

711 LIDGERWOOD AVENUE

ELIZABETH, NEW JERSEY | **FOR LEASE**

189,269 SF | IMMEDIATE AVAILABILITY



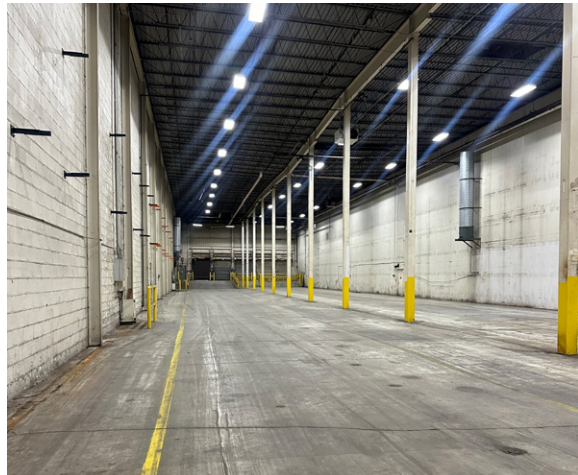
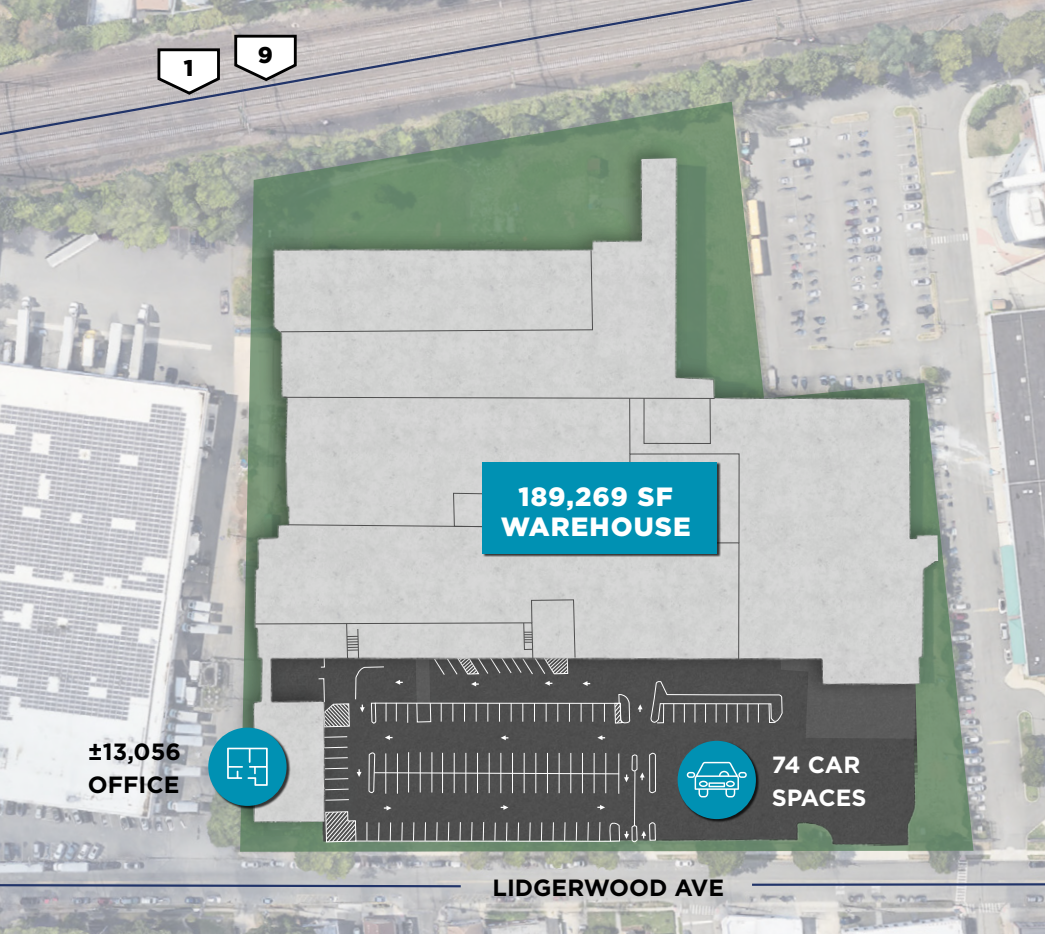
EXISTING
BUILDING



