

AVISON YOUNG

Lawrence
LOGISTICS CENTER

For Lease | 40 Enterprise Ave, Lawrence Township, NJ



21 Loading docks and 33 trailer stalls

Available immediately

Website / Virtual Tour

For more information: njindustrial@avisonyoung.com or 973 898 4010

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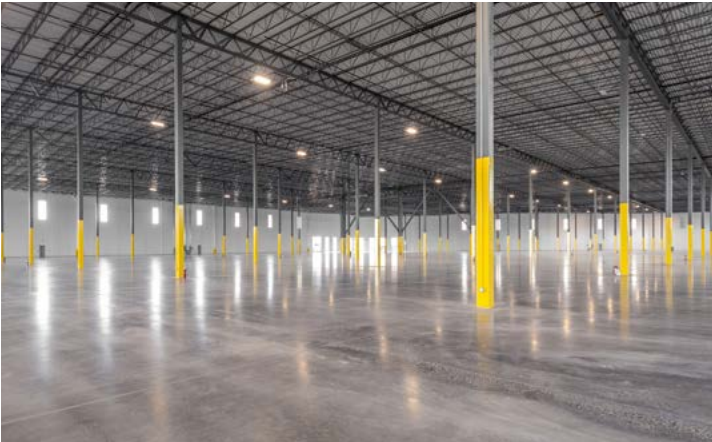


Property overview

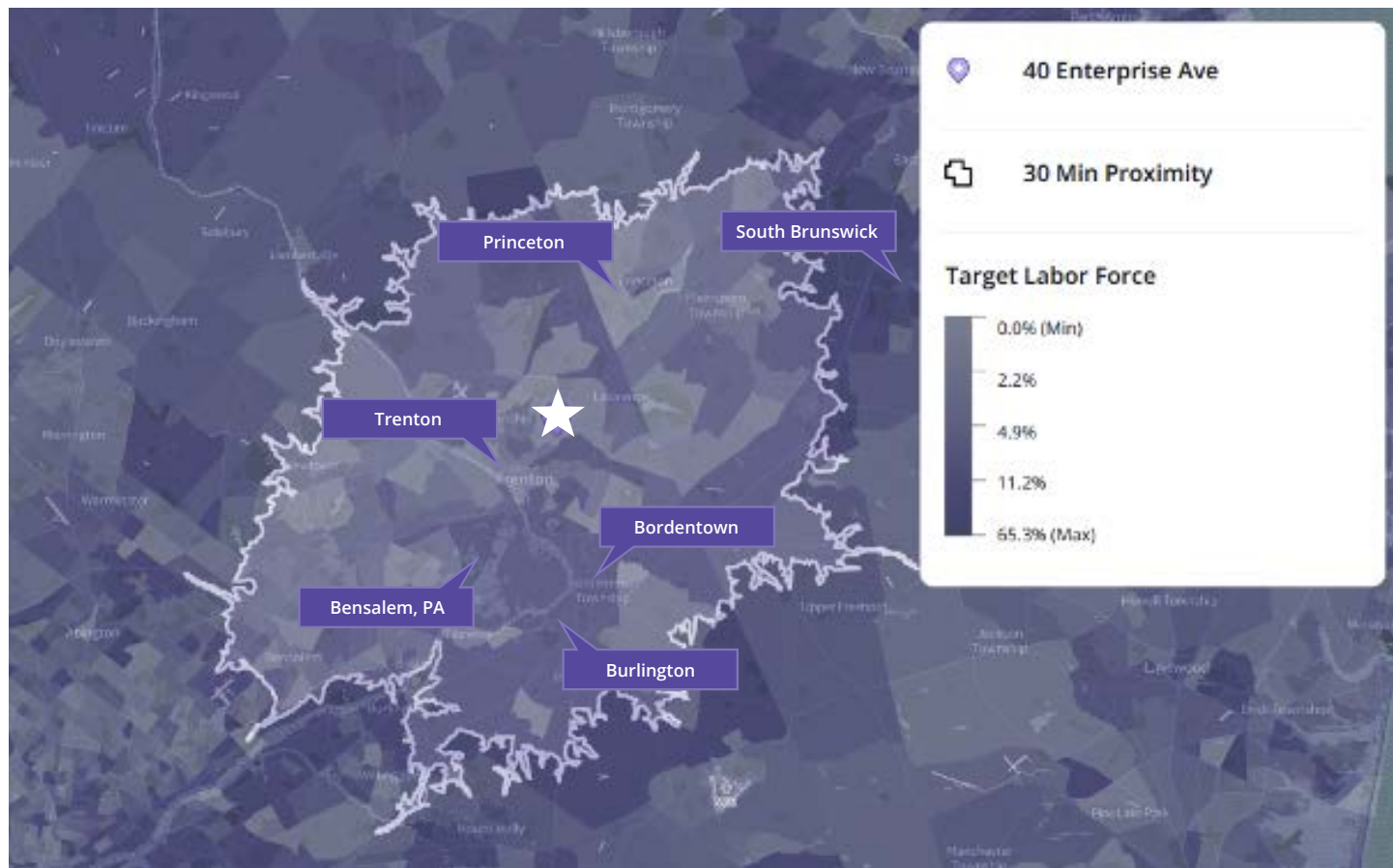
Pricing	\$13.95 psf NNN
Building Size	±261,646 sf
Available Size	±111,374 sf
Office	To Suit
Area	±16.449 acres
Clear Height	40'
Loading	21 docks (+3 knockouts) 1 drive in
Parking	60 car parking 33 trailer parking
Column spacing	54' x 52'
Availability	Immediate
Electrical	2500 amps (entire building)
Sprinklers	ESFR
Lighting	LED

