



THE WHOLE WORLD—AFTER THE WAR

500 ACRES FOR SALE

New York's Biggest Plants Are Located in the

Hackensack Meadows

Four railroads, two deep-channel rivers. Between Jersey City and Newark. Large supplies of skilled and unskilled labor. This is Greater New York's biggest industrial development.

Following corporations have located in close proximity to this property:

- U. S. Steel Corp's Ship Yards
- Federal Government's First Shipbuilding Plant
- Henry Ford's Plant
- Reynolds By-Product Coke Co.
- The Edison and North American Copper Co.

The property of the Ft. Montgomery Iron Co. is one of the choice opportunities still open. 500 acres to be sold in whole or in part.

FORT MONTGOMERY IRON CO.
20 Vesey Street, New York

FACTORIES

and Factory Sites with and without Railroad Sidings.

Waterfront and Dock Properties

Warehouses for all purposes

907 **HESS** Cor.
B'way 20th St.
Geometry-692.

BIG TROY PLANT SOLD.

Abandoned Factory to Be Operated by Buyer.

The Tim estate factory property in Troy, one of the largest plants in that section of the Hudson River industrial zone, was bought yesterday by James H. H. Troy through the industrial department of the office of Joseph P. Day. The deal is understood to be one of the most important industrial transactions associated with Troy for a long time.

The plant is along the tracks of the Union Railroad, which runs through the city and is within a block of the railroad station. The building on the property contains about 90,000 square feet of space. Mr. H. H. Troy will use it for manufacturing purposes, employing a large force of operatives. The plant has been unoccupied for some time and last October Mr. Day was asked by the Tim family to buy for it since the owners did not care to carry the property longer.

The Breaker Island plant of the American Steel & Wire Company, a subsidiary of the United States Steel Corporation at South Troy, has been discontinued and the property placed in the market for sale through Mr. Day. There are about 100 acres in the Breaker Island property, lying between the Hudson River and the tracks of the New York Central.

From a manufacturer's standpoint Troy will be a most important location when the new state barge canal, which will terminate at this city, is completed. This is now the end of the tidewater navigation on the Hudson River.

WOMAN PHYSICIAN TO BUILD.

Has 50 Foot Plot at City Line as Site for Apartment.

Joseph P. Day has sold for the estate of Heald H. H. a plot 50 feet by 100 feet, on West 26th street, opposite Van Cortland Park. Douglas Eckell of Mr. Day's office negotiated the sale. Dr. Harriet I. Noble, who owns the adjoining 30 feet, is the buyer and intends to improve the site with an up-to-date apartment house. This is part of the Broadway city line property that was sold at auction by Mr. Day in June, 1914.

HOME BUYING IN BROOKLYN.

Green Bros. have sold the private detached residence at 182 Argyle road, through a plot, 50x100 feet, for Mrs. J. H. Human to Mrs. Lydia I. Green for occupancy. The property was appraised at \$14,500.

The Also Building Company has sold the one family semi-detached brick building at 2128 Sixth street, to a workman, and a similar dwelling at 2124 Sixth street to Alexander Kufnerman.

\$150,000 MONTCLAIR FLAT DEAL

Mr. Mayer Ernest C. Hinck of Montclair has sold to Mrs. A. H. Nicholas of New York city the northwest corner of Park and Walnut streets, Montclair. The property consists of five apartment buildings and was valued at \$150,000.

SELLS NEPPERHAN PLOT.

The Robert E. Farley Organization has sold for the Union & New Haven Trust Company, as trustee, a plot on Buckingham road, Nepperhan Heights, Newark, N. J., to T. W. Gates of Toledo.

WOMAN BUYS IN NEWARK.

Miss Schlessinger, Inc. has sold for Mrs. Sarah S. Heidon of East Orange, N. J., for many years general counsel of the Holy Trinity Company, the home residence at 39 Orchard street, Newark, to Mrs. Eliza Ritchie Mitchell of New York, who will take possession May 1.

DOCTOR BUYS AT RIDGEWOOD.

