



# Port South

Carteret, New Jersey

**FOR LEASE**

**BUILDING 1**

**±199,300 SF (DIVISIBLE)**

650 Federal Boulevard

Available Q1 2025

**BUILDING 2**

**±289,144 SF (DIVISIBLE)**

700 Federal Boulevard

Available Now

Class A Development

**CBRE**



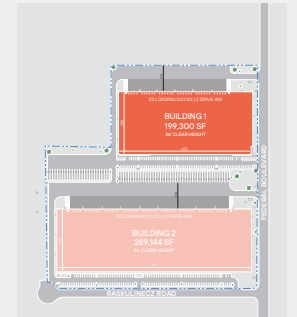


Building 1 | ±199,300 SF

<b>BUILDING SF:</b>	±199,300	<b>LOADING DOCKS:</b>	33
<b>AVAILABLE SF:</b>	±199,300 (divisible)	<b>DRIVE-IN DOORS:</b>	2
<b>OFFICE:</b>	To-suit	<b>LOADING FORMAT:</b>	Single-sided load
<b>BUILDING DIMENSIONS:</b>	305' x 652'	<b>TRUCK COURT DEPTH:</b>	130'
<b>CLEAR HEIGHT:</b>	36'	<b>TRAILER STALLS:</b>	25
<b>COLUMN SPACING:</b>	49' x 50'	<b>CAR PARKING:</b>	127
<b>SPEED BAYS:</b>	60'	<b>POWER:</b>	To-suit

# SITE PLAN

BUILDING 1 | 650 FEDERAL BOULEVARD, CARTERET, NJ



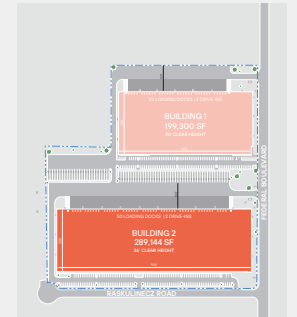
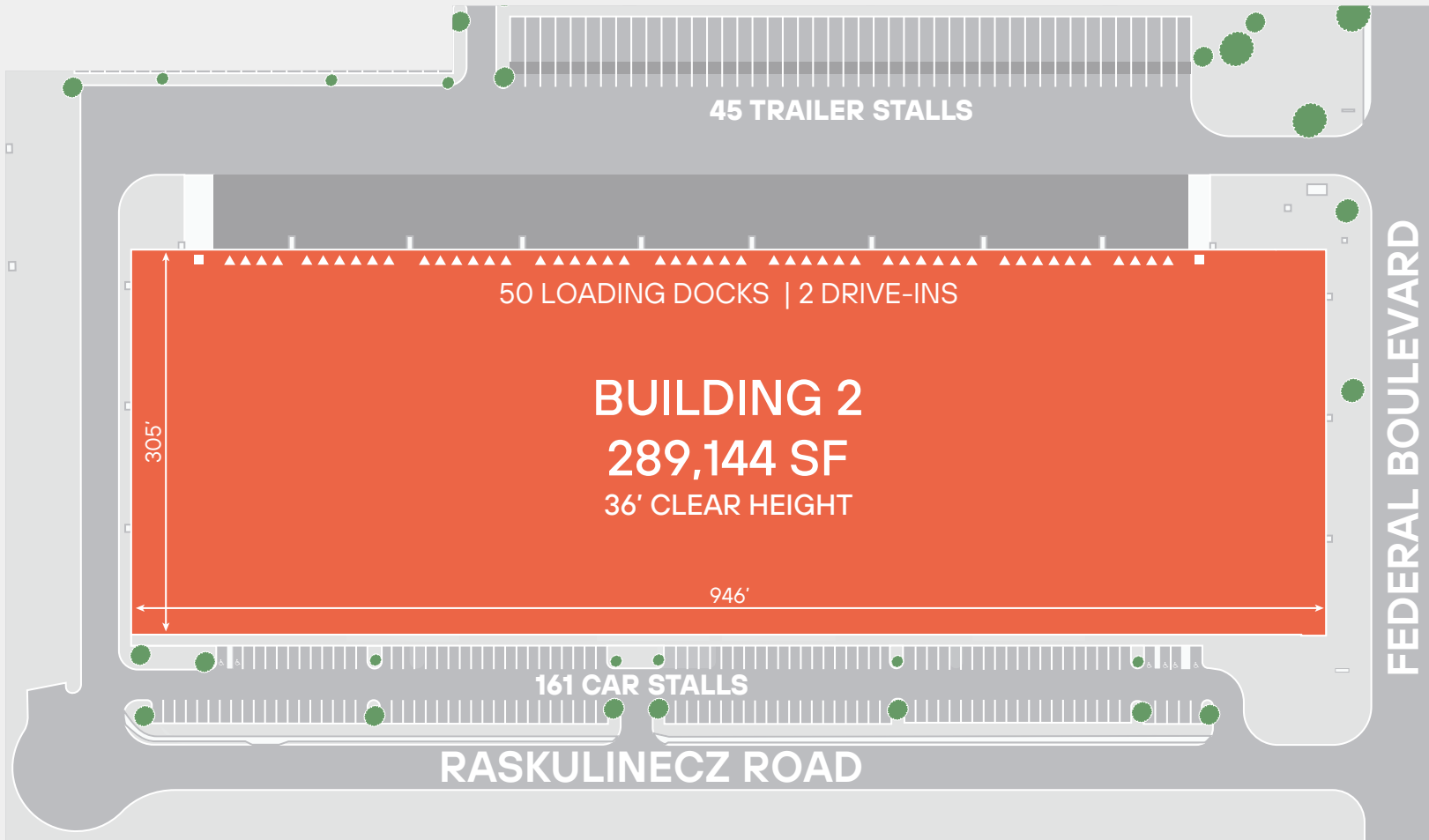


