

# BRIDGE POINT PORT ELIZABETH

Kapkowski Road, Elizabeth, NJ

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

 **BRIDGE**

 **ELBERON**  
DEVELOPMENT GROUP



## FOUR BUILDING LEASING OPPORTUNITY

### PORT/AIRPORT LOCATION

#### HIGHLIGHTS

- New construction; Modern state-of-the-art Class A industrial facility
- Located within a half mile of port and less than 1 mile from Newark Liberty International Airport
- Close proximity to Exit 13A of NJ Turnpike/I-95

**New Construction  
Available**

TOTAL AVAILABLE SPACE

**217,344 SF**

**80,800 SF**

**51,542 SF**

**26,762 SF**

**58,240 SF**

May Divide

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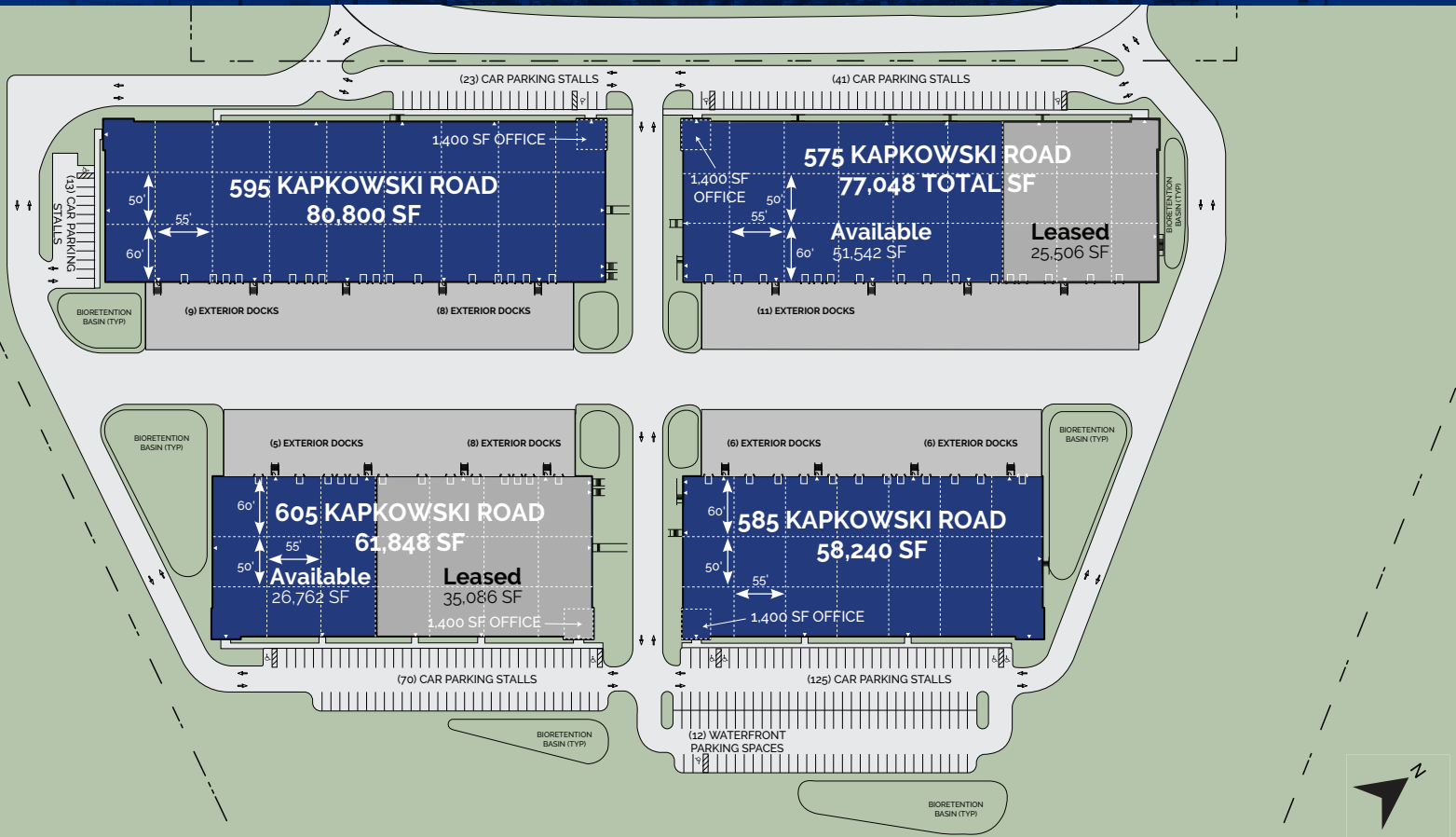
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**JONES LANG LASALLE BROKERAGE, INC.**

