

# BRIDGE POINT 15E

54 Lockwood Street | Newark, NJ 07105



BRIDGE



PILOT APPROVED – Significant Tax Benefits

**±211,388 SF  
WAREHOUSE/DISTRIBUTION FACILITY  
NEW CONSTRUCTION  
AVAILABLE FOR LEASE**

OFFICE AREA  
**±2,125 SF**

LOADING  
EXTERIOR DOCKS

**26**  
DRIVE-IN DOORS  
**2**

CLEAR HEIGHT  
**40'**  
COLUMN SPACING  
**55' x 50'**

POWER  
**1,200 Amps**

BUILDING SIZE  
**±211,388 SF**  
AVAILABILITY  
**Immediate**

**THOMAS D. TUCCI, SIOR**  
thomas.tucci@cushwake.com  
+1 732 243 3120

**JASON BARTON, SIOR**  
jason.barton@cushwake.com  
+1 732 243 3104

**CHARLES FERN**  
chuck.fern@cushwake.com  
+1 732 243 3101

 **CUSHMAN &  
WAKEFIELD**

# SITE PLAN

BRIDGE

BUILDING

**±211,388 SF**

CLEAR HEIGHT

**40'**

COLUMN SPACING

**55' x 50'**

EXTERIOR DOCKS

**26**

DRIVE-IN DOORS

**2**

POWER

**1,200 Amps**

CAR PARKING

**155**

TRAILER PARKING

**42**

TRUCK COURT

**Secured**

SPEC OFFICE

**±2,125 SF**



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CUSHMAN &  
WAKEFIELD

## ACCESS TO LABOR • CONSUMER DENSITY

### POPULATION DENSITY

- **4.2 M** within 30 minutes
- **9.9 M** within 45 minutes
- **15 M** within 60 minutes

### CONSUMERS

- **21 M** within 90 minutes

### WORKERS

- **310 K** Blue collar residents within 30 minutes
- **53 K** Warehouse workers within 30 minutes

## DRAYAGE ANALYSIS

- The cost of drayage is significantly lower (20-40%)
- The overall drayage and labor costs are the lowest amongst the competitive properties.

## CROSSROADS LOCATION

### • NEWARK LIBERTY INT'L AIRPORT

±\$27 Billion In Economic Activity, ±190,000 Total Jobs  
(21,000 Directly employed at airport)

### • SECAUCUS JUNCTION

Transfer station for eight of nine NJ Transit Lines (20 per hour at peak) with service to Manhattan and Hoboken in 12 to 13 minutes, 27,000 average weekday riders.

### • PORT OF NY/NJ

\$36.1 billion in personal and \$99.5 billion in business income, Employs 239,100 workers and supports another 267,250 indirect jobs (+26% since 2016)

### • ROADWAY INFRASTRUCTURE

I-95 (NJ Turnpike): 177,000 VPD  
Route 80: 283,000 VPD at GWB  
Route 3: 145,000 VPD at Lincoln tunnel

Location	Drayage Spend Index (Bridgepoint 15E=100)	Drayage Rate	Drayage Cost <sup>(1)</sup>
C&W Metric Preference:	Lower	Lower	Lower
<b>Bridgepoint 15E</b>	<b>100</b>	<b>\$493.56</b>	<b>\$493,560</b>
Kingsland Meadowlands	120	\$594.40	\$594,400
Stonemont Passaic Logistics Center	123	\$608.68	\$608,680
Linden Logistics Center	140	\$691.20	\$691,200
Central 9 Logistics Center	126	\$622.08	\$622,080

More Favorable  
Less Preferred

#### Assumptions

(1) Drayage Cost based on 1,000 trips annually.

# PROXIMITY MAP

BRIDGE

TO NEWARK INTERNATIONAL AIRPORT

**7.3 miles  
10 minutes**

TO HOLLAND TUNNEL

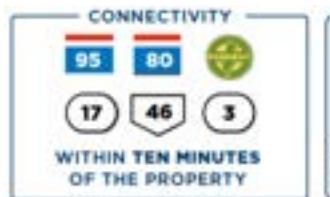
**9.3 miles  
12 minutes**

TO TETERBORO AIRPORT

**13.6 miles  
22 minutes**

TO GW BRIDGE

**18.5 miles  
25 minutes**



BRIDGE POINT 15E | 54 Lockwood Street | Newark, NJ 07105

99 Wood Avenue South, 8th Floor | Iselin, NJ 08830 | +1 732 623 4700

One Meadowlands Plaza, 7th Floor | East Rutherford, NJ 07073 | +1 201 935 4000

[cushmanwakefield.com](http://cushmanwakefield.com)

CUSHMAN &  
WAKEFIELD

# 74 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.



## HEADQUARTERS

444 W. Lake St., Chicago, IL 60606 | 312 683 7230

[www.bridgeindustrial.com](http://www.bridgeindustrial.com)

AWARDS	
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2022
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
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