Dr. Walstrum-Jordan & Forman have sold for the Wilsey Realty Company to Dr. William Tomkins the dwelling at 95 Fairmount road, Upper Ridgewood, N. J.

Manhattan Alteration.

Franklin street, No. 48, to a five story building. J. S. Stetson, 32 Nassau street, owner. George Keister, 56 West 20th street, architect. \$12,000.

FOR SALE New York City Deep Water Fronts

CLASON POINT

On East River, at mouth of Bronx River, a large tract, including full

RIPARIAN RIGHTS

with established pier head lines allowing 1,000 foot piers. This property is free and clear and must be sold to an Estate.

ALSO

ON RARITAN BAY

Tottenville, Staten Island, Opp. Perth Amboy, N. J.

250 Acres with over 5000 feet of Water Front

Both these properties have unsurpassed shipping facilities by rail and boat. This offers an exceptional opportunity for investors, manufacturers, shipbuilders and owners of large industrial plants, or for developers for the housing of labor.

Two wonderful Water Fronts worthy of investigation.

Full particulars from

OGDEN & CLARKSON, Agents

(Corporation)

Tel. 1124 Vanderbilt. 605 FIFTH AVENUE, N. Y.



FOR SALE

17 Acres Deep Water Front

500 Feet Frontage on Hudson River

IN THE HEART OF THE CITY AND PORT OF YONKERS

ADJOINING NEW YORK CITY—LYING BETWEEN THE NEW YORK CENTRAL AND HUDSON RIVER RAILROAD, AND THE BULKHEAD LINE ESTABLISHED BY THE FEDERAL GOVERNMENT.

SUITABLE FOR BARGE OR STEAMSHIP MODERN TERMINALS, WHARVES, COVERED DOCKS, WAREHOUSES AND STORAGE UNITS—OR A SHIPBUILDING PLANT SITE.

A year 'round ice-free port for ocean-going vessels, and possessing unequalled advantages by reason of its adjacent location to Barge Canal and Railroads.

TO CLOSE THE SAUNDERS ESTATE, THIS VALUABLE PROPERTY IS OFFERED IN PARCELS OR AS A WHOLE AT A REASONABLE PRICE.

Apply to

REMSEN AND PARSONS

ATTORNEYS FOR THE EXECUTORS

60 WALL STREET PHONE 5869 HANOVER NEW YORK



All Fire-Proof One and Two Family Houses

Community dwellings and houses for workmen in connection with shipbuilding plants, railroad men, manufacturing plants, etc. Houses that fear no fire, well constructed, delivered on sites in sections, erected within a week, making a permanent dwelling, sanitary and fire-proof.

Metal Shelter Co. of N. J., Inc. 50 CHURCH ST., (Write for our catalogues.)

GREMME'S FORMS COMPANY.

Charles E. Gremmels, shipbuilder and extensive realty operator, will transfer his realty holdings to the newly formed Provisional Realty and Improvement Company, Inc., of which Mr. Gremmels is president and John J. A. Wood is secretary and treasurer. The properties include 260 to 273 First avenue, 16 Suffolk street, northwest corner of First avenue and Ninety-fourth street, 25

By Wm. C. Redfield, Secretary of Commerce.

AMERICAN manufacturers will have a vital part to play in the future of the country. This part will be more important than it has ever been before.

It will not be merely that of securing their own prosperity but of assuring the prosperity of the country as well. In a sense that has never been true before.

Our power to grant credits at home and abroad depends on maintaining our gold reserve, which is the basis for those credits. If that gold reserve is greatly diminished there will be less credit available at home. We shall not be able to look abroad as before for a supply of credit. We must furnish it ourselves. I know of but four ways to protect the reserve on which these credits depend. These are loans abroad, investments abroad, sales abroad or services abroad. Our ability to keep a supply of credits sufficient for our domestic business depends upon these four things.

The enemies against which the American manufacturer must fight in protecting our domestic credits by selling goods abroad are chiefly domestic. Four are of special importance. First, I should put the failure to apply science to industry. Germany did this more than any one and prospered thereby. The use of science in industry has greatly grown during the past three years. It must grow more. Unless we are as competent to apply science to trade as others we must not expect to lead them successfully. We shall not deserve to win in the future industrial field unless we apply knowledge to industry as well as others.

