



# FOR LEASE

## 7 HOOK ROAD, BAYONNE NJ

- New rail and truck logistics facility.
- 6 Interior Loading Docks.
- 6 Conrail Served Rail Loading Docks.

### 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).

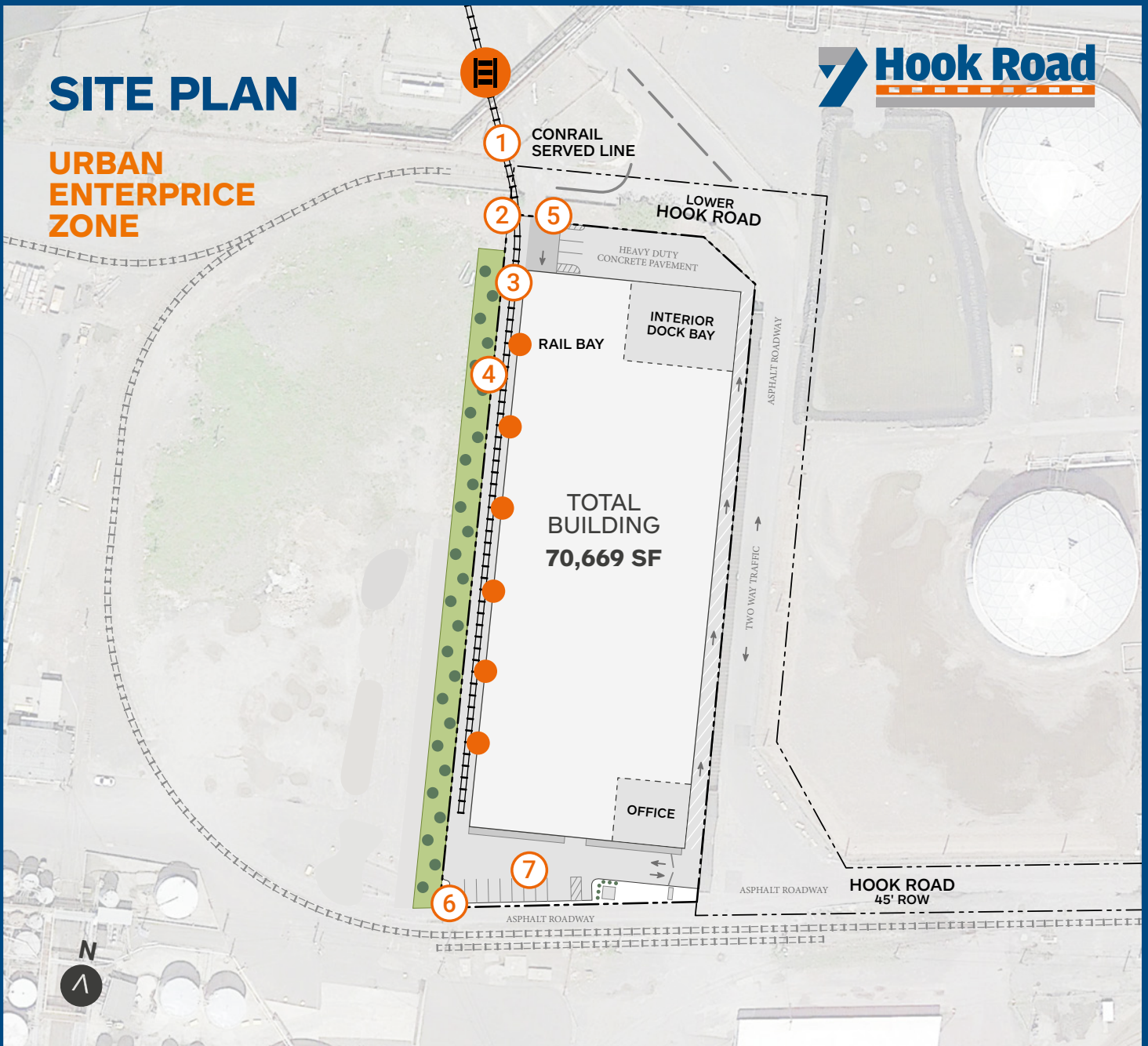
NEW BUILDING  
AVAILABLE

TOTAL SPACE  
**70,350 sf**

**CBRE**

# SITE PLAN

## URBAN ENTERPRICE ZONE

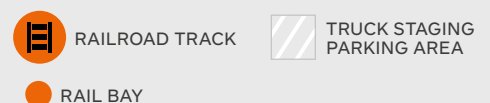