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# OVERALL SITE PLAN



## 217,344 TOTAL SF AVAILABLE

Clear height 32' | ESRF wet sprinkler system

### 575 KAPKOWSKI ROAD:

- 51,542 SF available
- ±1,400 SF offices or to suit
- 11 loading docks
- 28 car parking spaces
- 323' x 160' dimensions
- 800 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing"

### 595 KAPKOWSKI ROAD:

- 80,800 SF available
- ±1,400 SF offices or to suit
- 17 loading docks
- 36 car parking spaces
- 505' x 160' dimensions
- May divide
- ±1,200 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing"

### 585 KAPKOWSKI ROAD:

- 58,240 SF available
- ±1,400 SF offices or to suit
- 12 loading docks
- 125 car parking spaces
- 364' x 160' dimensions
- May divide
- 1200 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing"

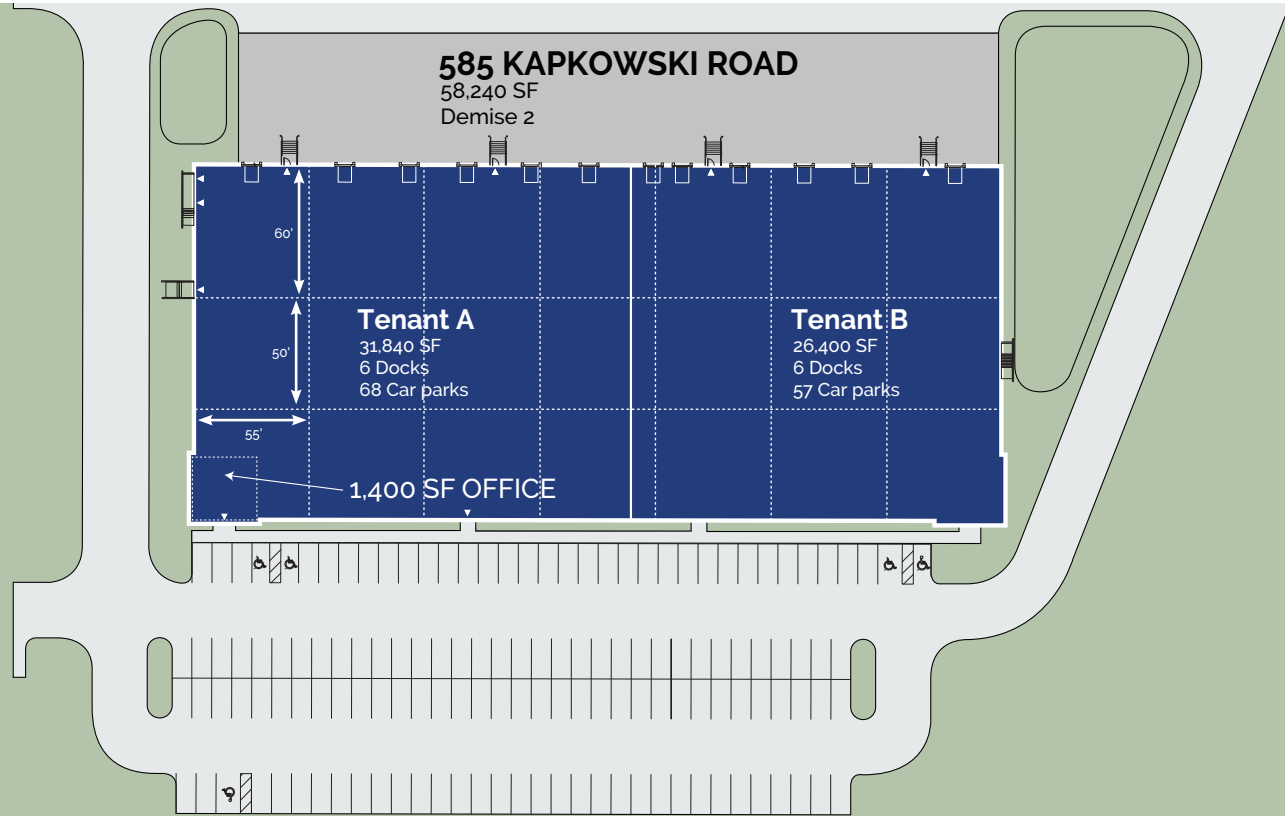
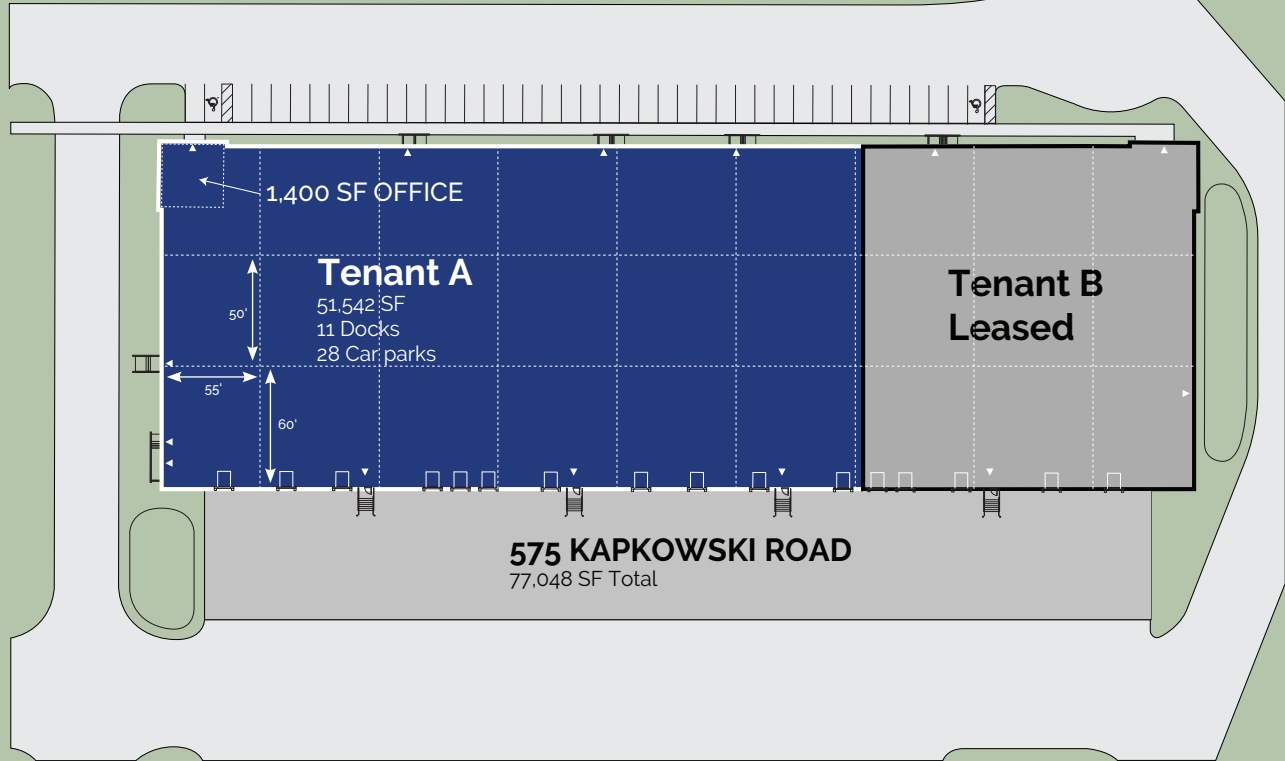
### 605 KAPKOWSKI ROAD:

- 26,762 SF available
- ±1,400 SF offices or to suit
- 5 loading docks
- 50 car parking spaces
- 165' x 160' dimensions
- May divide
- 800 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing"

