

WAREHOUSE

FOR LEASE

 CUSHMAN &
WAKEFIELD

 TERRENO



PREMIER LOCATION



4AB Engelhard Avenue
Avenel, New Jersey

81,824 SF

AVAILABLE SEPTEMBER 1, 2026



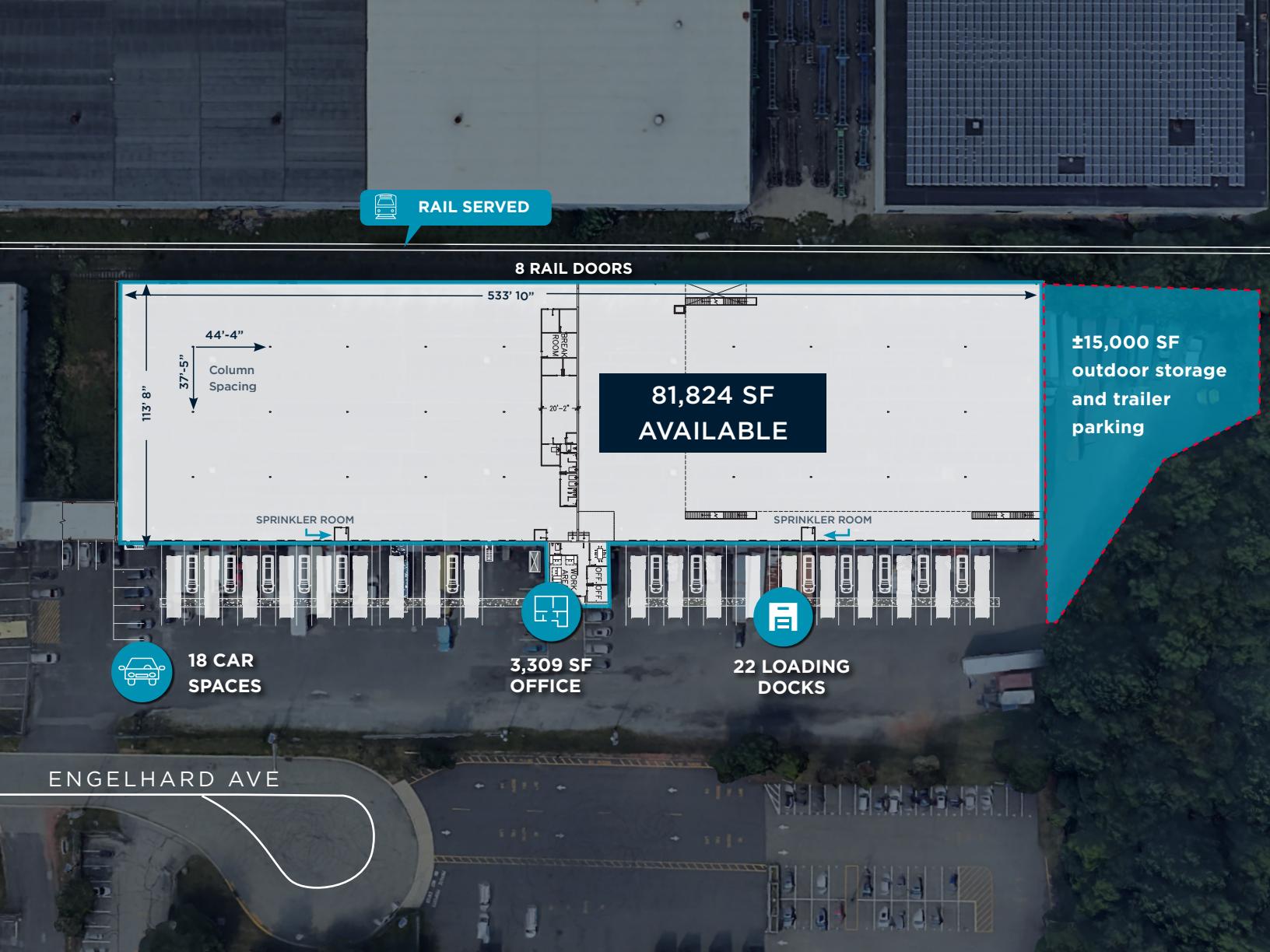
Prime Exit 12
& Port Location



Excellent Labor
Market



Fenced Site
& Rail Served



PROPERTY OVERVIEW



**Fenced Site with
±15,000 SF Trailer Lot**



**Rail Served with
8 Rail Doors**

Building Size	81,824 SF
Office Size	3,309 SF
Loading	22 Loading Docks
Rail	8 Rail Doors
Parking	18 Car Spaces
Column Spacing	37'-5" x 44'-4"
Clear Height	27'
Power	800 amps, 480v, 3 phase
Lighting	Motion Sensor LED

PREMIER LOCATION

A premier Middlesex County location that is close proximity to Route 9 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 9	1.5 mi
NJ Turnpike Exit 12	3 mi
NJ Turnpike Exit 11	6 mi
Goethals Bridge	7 mi
Outerbridge Crossing	7 mi
Newark Airport	10 mi
Port Newark/Elizabeth	13.5 mi
GW Bridge	29 mi





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4 AB ENGELHARD AVE
AVENEL, NJ

Terreno acquires, owns and operates industrial real estate in six major coastal U.S. markets. Exclusively. Functional, flexible, infill real estate located at the intersection of growing demand and limited, or even shrinking, supply.

Terreno owns 7 buildings at Avenel Logistics Center, totaling over 400,000 SF.

