

A collage of four blue-tinted images. The top-left shows the exterior of a large industrial building with two large roll-up doors. The top-right and bottom-right show the interior of a large warehouse or industrial space with high ceilings, metal beams, and scaffolding. The bottom-left shows a construction site with a large concrete structure being built.

CenterPoint Elizabeth

36 Butler Street, Elizabeth, NJ



Front Area



For Lease | ±8,659 SF

- + 8,659 SF Total Available
- + ±6,000 SF Warehouse (±50' x 120')
- + ±1,150 SF Office
- + 13' Clear Ceiling Height
- + 1 Drive-In, Gas Heat, Wet Sprinkler System
- + 20' x 20' Column Spacing
- + (2) 150 KVA, 60 Hz, 3 Phase
- + MRC / UEZ Zoning
- + Lease Rate at \$15 PSF Gross Plus 3% Mgmt Fee



Value Proposition



Central Location

Easy Access to Interchange
13 of NJ Turnpike,
Newark Airport and NYC



Off-Street Loading

Secure, Off-Street, Fenced
& Paved Loading Area



Power

(2) 150 KVA,
60 Hz, 3 Phase

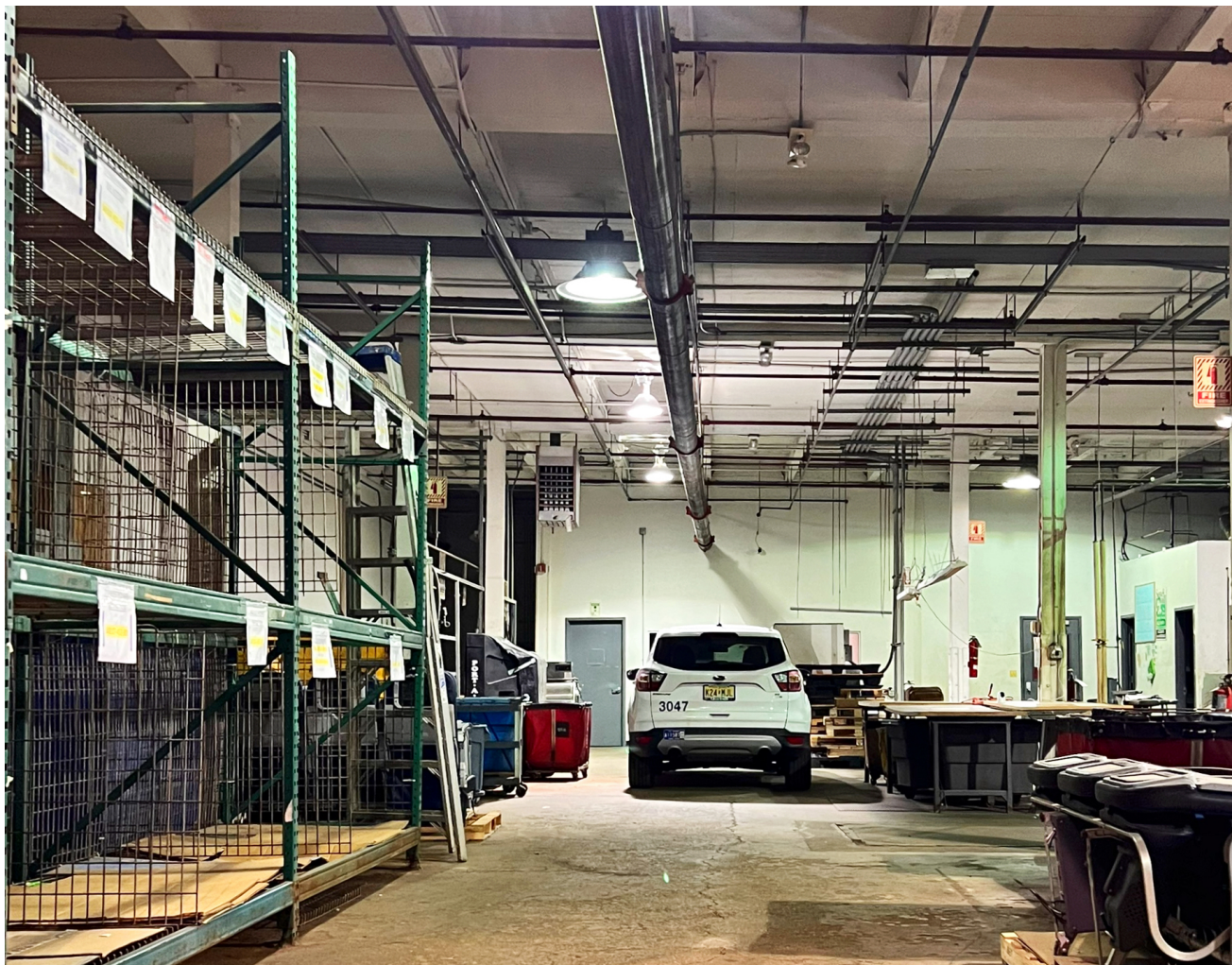


Parking

Ample Vehicle Parking
On Site

Location Highlights

- + 5 Miles to Newark Liberty International Airport
- + 2 Miles to NJ Turnpike, Interchange 13
- + 8.3 Miles to Ports Newark & Elizabeth
- + 16.3 Miles to Holland Tunnel
- + 18.2 Miles to Lincoln Tunnel
- + 2.2 Miles to Goethals Bridge
- + 19.7 Miles to Port Authority NY
- + 7.3 Miles Newark Penn Station
- + 23.3 Miles to George Washington Bridge





Key Distances

Newark Liberty Int'l Airport

5 miles

NJ Turnpike, Interchange 13

2 miles

Ports Newark & Elizabeth

8.3 miles

Goethals Bridge

2.2 miles

Warinanco Ice
Skating Center

Jersey Lanes

 **CenterPoint**
20-52 Butler Street



Exit 13



Goethals Bridge

Old Place

ARLINGTON

MARINERS
HARBOR

Planet Fitness

GRANITEVILLE

About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve. For more information on CenterPoint Properties, visit centerpoint.com.

centerpoint.com

Owned By



David Nenner
Senior Vice President,
Asset Management

Exclusive Marketing Agent



Jason M. Crimmins, CCIM, SIOR
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM,
SIOR 973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
973.379.6644 x 114
pjmurano@blauberg.com

Troy Schaafsma
973.379.6644 x 116
troys@blauberg.com

All information is subject to verification and no liability for errors or omissions is assumed.