A second enemy is the lack of industrial training for workers. In German factories before the war men of science led forces of trained workers. We have made a great start in this direction through the law providing Federal aid to vocational education, of which every State in the Union has now taken advantage. This act will, in my judgment, be found to be more helpful to American industry in coming years than many things that have been more visible to the public eye. When we have trained minds leading trained workers two great steps forward will have been taken in American industry.

A third enemy is ignorance of costs. This has prevailed to an appalling extent. It must go, and with it must go the rule of thumb and all guesswork in industry if we are to deserve the place we hope to gain and keep. We cannot compete with men who know what every process costs them if we have not like knowledge ourselves.

A fourth enemy—and a bad one—is waste. We have thrown away fortunes in the wastes of industry. Take, for a simple illustration, the whaling industry. This is one of our oldest, carried on for over a century with what we have been pleased to call great success. Now we know that most of the value of the whale has been wasted. Fine leather is now made from the whale's skin, from the intestines, the stomach and from other parts. Several tons of good meat are now taken from each whale, and find regular consumption. These and similar things may soon come to be the chief products of an industry which for long decades has thrown them away.

If we will waste we must expect to want. Waste in one or another form has been, and, though greatly reduced, still remains one of the great characteristics of American industry and life. We have learned much and are feeding nations from what we now save, but there is much yet to learn.

There are many fine examples in our industry of science applied to business, of trained workers, of clear knowledge, of watchful saving. An indirect good from the war has been the lessons we have learned on these subjects. On the extent to which we learn them and apply them will chiefly depend the future of American business. That future must be one in foreign fields, for the output of our factories is too large for our domestic markets continuously to take it all. Nor can we maintain our domestic credits under the altered conditions by sales in the domestic market alone. Let us go to the industrial contest then as we go to the field of war, with trained men, led by trained leaders, knowing the job and stripped of all wasteful encumbrances. This done, America has little to fear. The business of the future will find the Government ready to go hand in hand with it in securing the peace of the commerce of the world.

Industrial

Waterfront and Railroad Property

250 ACRES

\$1,250 Per Acre

Will divide

Close to Port of New York—4 miles from Times Square

Will consider manufacturing plant in part exchange

This property is the lowest priced navigable waterfront about New York

WM. D. BLOODGOOD & CO., Inc.

SOLE AGENTS

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New York

BRIDGE PLAZA
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Brokers Protected

Acres and Improved Subdivision

on JAMAICA BAY for

Industrial Plants and Housing Development

Basin 30 Feet Deep, 300 Feet Wide, 1 Mile Long

New York City and the Federal Government are spending millions of dollars on the Improvement of Jamaica Bay to increase threefold the port facilities of New York and to establish here the largest harbor in the world. The Man Channel, already partially completed by the

Government, will pass directly in front of the acreage and improved subdivision we offer. Shellbank Basin, of the above dimensions, will alone furnish 10,000 feet of wharfage. Rail and motor road connections immediately available. Improved home-sites for workmen directly adjacent.

Correspondence Invited

HOWARD ESTATES DEVELOPMENT CO.

51 CHAMBERS ST., NEW YORK CITY

WATER FRONT PROPERTIES FOR SALE.

NEWTOWN CREEK

One vacant block with Rail connection. Free lightering.

EAST RIVER, Manhattan Island

Block front, partially improved, with brick building and bulk head.

KILL VON KULL

Tract of about 10 acres on 30-foot channel, adjoining tract of 100 acres in East Hill continuous, free lightering facilities.

Acres and improved subdivision

One tract of about 100 acres; Rail connection. Over 300 ft. of frontage.

One tract of about 125 acres with 2,500 ft. of frontage.

Will lease both of the above properties to responsible parties.

BOSTON HARBOR

Choice property of about 35 acres with 1,000 ft. of frontage. Rail connection.