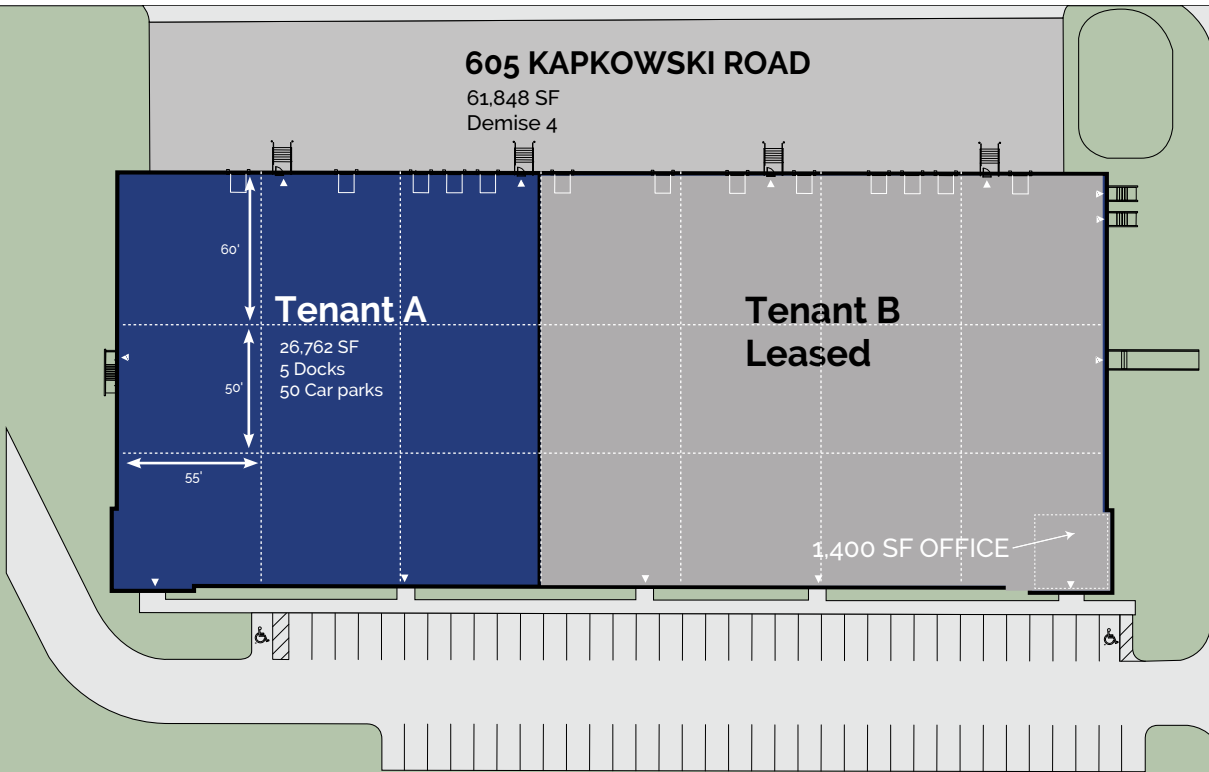
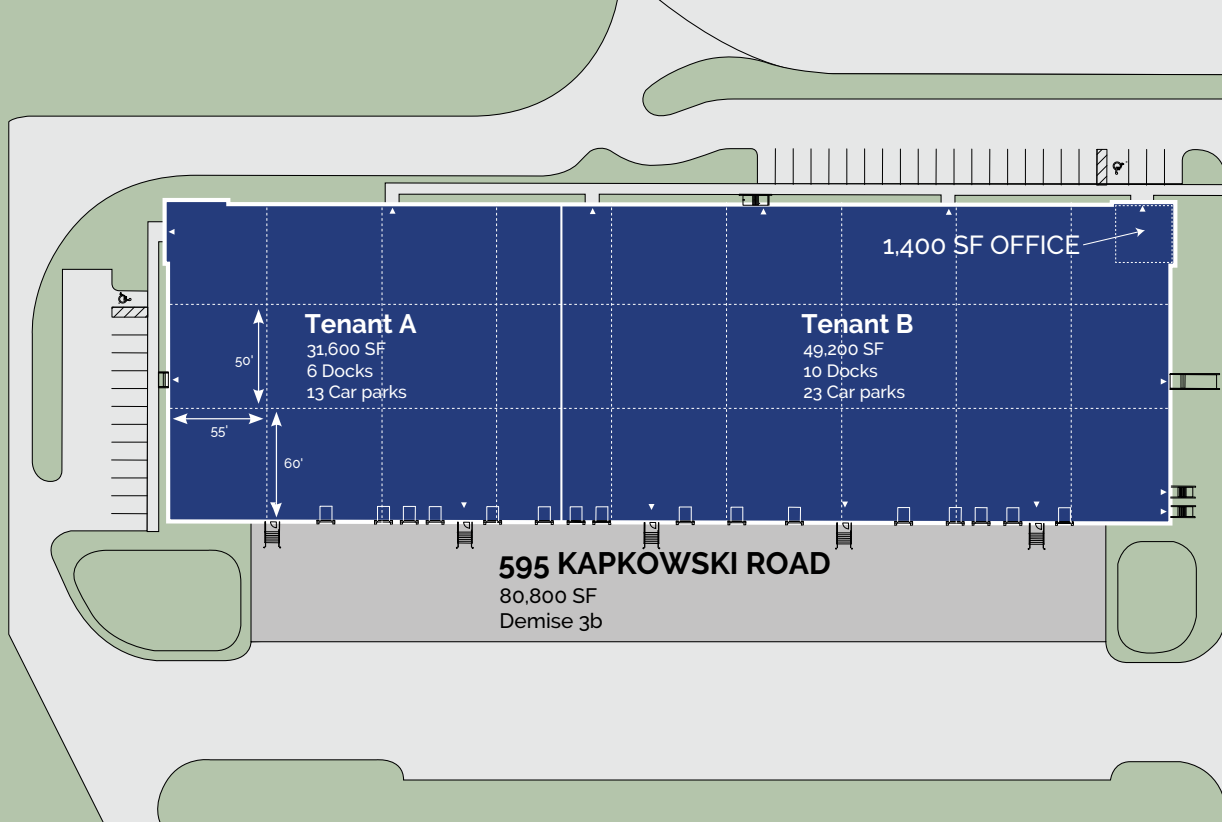




