



Jordan Metz

Senior Vice President

Bussel Realty Corp

973.493.0385

jmetz3@me.com

[Linkedin.com/in/](https://www.linkedin.com/in/jmetzrealestate)

[jmetzrealestate](https://www.linkedin.com/in/jmetzrealestate)

From the Desk Of Jordan Metz

“Complex transactions get me excited. Resourcefulness, persistence, honesty, and transparency are the key ingredients to my success. Over these past 17 years, I witnessed the run up in mid 2000’s to the Great Recession, followed by a slow but steady recovery, which ran concurrent with the beginning of what is now a full paradigm shift in our consumer economy, e-commerce.”

“E-commerce now dominates my industry and has led to historically low industrial real estate inventory levels; we all shop online, expect those purchases to be delivered to our doorsteps by truck or by drone within 24 to 48 hours, and we are all as impatient and impulsive as ever. All of this makes it critical for companies to have warehouses close to the mass population centers so that they are able to further reduce shipping times and costs.”

“Warehouses have become the most critical component to the retail supply chain. Covid has been a catalyst in our industry as companies adopt to the many changes required by these new norms. In short, warehouses are more critical than ever in the supply chain, and companies are forced to bolster their industrial logistics network, to fulfill this exponential demand for online shopping. Much of my work is derived from repeat business or referrals, a testament to how well I service my clients. We look to build new relationships every day, and once we’ve engaged, your interests are paramount in all that we do for you going forward.”

“Contact me today to discuss any and all things related to industrial real estate. Heads up: I’m a sucker for giving out free info/advice, and I enjoy doing it.”



Jordan Metz

Senior Vice President
Bussel Realty Corp
973.493.0385

jmetz3@me.com

[Linkedin.com/in/
jmetzrealestate](https://www.linkedin.com/in/jmetzrealestate)

*“I have worked with Jordan for over 10 years on numerous transactions. He is a consummate professional from start to finish of every deal.
Terry, President
Seagis*

Career Summary

Jordan provides real estate solutions and expert guidance to owners, occupiers, and investors of industrial real estate in NJ. He also leads a group of investors as they build an industrial real estate portfolio.

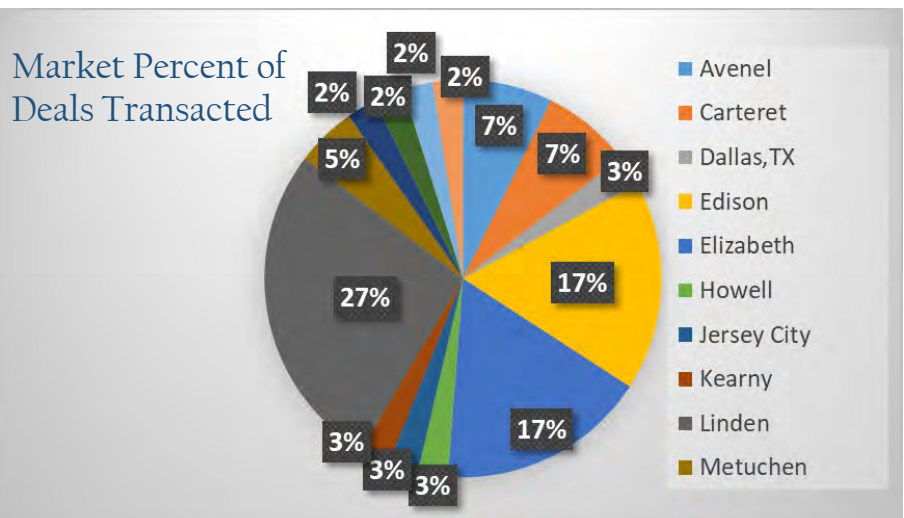
Jordan started his career in 2004 after watching his grandfather manage his modest portfolio of warehouses in Linden NJ, which he acquired by conservatively buying, building, and leasing them over the years.

In 2006, he was tasked with selling the family portfolio piecemeal only two years into his career, which gave Jordan an opportunity to learn almost every aspect of the real estate business, from the inside out.

Since then, in 17 years, Jordan has represented over 1,000 owners, tenants, investors, etc., providing them with expert guidance in buying, leasing, selling industrial warehouses in the port-proximate region of Central/Northern N.J., completing an aggregate value of over \$800 million in closed deals.