## NEW 1-STORY LOGISTIC FACILITY

— Overall footprint	70,350 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	

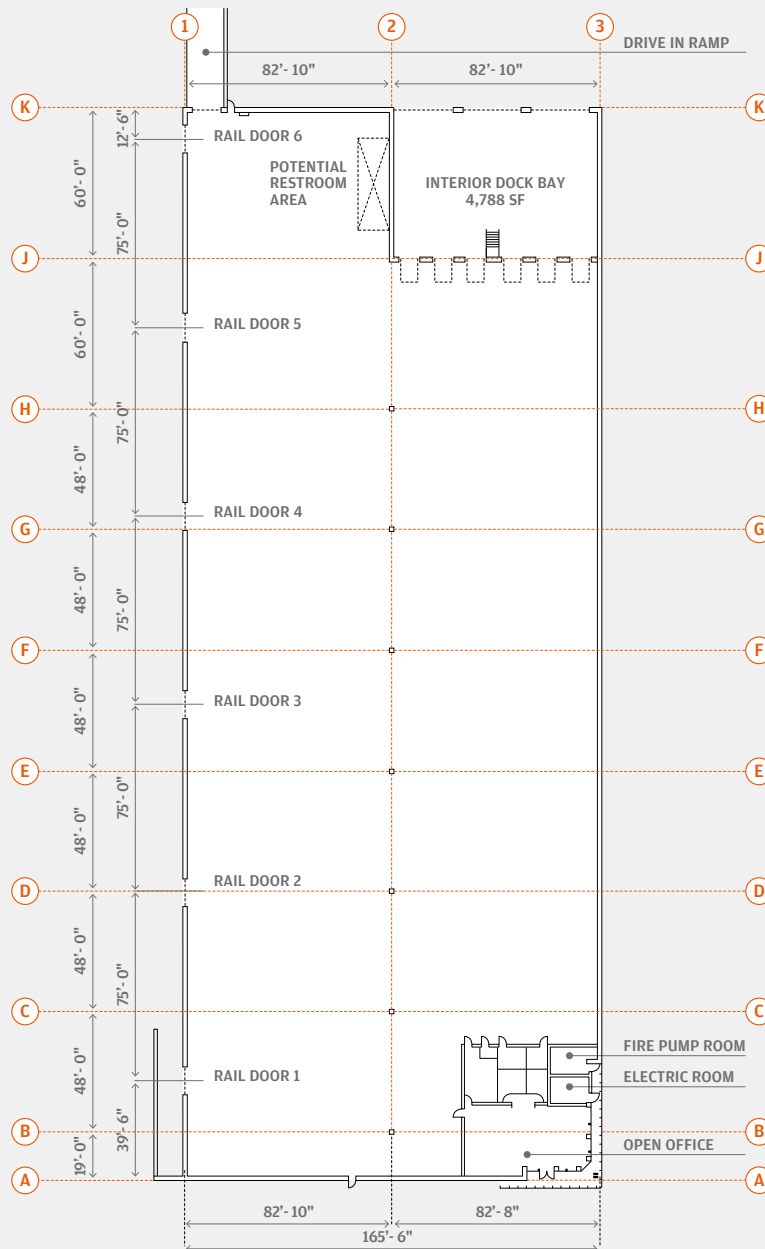
### Legend

- 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



# 1-STORY LOGISTIC FACILITY

## Ground Floor Plan

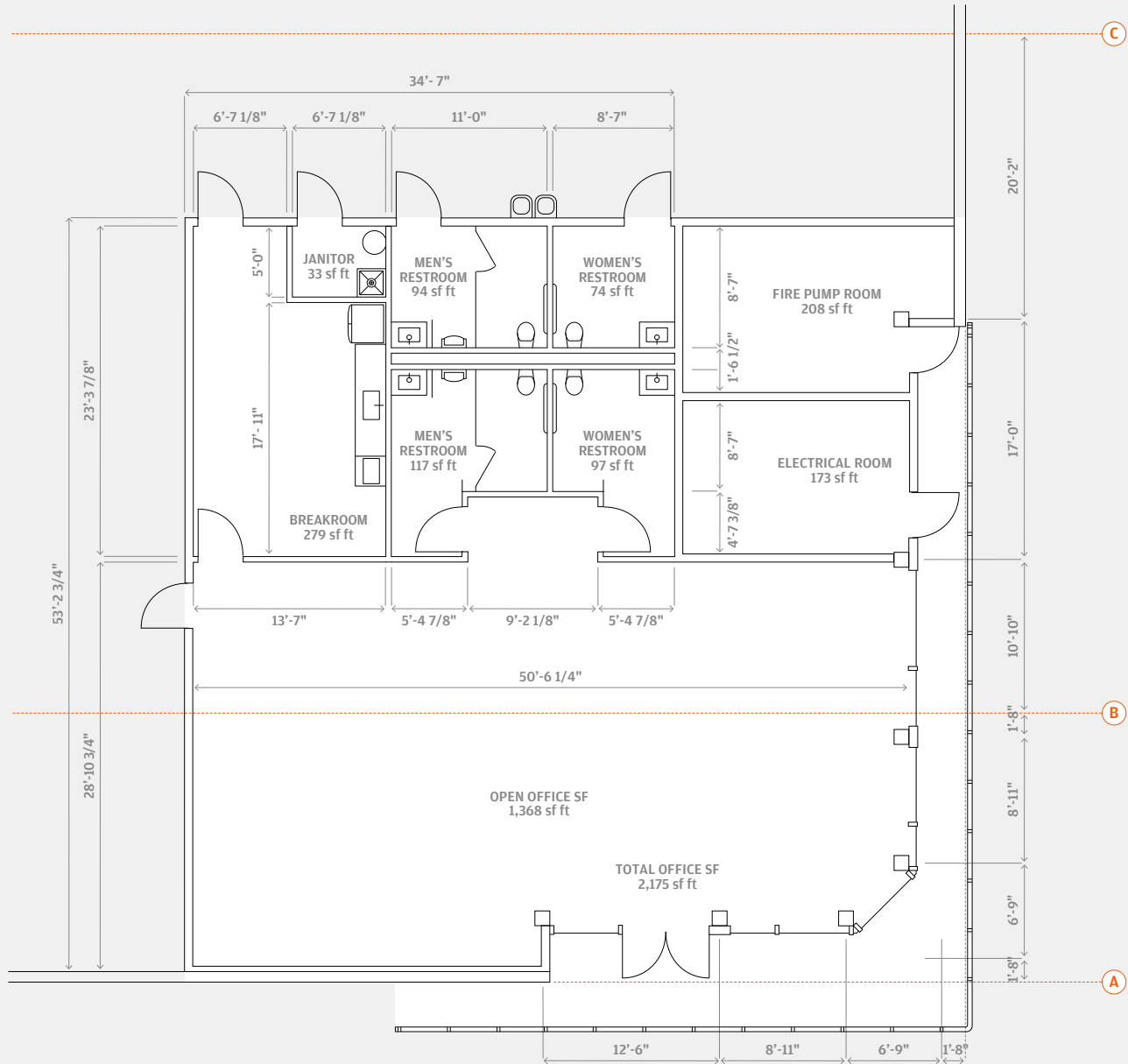


Building Size	70,669 ± SF
Space Available	70,669 ± SF
Office Area	3,000 SF 1 <sup>st</sup> floor built, additional 3,000 SF mezz. office possible
Ceiling Height	36' Clear
Power	800 Amp 480 V
Speed Bay	60'
Loading	6 Tailboards / 1 Drive In Doors

Sprinkler	ESFR Built to suit
Car Parking	14 Spaces
Truck Parking	6 Spaces
Rail Access	CONRAIL (CSX & NS)
Availability	Q3 2024
Taxes	25 years PILOT

