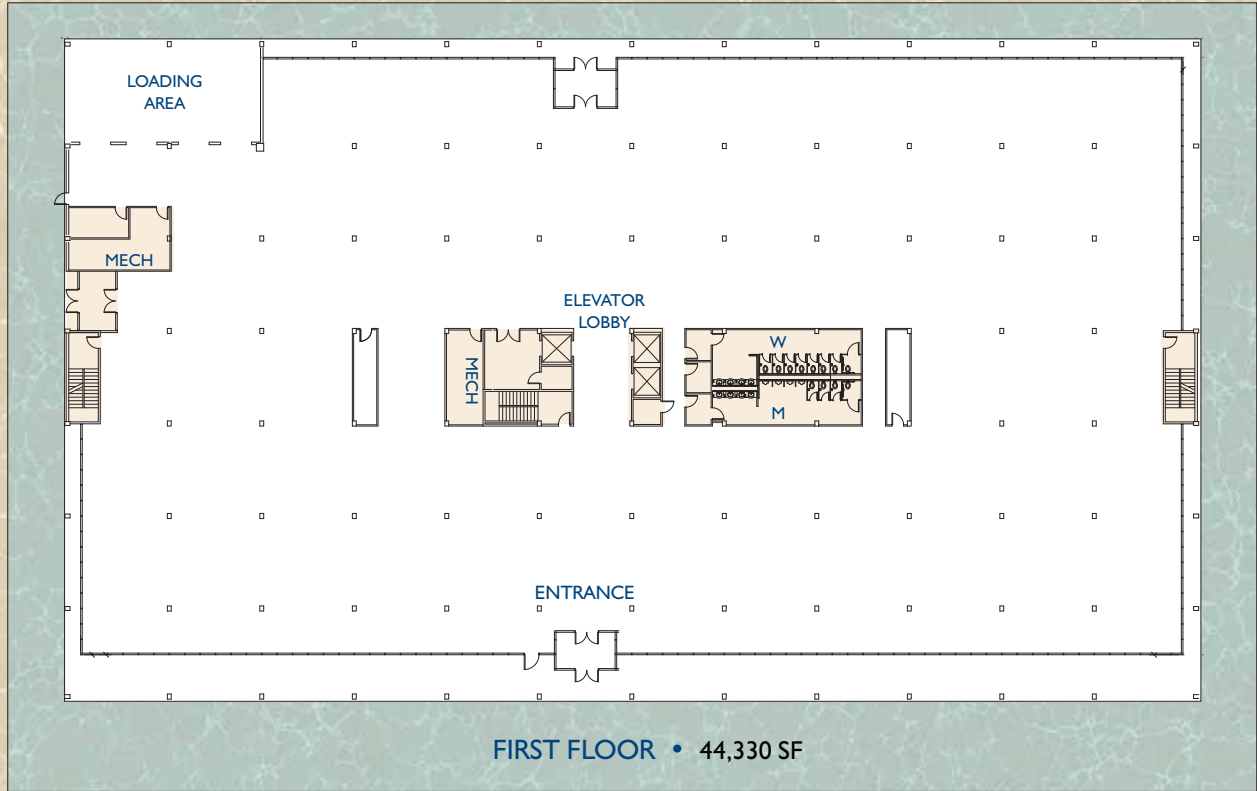


www.hartzmountain.com

Close to Mid-town

FLOOR PLANS

BUILDING TOTAL • 202,019 SF





Grow New Jersey Assistance Program

If you are:

A business creating or retaining jobs in New Jersey and making a qualified capital investment at a qualified business facility.

You can apply for:

Grants of corporate business tax credits for job creation/retention through the Grow NJ program.

In the amount of:

Up to \$8,000* per each new or retained full time job per year up to 10 years.

* Qualified eligible businesses may receive tax credits of \$5,000 per year for a period of ten years for each new or retained full-time job to be located at the qualified business facility as long as the number of full-time jobs meets or exceeds the minimum requirement. In addition, a bonus award of up to \$3,000 per job per year for a period of ten years may be awarded for each new or retained full-time job if the qualified eligible business meets additional criteria, such as:

- If the business is in a desirable industry. This definition will be the same as the definition of desirable industries used for eligibility for new job creation. These industries include Advanced Manufacturing, Transportation, Logistics and Distribution, Life Sciences, Technology, Health, and Finance.
- If the business locates or relocates to a location within a qualified incentive area adjacent to or within one-half a mile or short-distance-shuttle service of a public transit facility
- If the business creates jobs using full-time employees in eligible positions whose annual salaries, according to the Department of Labor and Workforce Development, are greater than the average full-time salary in NJ; and
- Is locating to a project site that is or has been negatively impacted by the approval of a qualified business facility under the Urban Transit Hub Tax Credit Program.
- Applicants will be eligible for a \$1,000 bonus for each criterion met up to the maximum of \$3,000 per job.

Applies to
50
Meadowland
Parkway

Benefits:

The Grow NJ program helps companies preserve and create jobs, expand operations, and reinvest in the State of New Jersey.

