

WAREHOUSE

# FOR LEASE



PREMIER LOCATION



**4AB Engelhard Avenue**  
Avenel, New Jersey

**81,824 SF**

**AVAILABLE JANUARY 1, 2027**  
(POTENTIAL FOR SOONER OCCUPANCY)



Prime Exit 12  
& Port Location



Excellent Labor  
Market



Fenced Site  
& Rail Served



RAIL SERVED

8 RAIL DOORS

±15,000 SF  
outdoor storage  
and trailer  
parking

81,824 SF  
AVAILABLE

SPRINKLER ROOM

SPRINKLER ROOM



18 CAR  
SPACES



3,309 SF  
OFFICE



22 LOADING  
DOCKS

ENGELHARD AVE

# 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'                     |
| Sprinkler      | ESFR                    |
| 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   |





4AB ENGELHARD AVE  
AVENEL, NJ

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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.



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