



FOR LEASE

7 HOOK ROAD, BAYONNE, NJ

- Newly constructed industrial facility.
- 6 interior loading docks.
- 6 Conrail-served rail doors.

HIGHLIGHTS

- **A modern state-of-the-art Class-A industrial facility.**
- Strategically located near major transportation hubs, including Global Terminal (4 miles), Port Newark (11.8 miles), Port Elizabeth (11.6 miles), and Newark Liberty International Airport (10 miles).

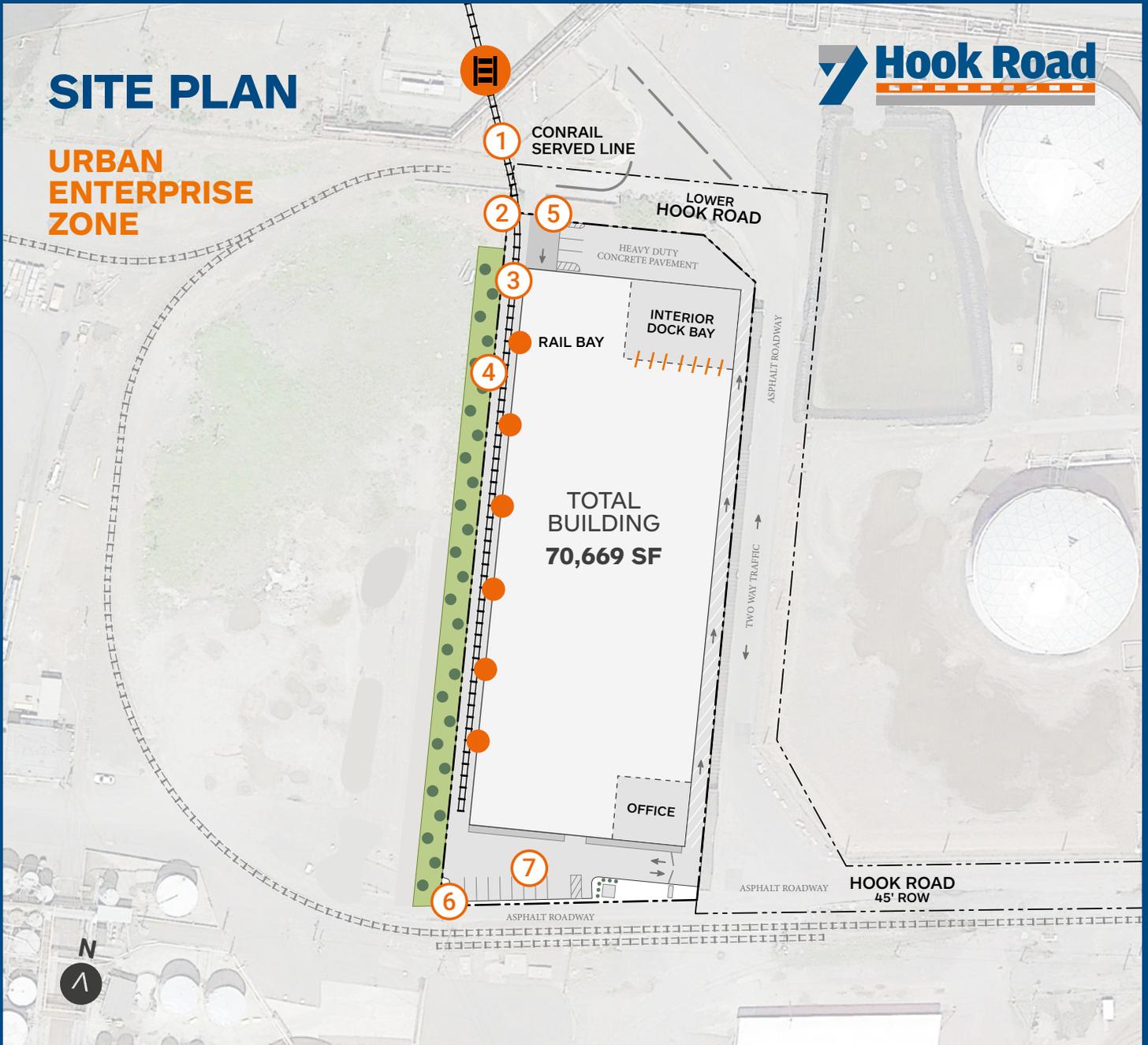
NEW BUILDING
AVAILABLE

TOTAL SPACE
70,669 sf

CBRE

SITE PLAN

**URBAN
ENTERPRISE
ZONE**



CLASS-A WAREHOUSE

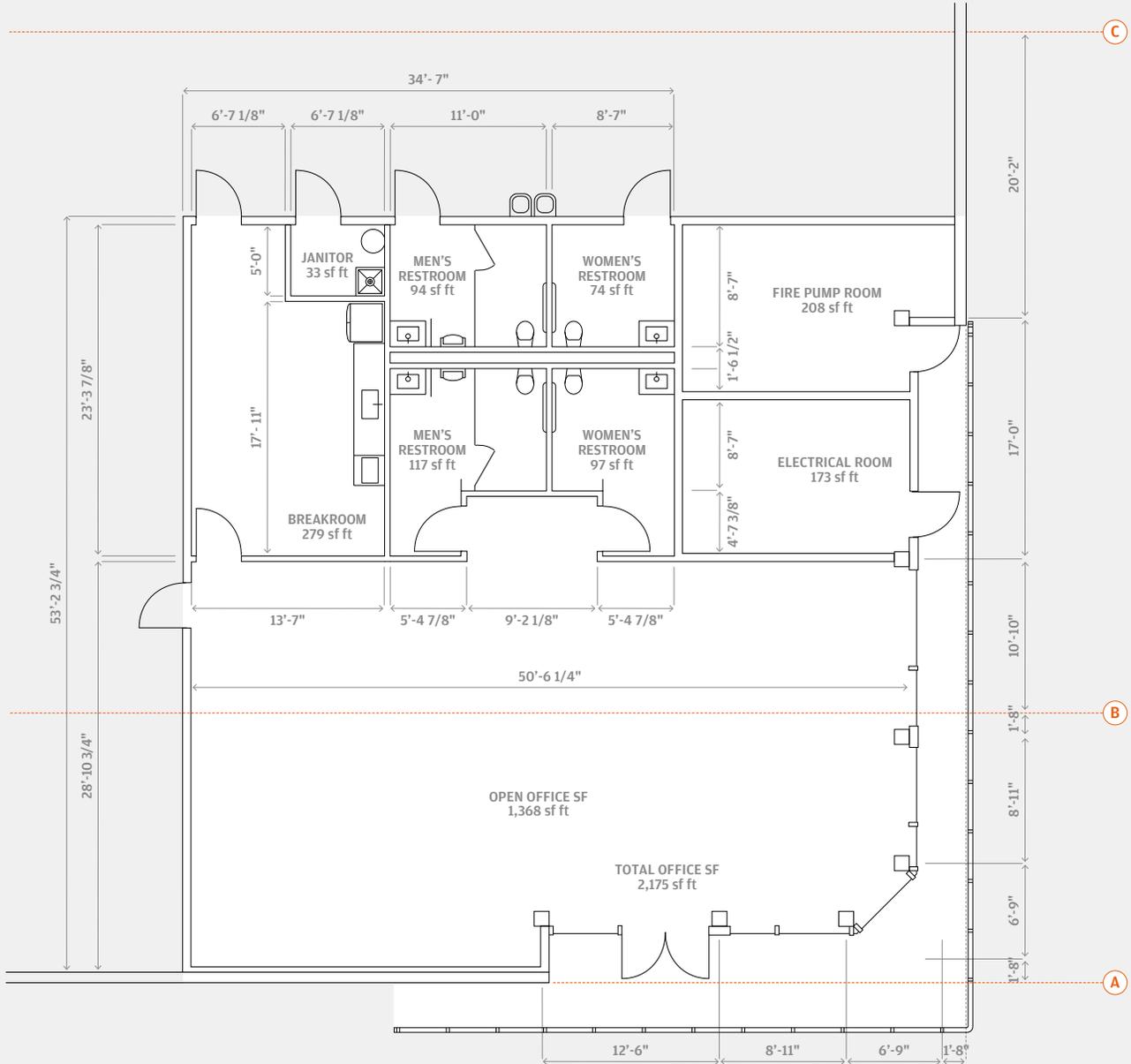
- Overall footprint 70,669 SF
- Warehouse 65,562 SF
- 6 Interior Dock Positions 4,788 SF
Pit Levelers Capacity 35,000 lbs
- Solar Ready Roof
- Fire Suppression System ESFR K-25
- Secured Outdoor Truck Parking