Eligibility:

In order to qualify for consideration for Grow NJ, a company must:

- Make capital investments of at least \$20 million at a qualified business facility at which it will employ at least 100 full-time employees in retained full-time jobs, or create at least 100 new full-time jobs in an industry deemed by the EDA to have significant impact on the State economy.



For more information about the available New Jersey incentives, please visit: www.njeda.com

- Locate the project in a Qualified Incentive Area which is currently defined as:
 - Planning Area 1 (Metropolitan), Planning Area 2 (Suburban), and any urban, regional, or town designated center locations under the State Development and Redevelopment Plan;
 - Former military bases closed under the Federal Base Closure and Realignment Act; Vacant commercial office, laboratory, or industrial properties having over 400,000 square feet for at least one year or impacted by Urban Transit Hub Tax Credit Program approval; or
 - Areas “targeted for development” in the New Jersey Meadowlands, Highlands, and Pinelands, as specified in the acts establishing these areas.
- Demonstrate that the award of the tax credit is a "material factor" in the company's decision to create or retain the minimum number of full-time jobs. Applicants must not have signed a lease, entered into a purchase contract, or otherwise committed to a site in New Jersey that will host the relocation project prior to receiving EDA Board Approval.
- Demonstrate that the capital investment and the resultant creation of eligible positions will yield a net positive benefit of at least 110 percent of the requested tax credit amount.
- Within six months following the date of application approval by the EDA, each approved business must submit progress information indicating that the business has site plan approval, committed financing for and site control of the qualified business facility. Unless otherwise determined by EDA in its sole discretion, EDA's approval of the tax credits shall expire if the progress information is not received within six months of the date of application approval.
- Enter into any construction contracts associated with the project using "prevailing wage" labor rates and affirmative action requirements.
- In addition, please note that the total amount of credits is limited to \$40 million and cannot exceed the certified capital investment of the business. The credits that can be applied against a single company's tax liability in a fiscal year may not exceed \$4 million.

Fees**:

Commitment fee: 0.5% of the approved tax credit, due at Board approval, not to exceed \$200,000

Application Fee: \$5,000

Closing: 0.5% of the approved credit, due at closing, not to exceed \$200,000

Annual Review Fee: \$2,500

Tax Credit Transfer Certificate Fee: \$2,500



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Suitable for corporate headquarters

TRANSPORTATION MAP

The site is located less than 5 miles from the Lincoln Tunnel and close to major highways including Route 3, the NJ Turnpike and Routes 1 & 9. The Secaucus Junction Train Station connects the entire metro region and beyond. Many bus lines service Harmon Cove from New York's Port Authority and various parts of New Jersey.



**50 Meadowland Parkway
Secaucus, NJ**

**HUDSON-BERGEN
LIGHT RAIL
TUNNELLE AVE
STATION**

BUS STOP

**SECAUCUS JUNCTION
TRAIN STATION**

- Connects the
Entire Metro Region
and Beyond

SECAUCUS TRANSIT MAP

NJT Local Bus Service

- 2 Secaucus - Journal Square
- 2R Secaucus - Journal Square via Secaucus Road (limited service)
- 78 NJT 78 Newark - Secaucus
- 85 NJT 85 Hoboken - Secaucus

NJT Interstate Bus Service

- 124 NJT 124 Secaucus - New York
- 129 NJT 129 Secaucus - New York
- 190 NJT 190 Paterson - New York
- 320 NJT 320 North Bergen Park/Ride - NY
- 129 - 122 Limited Service

Note - All bus routes are shown in inbound direction only unless noted by dashed lines. The service shown represents bus services as of September 2010.

Due to road construction, bus schedules are subject to change & detours.

For NJ Transit Service:

NJ Transit's Commuter Rail Network connects 10 lines to the Secaucus Junction Train Station. From there, Buses 2, 78, 124 & 129 provide regular service to Harmon Cove Industrial Warehouses.

SECAUCUS JUNCTION TRAIN STATION

- Main & Bergen County Lines
- Port Jervis Lines
- Northeast Corridor
- North Jersey Coast Line
- MidTOWN DIRECT / Morris & Essex Lines.

For NJ Transit Schedules:

NJTRANSIT
The Way To Go.
www.njtransit.com

Close to Mid-town

AERIAL MAP

Join corporate neighbors such as Gucci, Major League Baseball, Rose Brand, Midwest Medical Supply, Port Logistics Group, IDS and Macy's Inc. The Meadowland Sport Complex is only 2 miles north. Business services, hotels, retail and restaurants are all nearby.



Hartz Mountain Industries, Inc. is one of the largest private owners of commercial real estate in the U.S. We have grown from a small start in 1966 to a large regional real estate enterprise, owning and operating a portfolio of over 200 buildings in the New York/New Jersey area, and representing more than 38 million square feet of retail, hotel, office, residential and industrial properties. Our comprehensive in-house construction and architecture departments enable us to provide complete site engineering, highly specialized tenant build-outs and complete turn-key building projects. In addition, with more than 200 undeveloped acres of prime land in northern New Jersey, Hartz is ensuring its future strength and growth for years to come.

**For leasing information,
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