Transaction Achievements

- Sold over 125 buildings
- Leased over 150 buildings
- Total SF leased: 5,000,000
- Managed relocating 87 firms from NYC to NJ



Jordan Metz

Senior Vice President
Bussel Realty Corp
973.493.0385

jmetz3@me.com

[Linkedin.com/in/
jmetzrealestate](https://www.linkedin.com/in/jmetzrealestate)

*“Jordan relocated
our firm to best
possible available
real estate asset
positioning us for
continued
profitability and
future growth in
this tight market.”
Joe, President
Home City*

Largest Clients

- Buy Bulk
- Grignard
- Linden Fitness
- Hello Fresh
- Blossom
- Adir and Etd
- Home City
- Qualmaxx
- AEX
- Man Food
- Philly Trucking
- Seagis
- Elberon
- Penwood

Media Recognition

- Featured in GlobeSt's Industrial Influencers as *2022 Industrial Influencer*
- Selected by Real Estate Forum Magazine in 2013 as one of "Tomorrow's Leaders" in NJ commercial real estate
- Awarded "Largest Industrial Lease Transaction" in Best of 2012 from Mid-Atlantic Real Estate Journal for 80,000 sf long-term lease of a Class A specialty food distribution facility in prestigious Raritan Center, Edison, NJ
- Featured on cover of NJBiz Magazine in 2010 for a marketing campaign which resulted in the relocation of a wave of companies from NY to NJ warehouse facilities
- Awarded as a "Top Industrial Broker of 2012" by Heller Industrial, a prominent landlord/developer million in closed deals.

Case Studies

- Arranged the trade of 2401 E. Linden Avenue and 1501-1525 Blancke Street in Linden, NJ, two Greater Port Region industrial properties totaling 200,000 square feet. Metz sold the two assets to Penwood Real Estate in 2016 for a combined price of +/- \$21 million. Marketed available spaces and raised rents from \$7 to \$10 PSF Net. Sold stabilized asset to Link Industrial Partners (Blackstone) at a 4.67% cap rate (+/- \$34 million) in 2019.
- Arranged the sale of 1001 Roosevelt Avenue in Carteret, New Jersey, to Seagis Property Group. Projected \$9.50-\$10 PSF rents to replace the expiring leases. Fully leased the asset within 4 months of completing the make-ready improvements to the space. Achieved higher than the projected rents

Industrial Influencers | GlobeSt

Industrial Influencers Article September 2022

Here are the industrial influencer selections for 2022 (*excerpt*).

<https://www.globest.com/2022/09/02/industrial-influencers-3/?sreturn=20220807083329>

JORDAN METZ

Jordan Metz, SVP at Bussel Realty Corp., has built and established a niche focus around ports in New Jersey and New York City during his 18 years in the commercial real estate industry. He provides leasing, sales, tenant/landlord and buyer/seller representation and was able to articulate the impact of last-mile delivery and e-commerce concepts on buildings, the entire supply chain and consumer behavior, which would cause industrial warehouse rates to grow. Metz guided investment groups to acquire buildings that he then leased at premium rates as the model was adopted by the industry at large with waves of institutional investment deals. Since then, Metz and his team have completed hundreds of millions of dollars of institutional investment sales.



He was also an early believer in the industrial outdoor storage market and had the foresight to market and sell an industrial redevelopment to a television/movie studio as New Jersey had recently reintroduced film and tax credits. There have been several studio deals occupying warehouses in subsequent years. His primary day-to-day responsibilities include executing such strategies as redeveloping, repurposing or repositioning properties and advising on the ideal location and property based on clients' operational and future business needs. During the past three years, he has expanded the Metz industrial team to three brokers, and in 2020, his team closed more than 500,000 square feet. During the pandemic, Metz began a series of newsletters to keep clients informed of market dynamics, instill a sense of normalcy and keep in constant communication.



ROI Influencers in Real Estate | ROI Article December 2022

[Click here to view the article.](#)



RETURN ON INFORMATION - NEW JERSEY

ROI-NJ.COM

Monday, November 28, 2022

\$2.50



ROI Influencers REAL ESTATE 2022

From developers and financiers to service providers and sector experts, to public officials and, of course, the icons of the industry, the 2022 ROI Influencers: Real Estate list honors the top players in the sector.



Jordan Metz

Senior vice president
Bussel Realty Corp.

Resourcefulness, persistence, honesty and transparency are the key ingredients to Metz's success. Much of his work is derived from repeat business or referrals, a testament to how well he services his clients.