DIRECT ACCESS
TO ROUTE 1 & 9
& NJ TURNPIKE

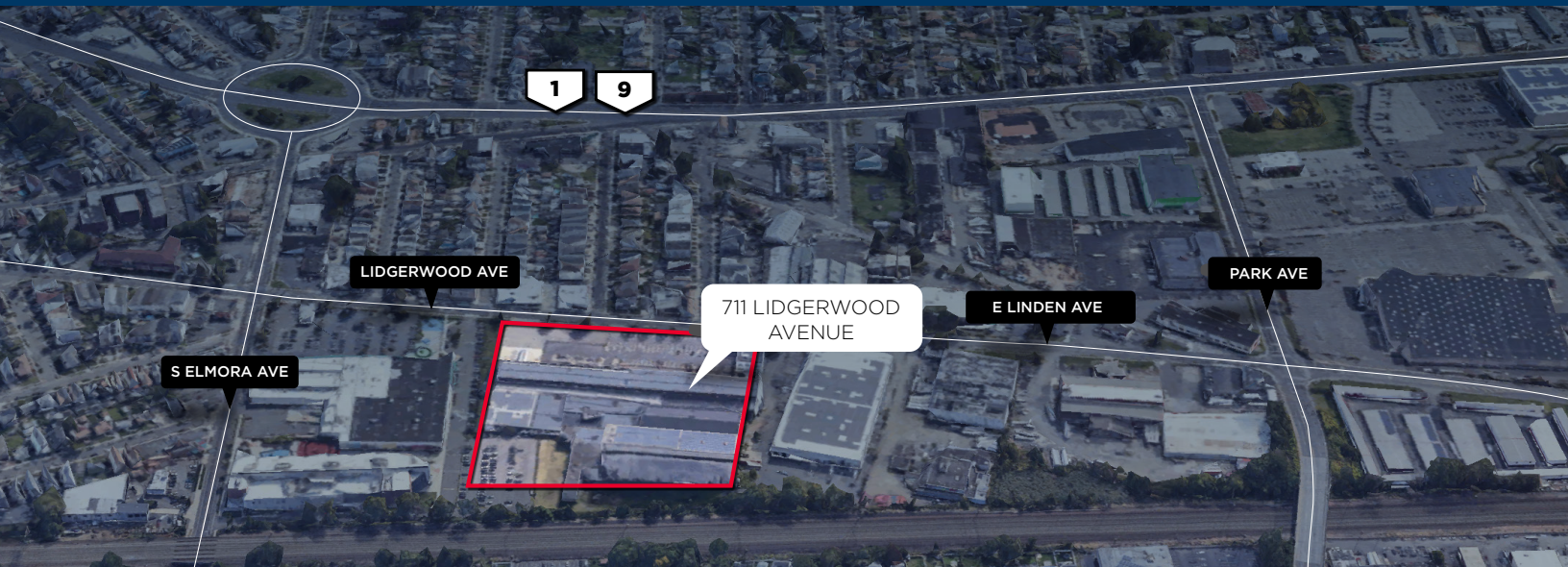


PROXIMITY
TO PORT



PROPERTY OVERVIEW

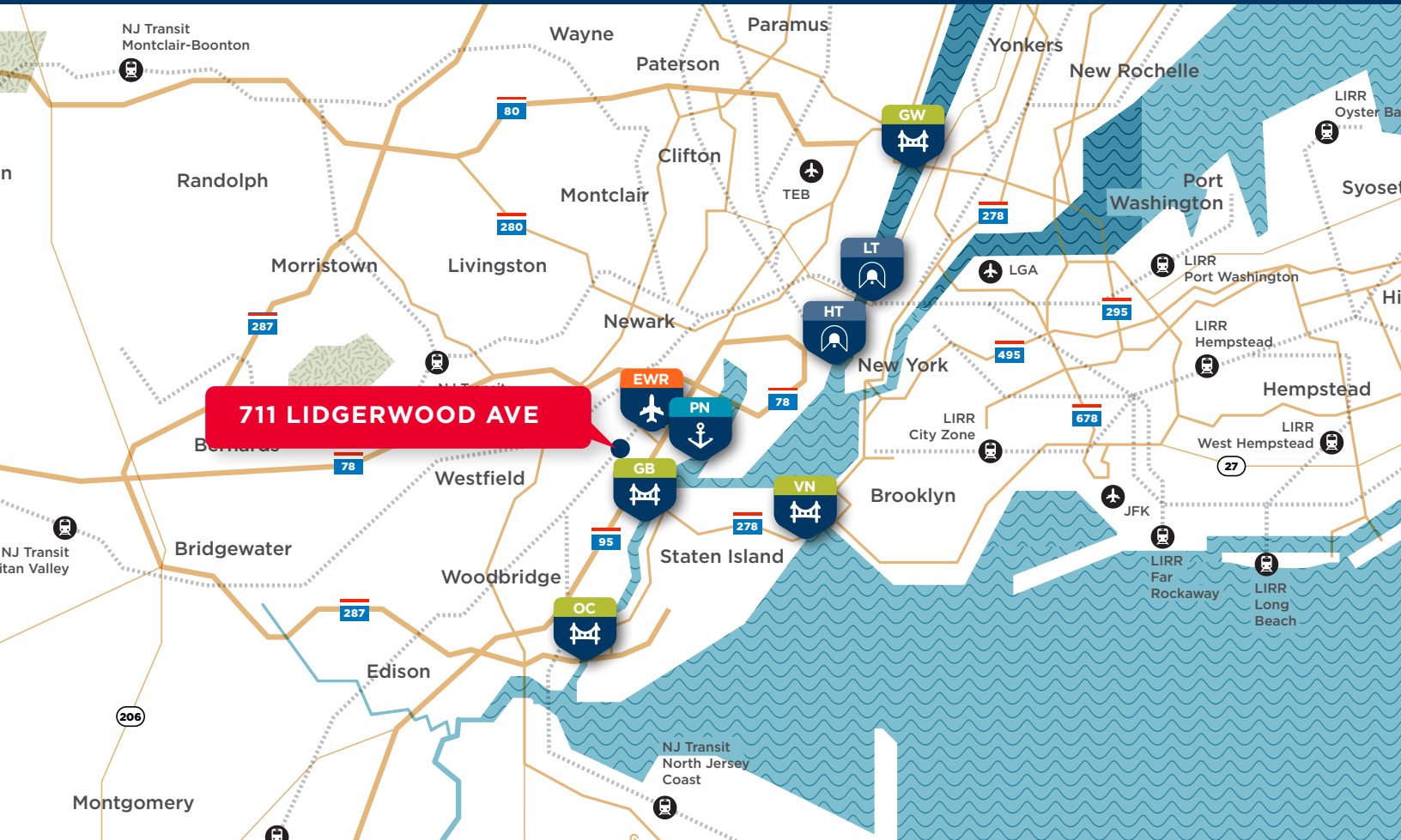
Building Size	189,269 SF	Drive-Ins	2
Office Size	±13,056 SF (2 floors)	Clear Height	Varied; 14' - 30'
Acreage	9.75 Acres	Car Parking	74 Spaces
Year Built	1940	Sprinkler	Partially Sprinklered
Loading Docks	11	Power	2,000 Amps



EXCELLENT HIGHWAY CONNECTIVITY

Located less than two miles from NJ Turnpike Exit 13, the Port Elizabeth market is the preferred location for occupiers in a wide variety of industries due to its unparalleled location within the Northeast Distribution Corridor. This building benefits from extremely close proximity to the NJ Ports, Airports, NYC and entire Tri-State area.