Building 2 | ±289,144 SF

<b>BUILDING SF:</b>	±289,144	<b>LOADING DOCKS:</b>	50
<b>AVAILABLE SF:</b>	±289,144 (divisible)	<b>DRIVE-IN DOORS:</b>	2
<b>OFFICE:</b>	To-suit	<b>LOADING FORMAT:</b>	Single-sided load
<b>BUILDING DIMENSIONS:</b>	305' x 946'	<b>TRUCK COURT DEPTH:</b>	130'
<b>CLEAR HEIGHT:</b>	36'	<b>TRAILER STALLS:</b>	45
<b>COLUMN SPACING:</b>	49' x 50'	<b>CAR PARKING:</b>	161
<b>SPEED BAYS:</b>	60'	<b>POWER:</b>	To-suit

# SITE PLAN

BUILDING 2 | 700 FEDERAL BOULEVARD, CARTERET, NJ



# LOCATION HIGHLIGHTS

With a dynamic and evolving economy centered around New York City, the Northern New Jersey industrial market is well-positioned for future growth. **Port South** is a newly constructed facility with **immediate I-95 access** and proximity to **Newark International Airport** and **Ports Newark/Elizabeth**. Superior logistical access to the **New Jersey Turnpike via Exit 12** and within **30 minutes from Midtown Manhattan**.

## IMMEDIATE ACCESS

to Route 9

## 1 MILE

from NJ Turnpike Exit 12

## 10 MILES

from Newark Liberty International Airport

## 15 MILES

from Port Newark/Elizabeth

## 20 MILES

to New York City via Holland Tunnel and Verrazzano-Narrows Bridge



## DRIVING DISTANCES

GOETHALS BRIDGE	7.6 miles
OUTERBRIDGE CROSSING	8.7 miles
NEWARK INT'L AIRPORT	10 miles
BAYONNE BRIDGE	14.4 miles
PORTS NEWARK/ELIZABETH	15 miles
VERRAZZANO-NARROWS BRIDGE	18.3 miles
HOLLAND TUNNEL	20.1 miles
LINCOLN TUNNEL	22.2 miles
G.W. BRIDGE	29 miles
JFK INT'L AIRPORT	34.4 miles





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Leasing by:

**CBRE**

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.

No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.