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ESSEX AVENUE EAST, AVENEL, NJ



For Lease 44,981 SF BUILDING ON 4.7 ACRES

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**Bussel
Realty**

**Metz
Industrial Group**

+/-40,000 SF warehouse on 4.7 acres
with excess land along Exit 12

Contact Us

Exclusive Brokers:

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Property Overview

Property Specifications

- Total Building: 44,981 SF
- Lot Size: 4.7 Acres
- Office Space: 4,946 SF
- Loading: 22 Platform Loading Positions
7 Loading Doors
1 Oversized Drive-In Door
- Ceiling Height: 18'
- Power: 600 Amps
- Sprinkler: Dry
- Heat: Gas
- Column Spacing: 33' x 30'

Location Highlights

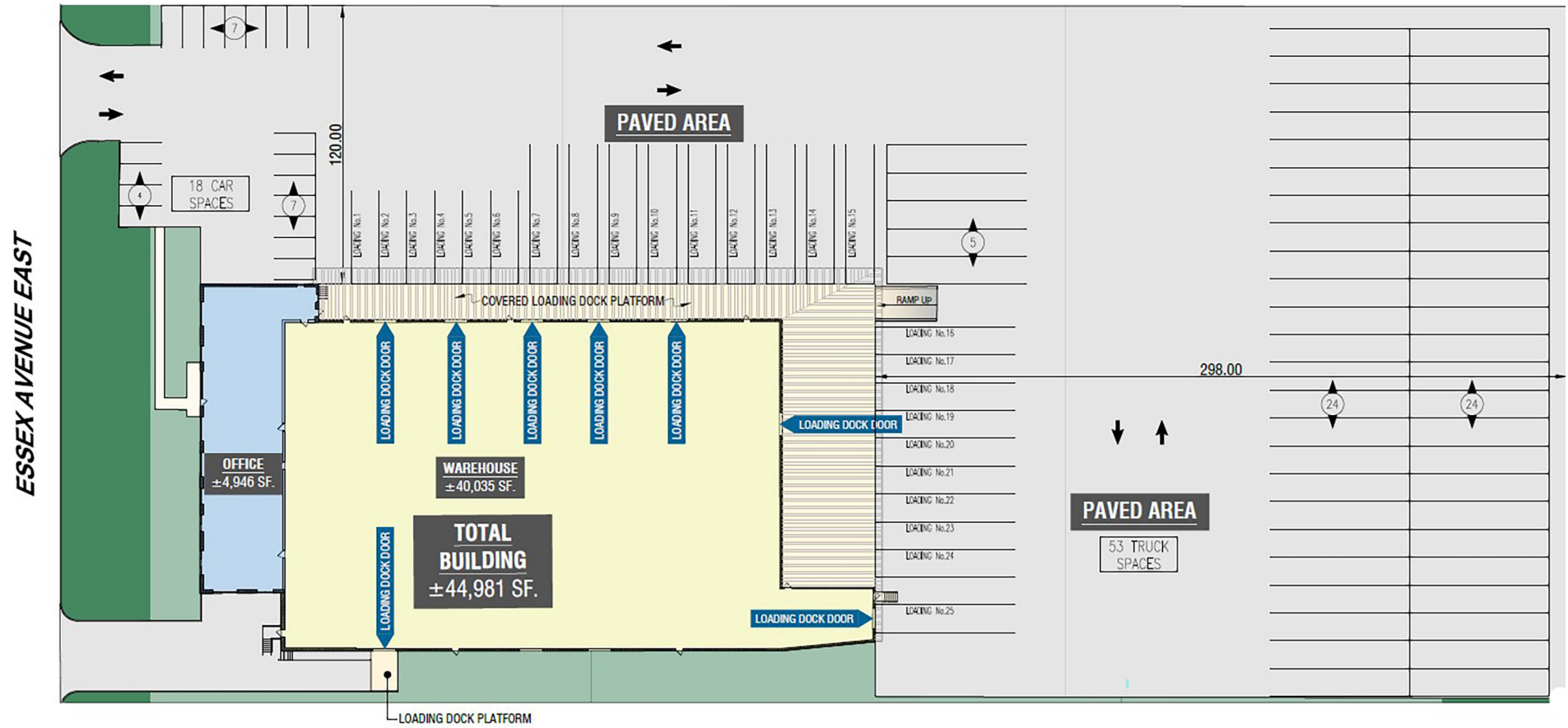
- 2 Miles to NJ Turnpike
- 3.2 Miles to Route 1-9
- 10 Miles to Goethals Bridge
- Close Proximity to Port Newark/
Elizabeth, Newark Liberty Airport &
NYC Markets