Legend

- 1 Conrail Served Line
 - 2 18' Gate Security Facility
 - 3 Railroad Track
 - 4 8' High Fence
 - 5 Drive In Ramp
 - 6 Electric Vehicle Charging Station
 - 7 Employee/Visitors Parking
- RAILROAD TRACK LOADING DOCKS
 RAIL BAY

1-STORY LOGISTIC FACILITY

Office Floor Plan

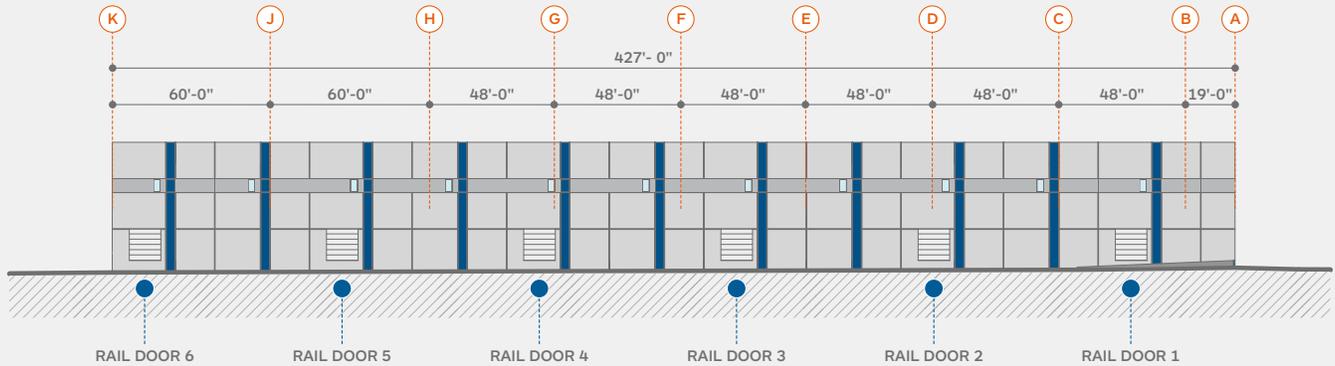


1-STORY LOGISTIC FACILITY

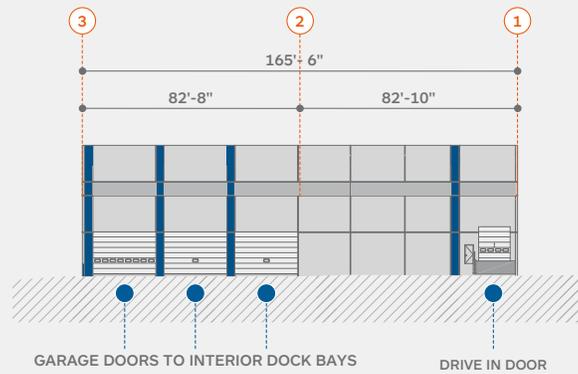
Exterior Perspectives



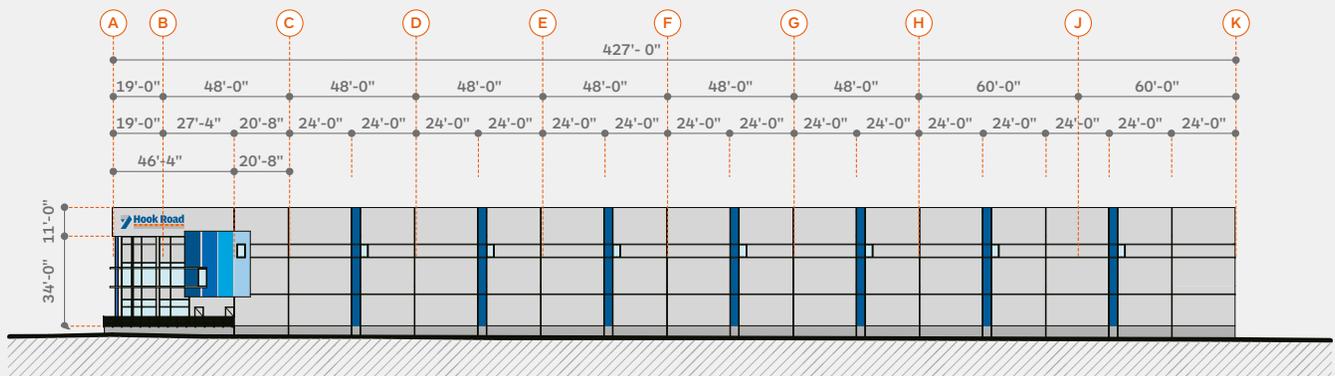
