

BRIDGE POINT PERTH AMBOY



BridgePointPerthAmboy.colliers.com | 1160 & 1130 State Street | Perth Amboy, NJ



AVAILABLE SPACE

1,043,600 SF

1130 State Street: 243,600 SF

1160 State Street: 800,000 SF

Immediate Occupancy

UEZ Zone

20-Year Pilot

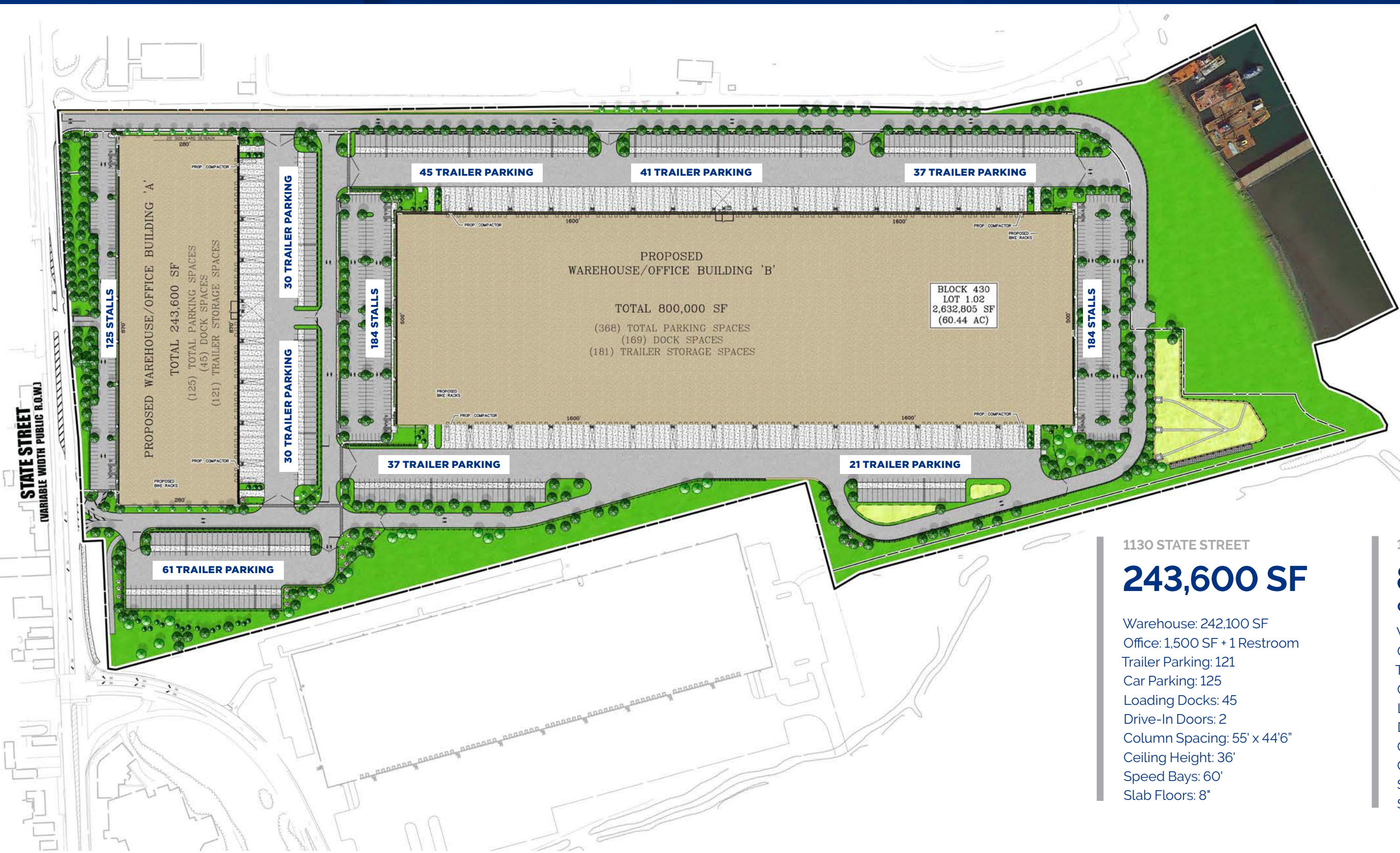
Strong Labor Force

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1130 STATE STREET

243,600 SF

- Warehouse: 242,100 SF
- Office: 1,500 SF + 1 Restroom
- Trailer Parking: 121
- Car Parking: 125
- Loading Docks: 45
- Drive-In Doors: 2
- Column Spacing: 55' x 44'6"
- Ceiling Height: 36'
- Speed Bays: 60'
- Slab Floors: 8"

1160 STATE STREET

800,000 SF
CROSS DOCK

- Warehouse: 797,500 SF
- Office: 2,500 SF + 4 Restrooms
- Trailer Parking: 181
- Car Parking: 368
- Loading Docks: 169
- Drive-In Doors: 4
- Column Spacing: 55' x 44'6"
- Ceiling Height: 40'
- Speed Bays: 60'
- Slab Floors: 8"

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan or for any action taken in reliance thereon. The floor plan does not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring.