Distribution Space

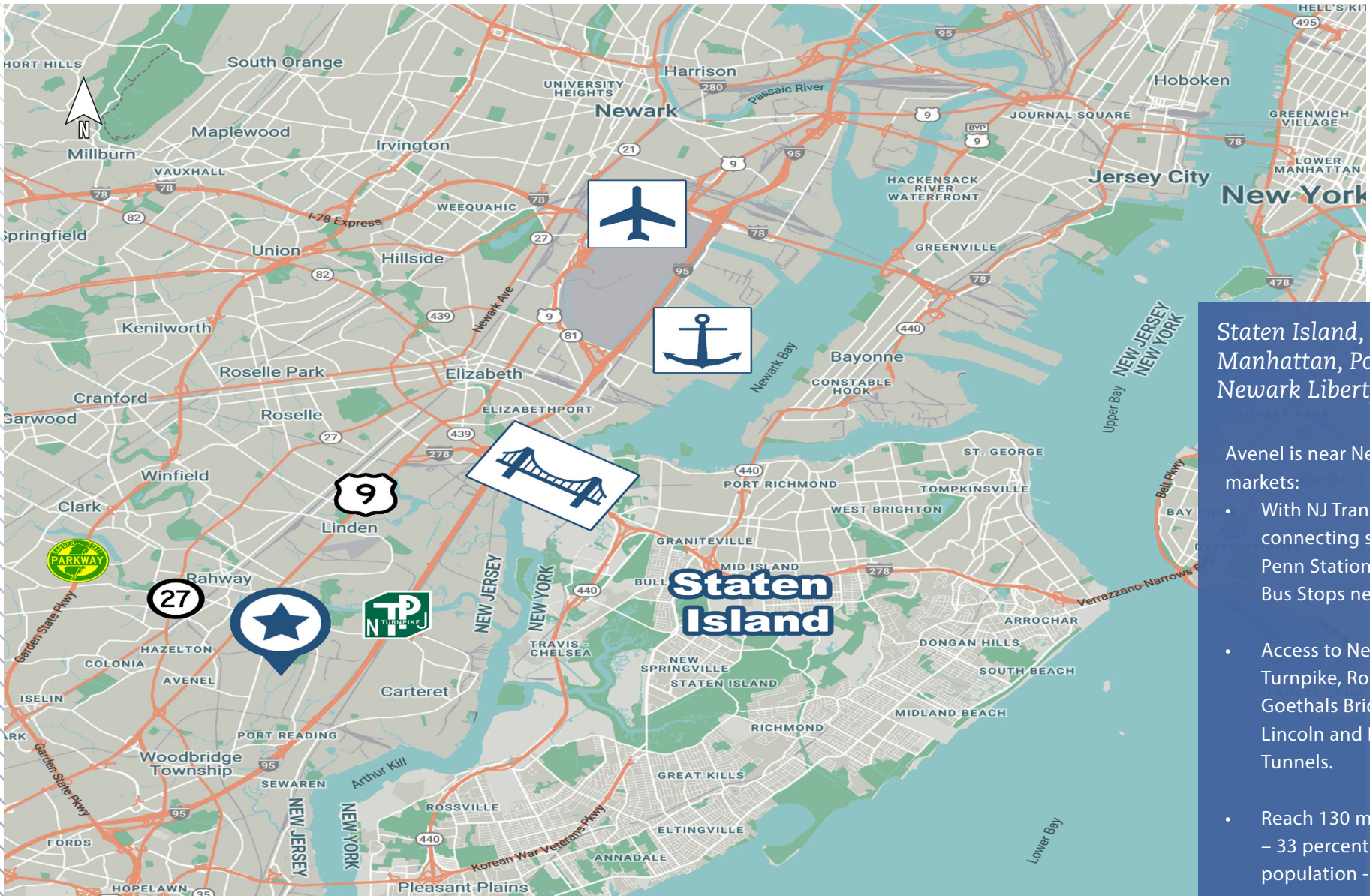


Site Plan



Striping is subject to approval.