Route 1 & 9	0.5 mi
NJ Turnpike	1.7 mi
Newark Liberty Airport	4 mi
Garden State Pkwy	4.3 mi
Goethals Bridge	4.8 mi
Port of Newark	5.2 mi
Outerbridge Crossing	13.9 mi



10 Minutes
to Newark Airport



10 Minutes
to Port of Newark



45 Minutes
to Midtown NYC

DEMOGRAPHICS

10 mile radius from
711 Lidgerwood Ave | 2023



2,163,460
Total Population



776,786
Total Households



2.7
Avg Household Size



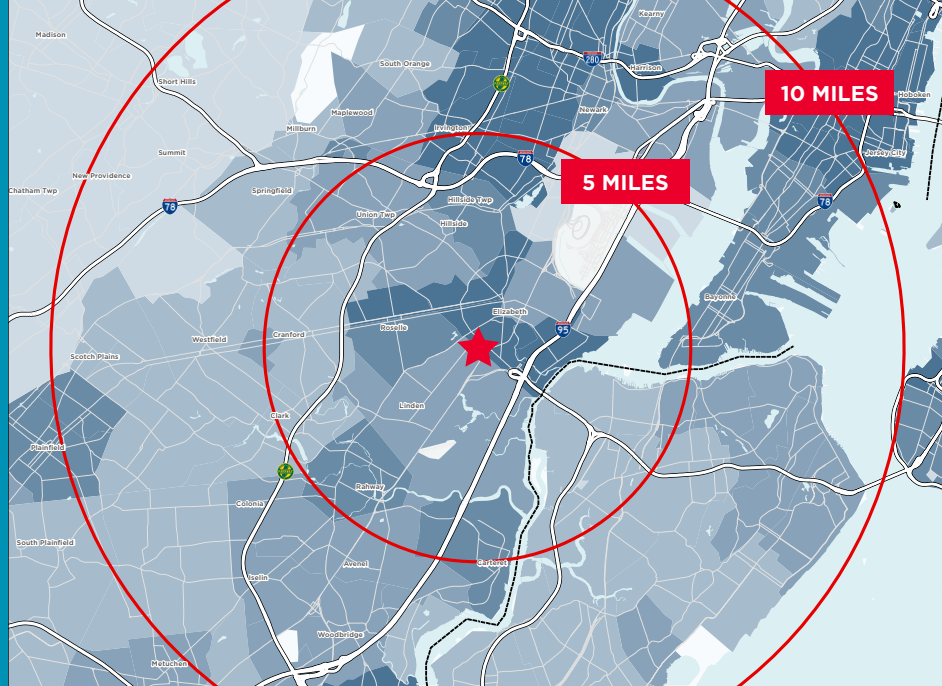
\$115,309
Avg Household Income



38.3
Median Age



\$562,274
Avg Home Value



2,002,202 Total Daytime Population

43% Daytime Population: Workers

57% Daytime Population: Residents

6,378 Daytime Population Density (Pop/sq mi)

57,347 Total (SIC01-99) Businesses

765,759 Total (SIC01-99) Employees

**Warehouse Workers
Resident Density**
(Per Sq. Mi.)



CONTACT US

FOR MORE INFORMATION

Bill Waxman, SIOR

Vice Chair

+1 201 394 9989

bill.waxman@cushwake.com

Jeff Volpi

Director

+1 201 736 8381

jeff.volpi@cushwake.com

David Gheriani

Executive Director

+1 908 675 5080

david.gheriani@cushwake.com

Morgan Nitti

Director

+1 908 377 5327

morgan.nitti@cushwake.com



OAKTREE



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.