NJ TURNPIKE, EXIT 10

4 miles

NJ TURNPIKE, EXIT 11

3 miles

NJ TURNPIKE, EXIT 12

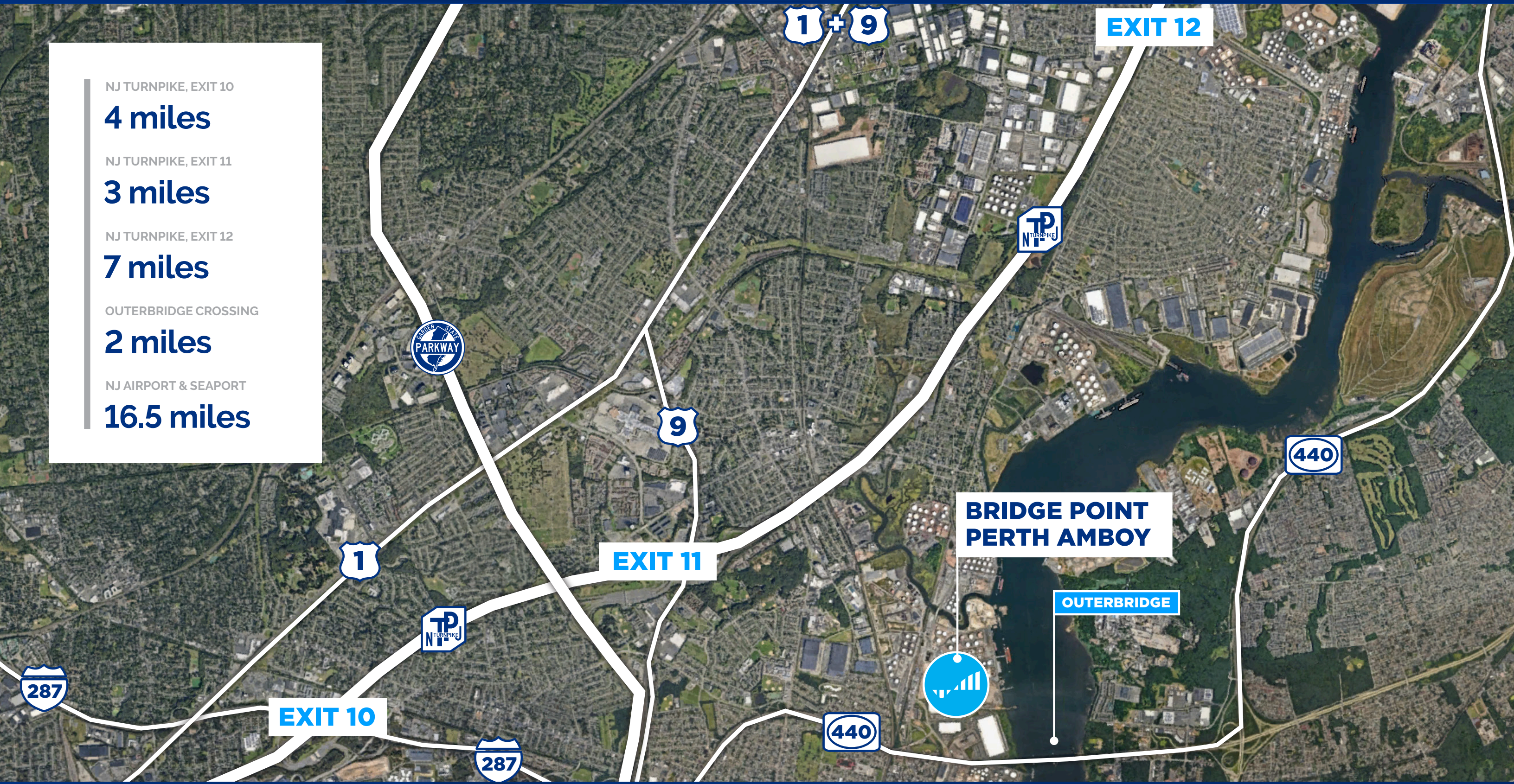
7 miles

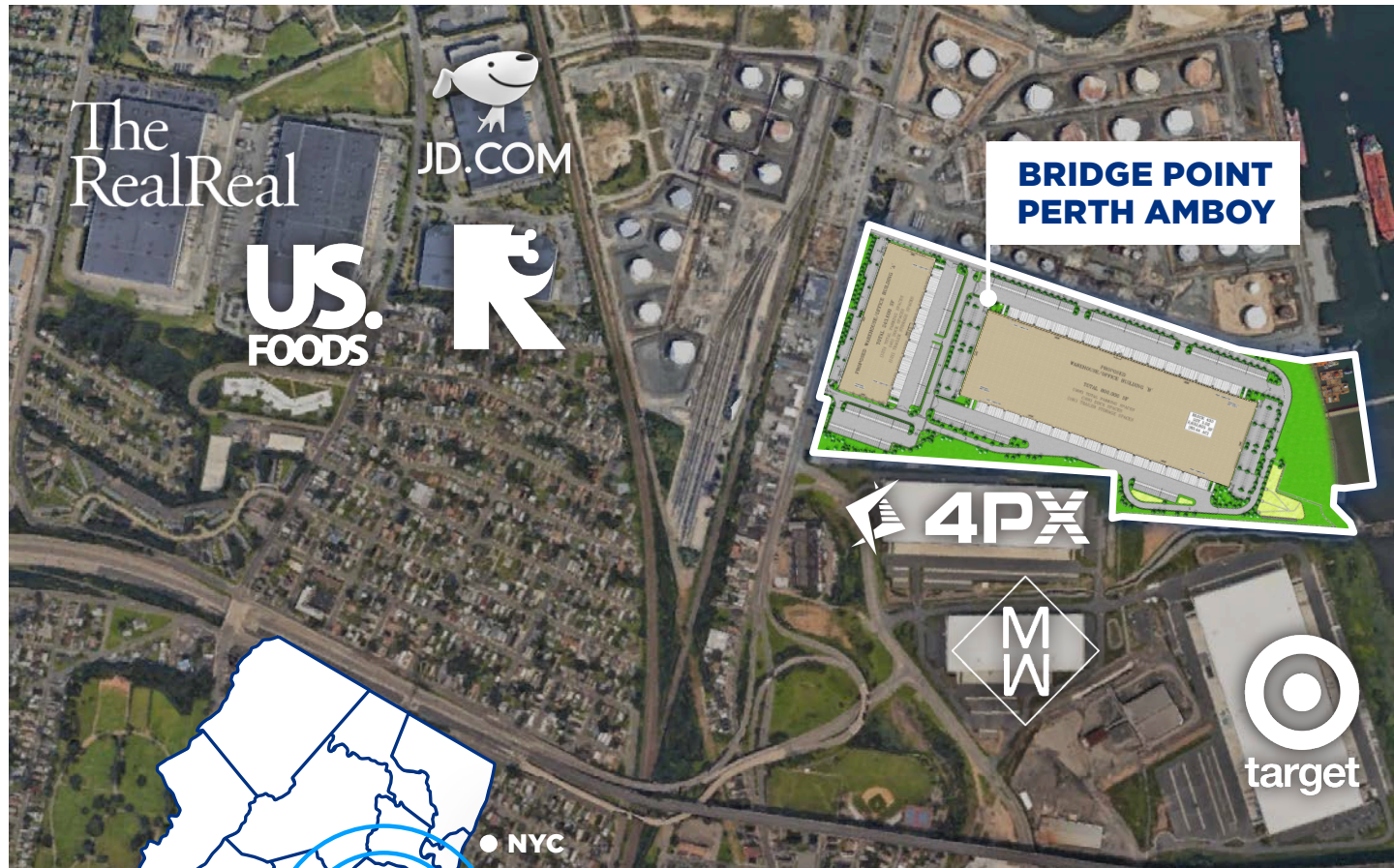
OUTERBRIDGE CROSSING

2 miles

NJ AIRPORT & SEAPORT

16.5 miles





Join corporate neighbors Target, The Real Real & U.S. Foods in the business-friendly community of Perth Amboy. Strategically situated between exits 10, 11 & 12 of I-95, Bridge Point Perth Amboy provides unmatched access to a large and concentrated consumer market. Trucks can access 1/3 of the US population within a day's drive and 13 million people within an hour's drive. Proximity to Liberty International Airport and Newark/Elizabeth Sea Port combined with abundant labor and UEZ designation makes Bridge Point Perth Amboy the ideal home for your business. Benefits under the UEZ designation include tax free purchases on capital equipment, reduced sales tax & financial assistance available from agencies such as NJEDA. Bridge Point Perth Amboy gives companies access to one of the most concentrated and affluent consumer markets in the world with 56.5 million residents and \$3.75 trillion in economic output.

72 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES in supply-constrained CORE markets in the U.S. and the U.K.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014



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