FLOYD S. CORBIN, Specialist

Water Fronts, Factories and Factory Sites

10 WALL STREET, N. Y.

TEL. REGENT 9121

BROOKLYN OWNERS' LEASE.

The Federation of the Bronx Real Estate Owners has called a meeting for February 18 at 8 o'clock at Hunt's Point Palace, 1632 street and Southern Boulevard, for the purpose of discussing ways and means whereby landlords may get some relief from the hardships experienced in the collection of rents, bidding their property of undesirable tenants; also to protest against legislation which would add to the landlord's burden; also to relieve taxation and to plan ahead to meet possible difficulties.

FACTORY SITES

Five Miles from New York City Hall On Deep Water with Railroad Facilities

Property located midway between Newark and Jersey City, N. J., fronting on the Passaic and Hackensack Rivers, in the heart of the

World's Greatest Labor Market

Crossed by FOUR RAILROADS

and their branches, sidings from which can be obtained:

Pennsylvania R. R.
Central R. R. of N. J.
Del., Lack. & West. R. R.
Erie Railroad

Newark Bay and Passaic River Channels up to the Property 20 Feet at Low Tide

The following concerns have recently bought locations in the property and buildings are now in course of construction:

- UNITED STATES STEEL CORP.
- FORD MOTOR COMPANY Automobiles
- THOMAS A. EDISON CO., Inc.
- NILES-BEMENT-POND CO.
- H. KOPPERS COMPANY By-Product Coke Ovens
- MARTIN DENNIS COMPANY Chemicals
- EGYPTIAN LACQUER MFG. CO. Lacquer
- NORTH AMERICAN COPPER CO. Metal Goods
- WHITE TAR COMPANY Naphthaline
- JAMES H. RHODES & CO. Felts

Joseph P. Day
Sales Agent

31 Nassau St., N. Y. City Phone 744 Cort.

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

This Corporation will act as Consulting Engineers, Contractors for Engineering Work, Contractors for Operation, Purchasing Agents and Representatives of Foreign Corporations in the following industries: Steam and Electric Railroads, Tramways, Highways, Bridges, Canals, Hydro-Electric Power Plants, Steam Power Plants, Submarine Dredging and Rock Work Shipbuilding, Mining, Docks and Water Front Improvements, Building Construction, Sewerage and Disposal Works, Machinery and Mechanical Equipments, Chemical Works, Electrical Equipments, Water Works, Street Lighting, Telephone Systems, etc.

TERRITORY

In the United States, Territories and Insular Possessions, and all Foreign Countries. OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprises to it. All communications will receive prompt attention and strictest confidence. Wherever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

REFERENCES

- The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals: Metropolitan Life, New York, N. Y.
- Hotel Telfer, New Haven, Conn.
- Electrical Development & Power House, Toronto, Canada, Niagara Falls, N. Y.
- Rio de Janeiro Tramway & Light & Power Plant, Rio de Janeiro, Brazil.
- Hotel El Regio, New York, N. Y.
- Hotel Telfer, New Haven, Conn.
- San Antonio Land & Irrigation, San Antonio, Tex.
- Mexico Northwestern E. R., El Paso, Tex.
- Metropolitan Street Railway, New York, N. Y.
- Presidential Life, Newark, N. J.
- Union E. R. Station, Columbus O.
- Oakland National Bank, Oakland, Cal.
- Electric Traction & Light & Power Plant, Barcelona, Spain.
- West End Street Railway System, Boston, Mass.
- Dominion Coal Co. Plant, Nova Scotia, Canada.
- Union Railroad Station, Washington, D. C.
- Wanamaker Buildings, New York, N. Y.
- Hotel Marlborough, New York, N. Y.
- San Pedro Freeway & Light & Power Plant, San Pedro, Brazil.
- New England Gas & Coke Plant, Everett, Mass.
- Washington Pump Works, Harrison, N. J.
- Bank of Canada, Winnipeg, Man., Canada.
- Mechanical Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files

Hedden-Pearson-Starrett Corporation

Corporations, Firms and Individuals desiring to lease Office Space, Lofts or Warehouses in the downtown section of the city can obtain particulars of the space they desire by calling on me.