At the Crossroads of...

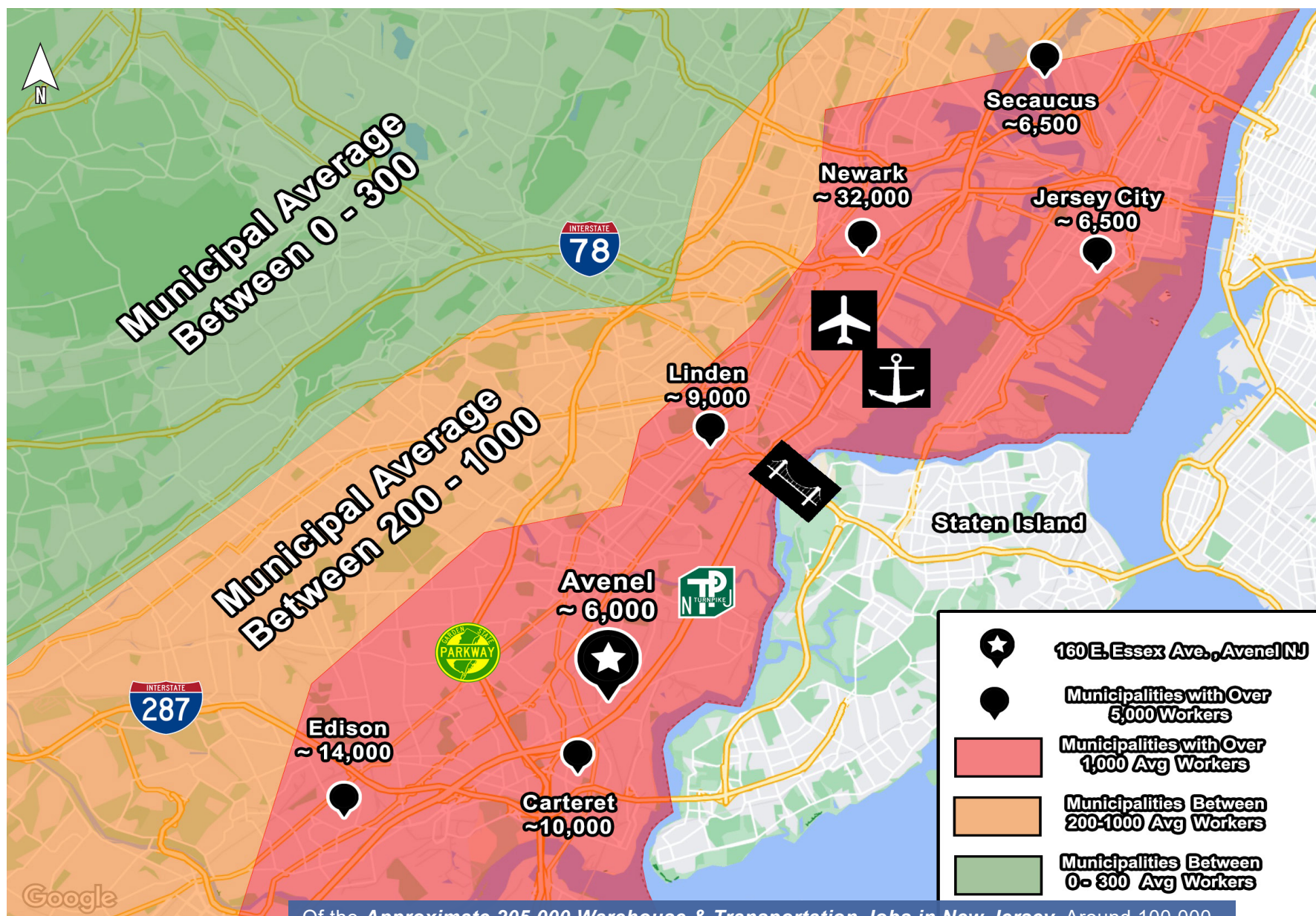


Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Avenel is near New York Metro markets:

- With NJ Transit Station with connecting service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

Labor Demographics



Of the *Approximate 205,000 Warehouse & Transportation Jobs in New Jersey*, Around 100,000 of them are in the greater area Avenel area with hubs in Edison, Carteret, and Newark.

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