Additional features

- 30-year PILOT program for real estate taxes
- Attractive dock and trailer parking ratios in market
- Great visibility on Rt. 1, approved facade signage (±50,000 vehicles per day)
- Excellent blue collar labor pool
- Long term landlord



AVANT by AVISON YOUNG



Total
Population

824,643



Transportation
Warehouse Workers

26,259



Total
Labor Force

462,040



Median Warehouse
related Hourly Wage

+/- \$17.88
(Per Hour)



Median
Household Income

\$83,806



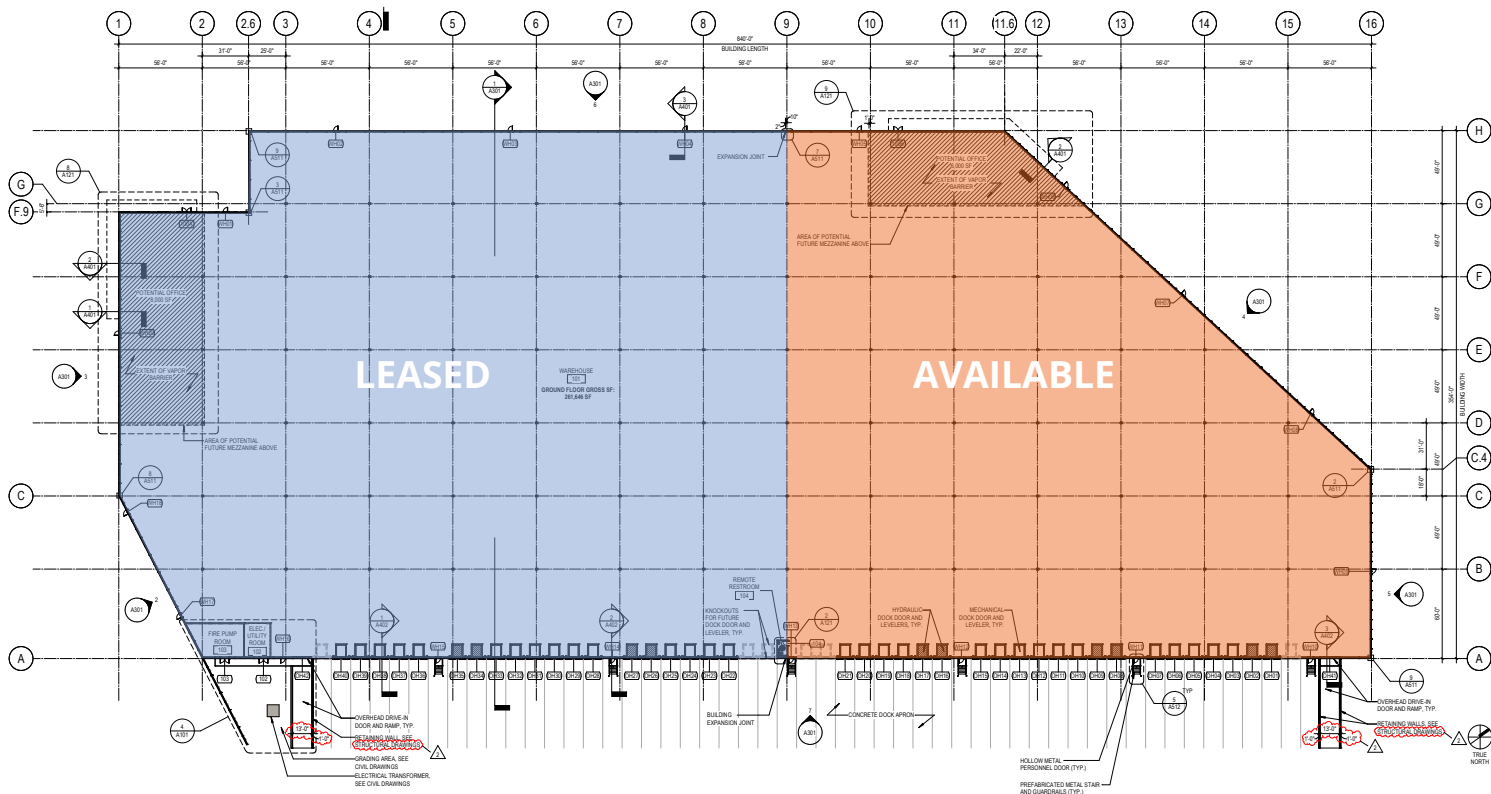
ALCAMO
CAPITAL

AVISON
YOUNG

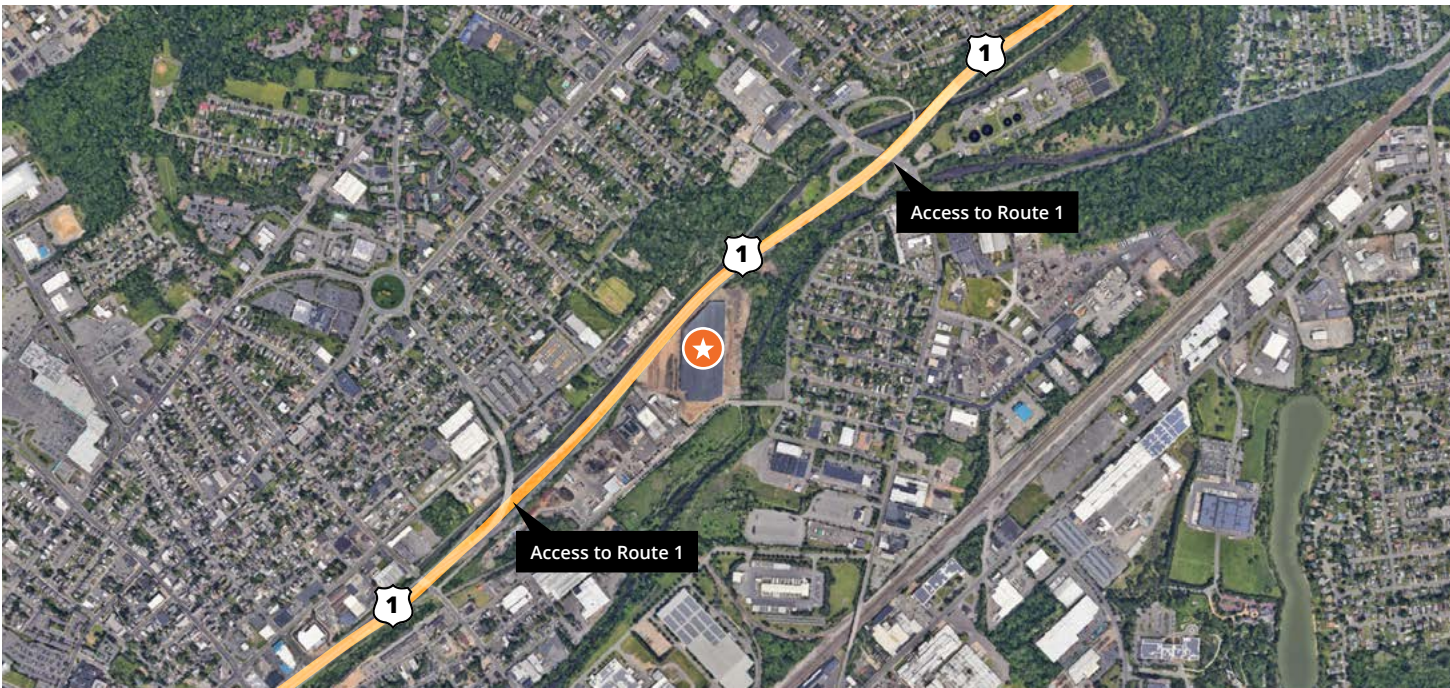
Site plan



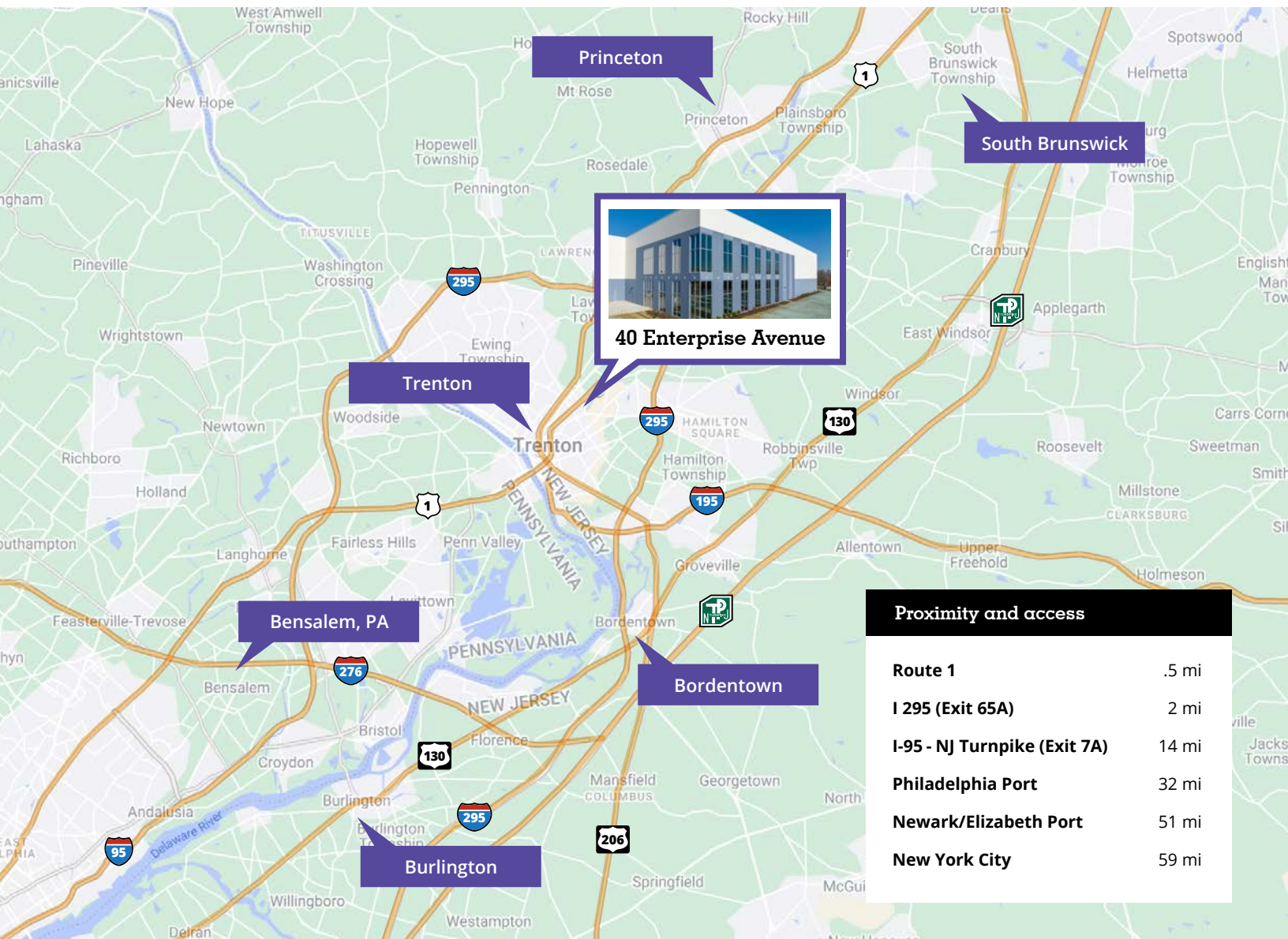
Floor plan



Proximity



Location map



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