WEST ELEVATION
RAIL SIDE



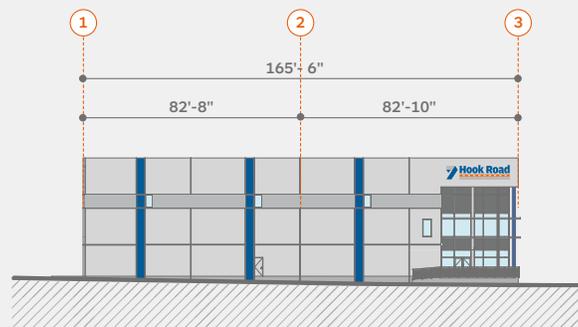
NORTH ELEVATION
REAR SIDE



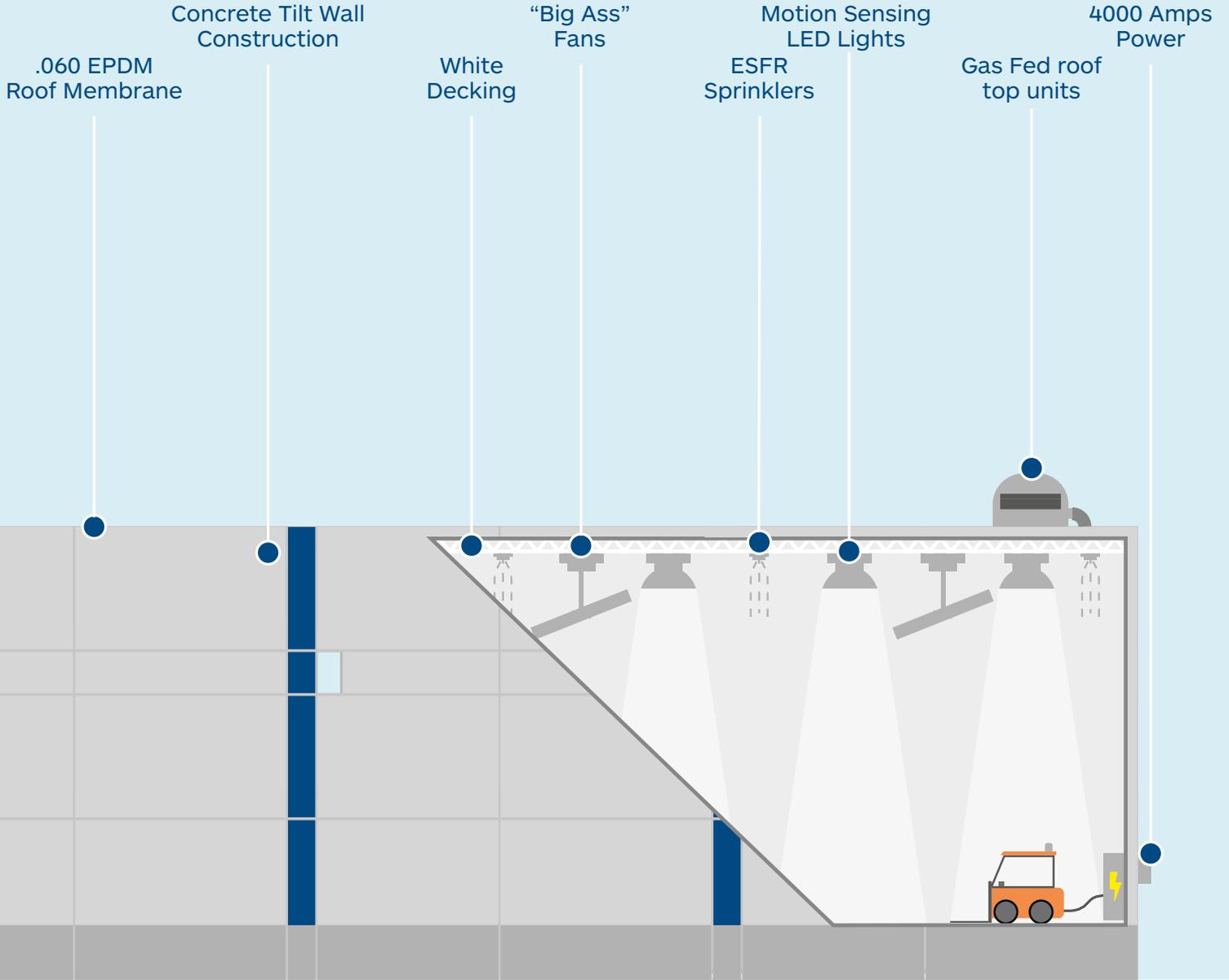
EAST ELEVATION
STREET SIDE



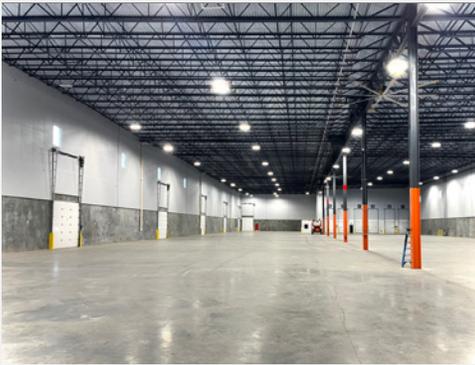
SOUTH ELEVATION
FRONT END



A STATE-OF-ART FACILITY



BUILDING PHOTOS



LOCATION MAP



ACCESSIBILITY INFO

	Newark Airport	17 Min	10.0 Miles
	Port Newark	25 Min	11.8 Miles
	Global Terminal	11 Min	4.0 Miles
	Port Elizabeth	22 Min	11.6 Miles
	Duraport	10 Min	3.0 Miles

	NJ Turnpike	25 Min	8 Miles
	I-280	30 Min	12 Miles
	Route 1	25 Min	9.2 Miles
	1-78	25 Min	11 Miles
	Holland Tunnel	25 Min	9.2 Miles
	Lincoln Tunnel	35 Min	12 Miles
	GW Bridge	40 Min	24.6 Miles

-  Interstate Highway
-  Highway
-  US Route
-  Exit
-  Conrail (CR)
-  NYNJR
-  Float Route
-  Shipping Routes
-  Terminal/Junction

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