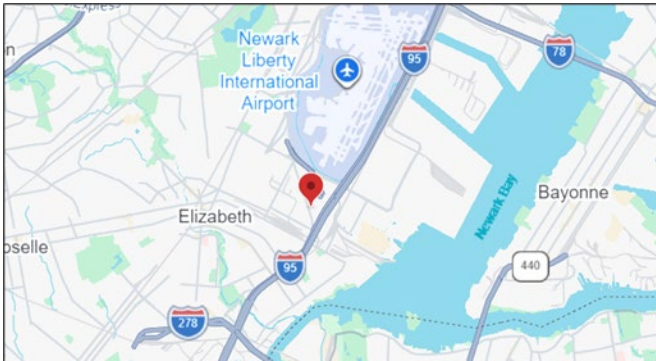


52,000 SF Warehouse Available For Lease

545 Dowd Avenue, Elizabeth, NJ 07201



Property Details:

- ❑ Area: 52,000 SF One-Story Industrial Building
- ❑ Tailboard Docks: 10
- ❑ Truck Court: 1.25 Acres
- ❑ Drive-in Doors: 2
- ❑ Year Built: 1966
- ❑ Auto Parking: 25
- ❑ Clear Ceiling Height: 16'
- ❑ Zoning: Light Industrial
- ❑ Column Spacing: 35' x 40'
- ❑ Office: 5,000 SF
- ❑ Power: 2000-amp, 120/208-volt, 3-phase
- ❑ Lease Rate: \$16 PSF (NNN)

For More Information Please Contact:

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Available For Lease

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Executive Summary:

545 Dowd Avenue features a rear-access truck court, ample dock doors, and proximity to major transportation routes. The property is well-suited for freight forwarding, last-mile logistics, warehousing, distribution, import/export, and light manufacturing operations.

Why Elizabeth?

- ❑ Multimodal connections between Newark Liberty Airport, major shipping terminals, and national rail services.
- ❑ 50+ million consumers within 100 miles.
- ❑ Access to a daytime labor force of 570,000 workers within a five-mile radius.

About The Owner:

Founded in 1952, Palin Enterprises is a family-owned, vertically integrated real estate organization. For three generations, the company has been guided by the principles of disciplined management and building lasting relationships with its tenants. Palin Enterprises owns and manages five million square feet of industrial properties in Northern New Jersey.

Urban Enterprise Zone (UEZ) Benefits:

- ❑ 50% savings on sales tax.
- ❑ Tax-free purchases on equipment, capital investments, and construction materials.
- ❑ \$1,500 tax credit per new permanent full-time employee hired.
- ❑ 8% Corporate Business Tax Credit.
- ❑ Access to loans and grants.

Urban Enterprise Zone benefits are subject to eligibility requirements, program availability, and applicable laws, which may change.

Logistics Information:

ID	Name	Distance	Drive Time
Airport			
1	Newark Liberty International Airport	2.5 Miles	5-7 Minutes
Shipping Terminals			
2	Port Newark Container Terminal (PNCT)	6.3 Miles	8-10 Minutes
3	APM Terminals Port Elizabeth	3.5 Miles	5-7 Minutes
Rail Yards			
4	CSX Trumbull Yard	1.0 Miles	3-5 Minutes
5	Norfolk Southern Elizabeth	1.2 Miles	3-5 Minutes
6	ExpressRail Elizabeth	4.0 Miles	5-7 Minutes
Transit Access			
7	Route 1 & 9		Direct Access
8	NJ Turnpike Exit 13A	0.5 Miles	2-4 Minutes
9	I-78	2.0 Miles	3-5 Minutes

Logistics Map:



Palin Enterprises
Owner/Developer
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