# 1-STORY LOGISTIC FACILITY

## Office Floor Plan

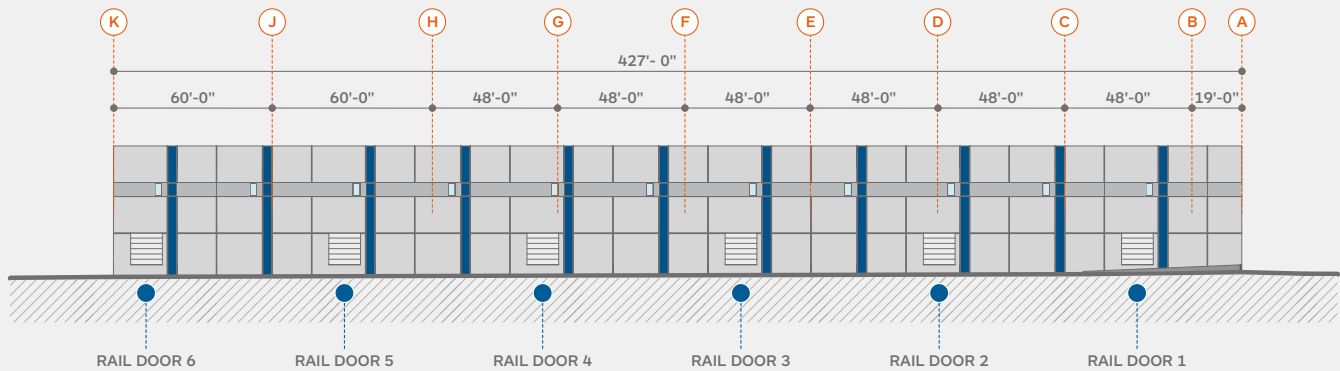


# 1-STORY LOGISTIC FACILITY

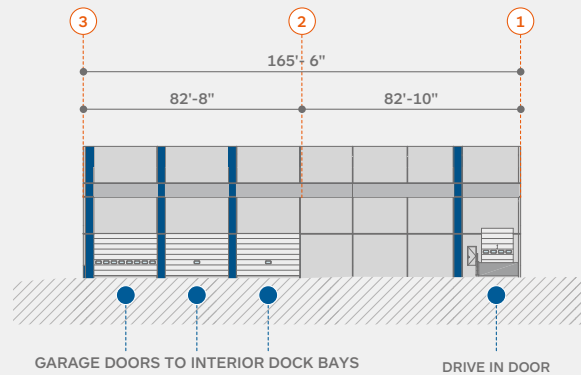
## Exterior perspectives



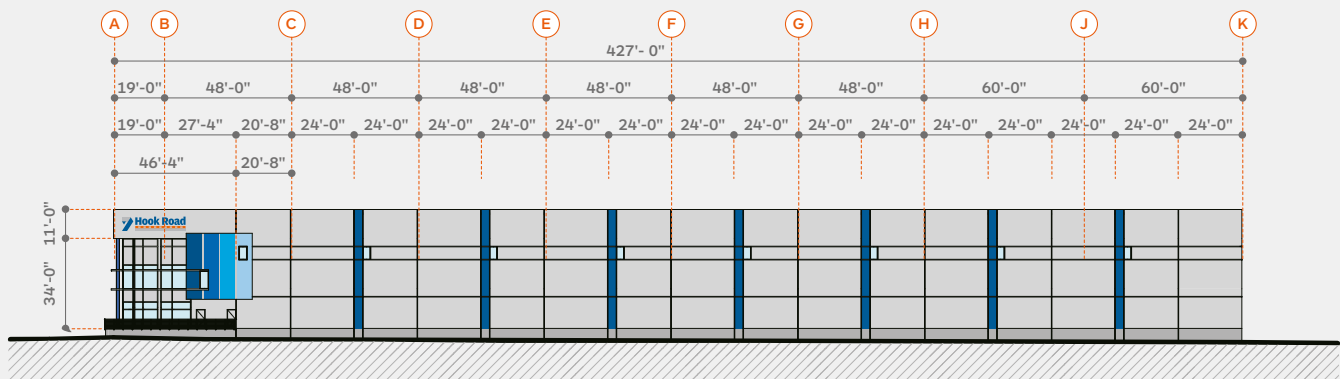
WEST ELEVATION  
RAIL SIDE



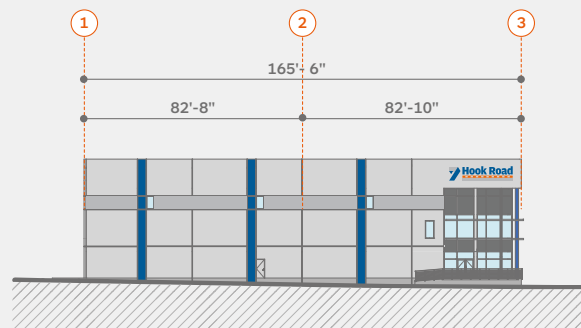
NORTH ELEVATION  
REAR SIDE



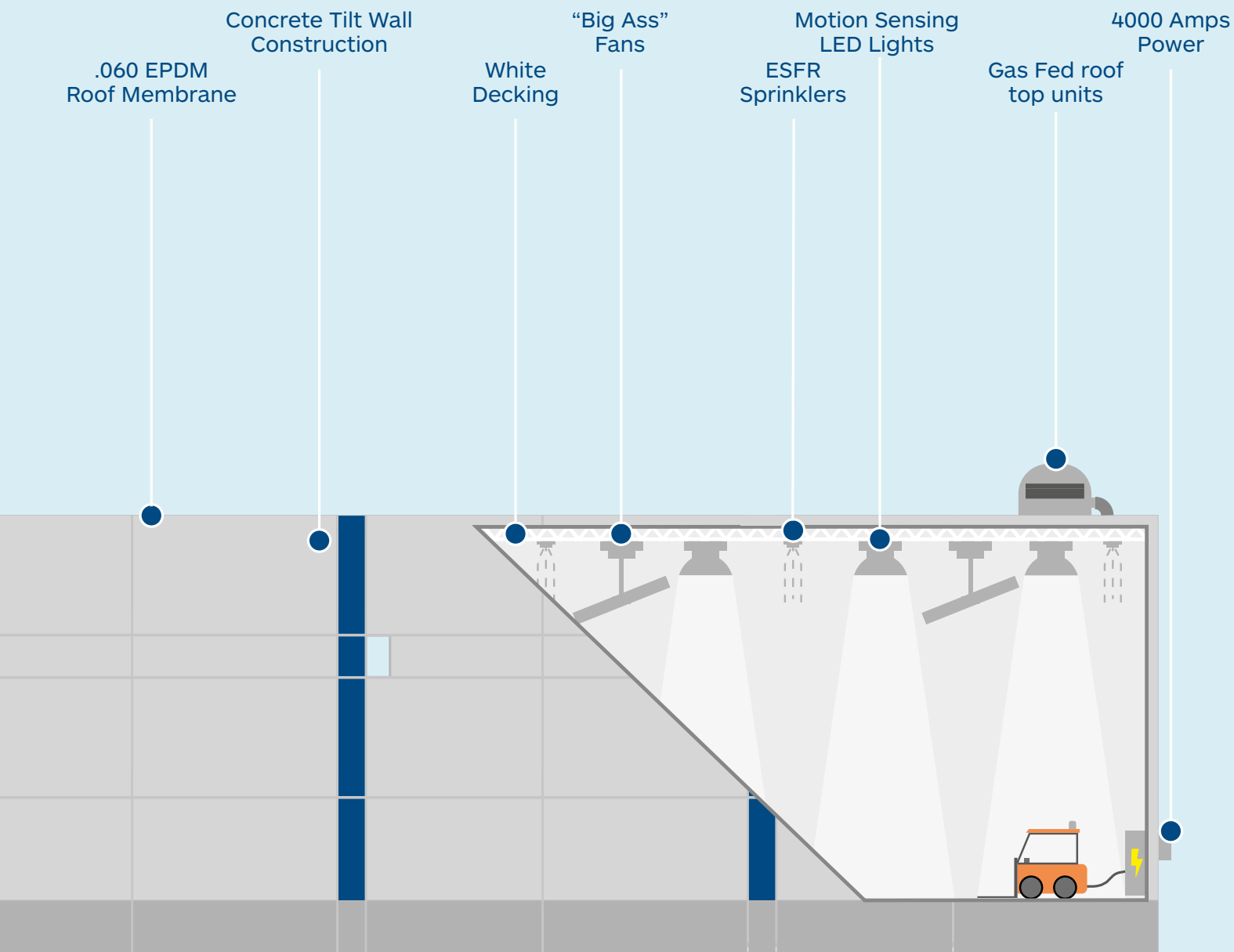
EAST ELEVATION  
STREET SIDE



SOUTH ELEVATION  
FRONT END



# A STATE-OF-ART FACILITY





# BUILDING PHOTOS











# LOCATION MAP



## Accessibility info

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

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

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

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