No Information Given Over the Phone.

Thomas J. O'Reilly

Downtown Office, 51 Chambers Street

For Factory or Sites

RENT 200,000 Sq. Feet Isolated Section

Reasonable Terms Immediately on Occupation.

WATER FRONT AND RAILROAD PROPERTY

with full riparian rights; dock built; ready to build on. Easy access.

WAREHOUSE ON R.R. SIDING

Suitable for storing very heavy material. Central location.

Louis Schlesinger
111 Madison St. Newark, N. J.

TELEPHONE MARKET 6500.

Unusually Attractive LIGHT STORE

AND 1st LOFT ABOUT 12,000 SQUARE FEET WITH 3,000 SQ. FT. IN BASEMENT.

140-142 6th Ave.,

NEAR 11TH STREET.

A Modern up to date Building. Passenger and Freight Elevators, 100% Sprinkler System, Lowest Insurance Rates, Fire Laws all fully complied with.

Rent Very Low **THOMAS J. O'REILLY** Downtown Office, 51 Chambers St.

New Jersey

Factory Opportunities

20,000 square feet two floors steel and concrete construction. Railroad siding. Model with light foot of soil at unusual price.

25,000 square feet steel constructed building with freight and passenger stations. Large power plant. Immediate possession. WE BUILD FOR YOU. RENT. PAY BY WEEKLY.

Feist & Feist

Factory Specialists 128 Broad St., Newark, N. J.

PORT NEWARK

Factories & Factory Sites

FOR SALE OR RENT

With Rail and Water Frontage. Buildings from 1,000 sq. ft. to 10,000 sq. ft.

100,000 sq. ft. will build to suit.

CHARLES P. GILLEN & CO.

528 BROAD ST., NEWARK, N. J.

METAL DWELLINGS

FOR SHIP BUILDERS

Continued from Eleventh Page.

ers have the necessary land, the standard about eight acres in Staten Island and a similar plot in the Downey approximately forty acres.

The Downey process and the Metal Shelter Company have been carrying on negotiations for a supply of sectional houses. Plans have already been drawn and submitted to the municipalities. The houses will be one story in height. Individual houses, containing four, five, six and seven rooms with bath, six cupboards, construction of community houses which will shelter eight families and divided so as to provide fire escapes and bath for each family and community houses for men with coal furnaces, arranged in two styles, as sleeping quarters with a kitchen and public dining room. The community house would cover a plot 150 feet front by 20 feet deep. The community house for single men, which contains four bedrooms, a bath and a living room, 100 sq. ft. and a shower, has been designed to occupy a plot 270 feet front and 20 feet deep. The other type, with library, has bedrooms 8x11 feet and would cover a plot 100 feet front by 20 feet deep.

The buildings offered by the Metal Shelter Company are constructed by section. They are built up by the erection of permanent steel. They are of fireproof material, with the exterior of the interior trim and floor. The walls and roofs are of galvanized sheet supported by galvanized metal trusses. The interior partitions and walls are finished with a cork composition, covered with red metal lath, to which a plaster finish is applied. The ceilings are of embossed metal. A ventilator runs through the roof, with a register to control the inlet and outlet of air, assuring good ventilation.

The one-family house has a frontage of 20 feet and depth of 24 feet. Such a house would contain five bedrooms and bath, with a porch. The building would measure 11x25, the dining room 11x13, kitchen 8x11, and two bedrooms each 8x10 feet. At least one window in each room. The weight of these buildings is a little more than that of the ordinary city and town houses. No special foundation are needed on soft ground, in fact a depth of one or two feet below the ground line is all that is necessary. The construction would permit of a spacious cellar, which could be used for many uses. The Metal Shelter Company, which has its factory at 87 East Ninth, is equipped to turn out 200 units a month, which is equal to 600 four room houses. The Downey Shipbuilding Company is now considering the erection of about 500 of these and several other new community houses, which are to be used in conjunction with various other types of houses of brick and wood construction. Buildings of this character and type of material, such as the Metal Shelter houses, are obtained in the quickest means of production, at the lowest possible cost.