# POTENTIAL BUILDING DIVISION PLANS



# POTENTIAL BUILDING DIVISION PLANS





# LOCATION

## HIGHLIGHTS

- Less than a half mile to Port Newark/Elizabeth
- Waterfront location
- Less than 1 mile to Newark Liberty International Airport
- Located in close proximity to Exit 13A of the NJ Turnpike/I-95
- Located next to Jersey Gardens Mall and in close proximity to an abundance of local amenities
- Strong labor supply: 119,241 warehouse and transportation workers in a 10 mile radius
- Total population: 3,054,765 people living in a 10 mile radius with a medium household income of \$82,996

NJ TURNPIKE (EXIT 13A)

**1.8 miles**

ROUTE 78

**~4 miles**

GOETHALS BRIDGE

**3.6 miles**

HOLLAND TUNNEL

**14 miles**

LINCOLN TUNNEL

**16 miles**

G.W. BRIDGE

**21.7 miles**

\*Source: ESRI Business Analyst 2022 data (latest available)





# ABOUT BRIDGE



## 74+ MILLION SF NATIONWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL REAL ESTATE in the 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.



### AWARDS

Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, IREJ	2021
Industrial Project of the Year, SFBJ	2020, 2018
Deal of the Year, NAIOP New Jersey	2020, 2018

### HEADQUARTERS

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

## ABOUT ELBERON

**100** Years of Experience = **21<sup>ST</sup>** Century Solutions

Founded in 1920, Elberon Development Group brings a rich history of local expertise to the commercial real estate industry.

With a portfolio of over 3 million square feet in strategically located warehouse facilities in and around the Port of Elizabeth and Newark International Airport, Elberon Development Group continues to create buildings that meet the needs of an ever evolving global economy.



ULI Northern New Jersey Industrial Excellence Award	2022
NAIOP New Jersey Industrial Deal of the Year Award	2021, 2016, 2012



### HEADQUARTERS

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