

# GOOD IS PRIME POSITION

# GREAT IS WHAT YOU DO FROM HERE

MAKING  
SPACE  
FOR  
GREATNESS



## LEASE

## Two Industrial Buildings $\pm 304K$ – $\pm 122K$ SF

125 Theodore Conrad Drive, Jersey City, NJ

Goodman Logistics Center Jersey City is strategically located in Jersey City with direct access to I-78. This industrial facility offers space ranging from  $\pm 122K$  –  $\pm 304K$  SF and is currently available for lease.

- + Flexible Build to Suit options currently available
- +  $\pm 150$  Car Parking Spaces
- + Ideal Outdoor Storage or Parking Area
- + LED Parking Lot Lighting
- + 47 Loading dock spaces
- + Close proximity to I-78, Holland tunnel and Port Newark
- + **17MW of Available Power**



0.8mi

to Interstate 78



4mi

to Manhattan



5.4mi

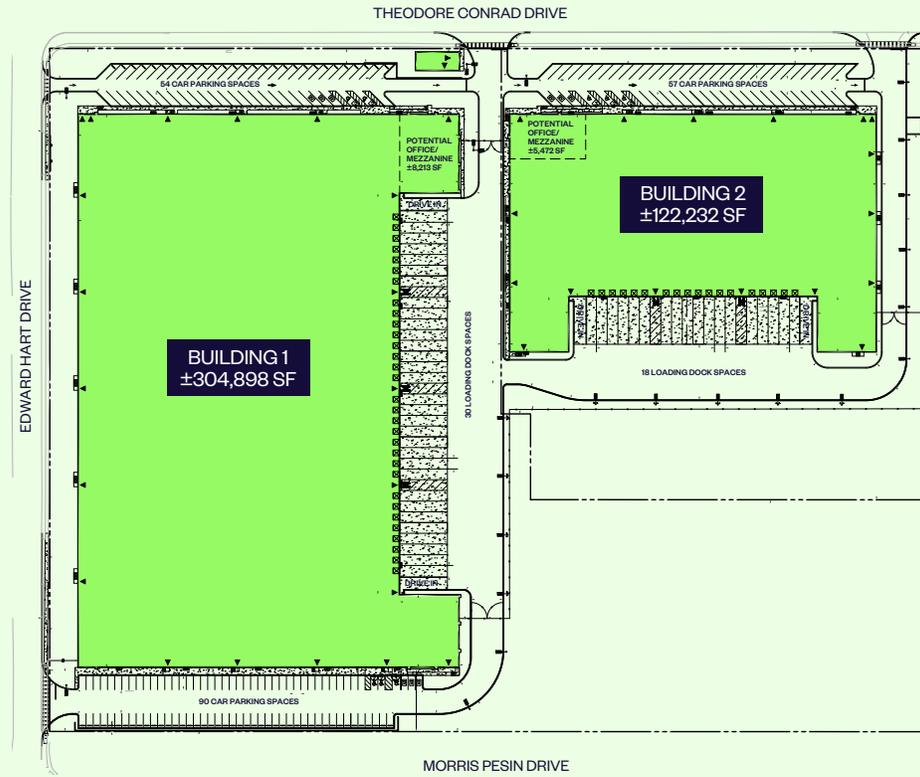
to Port of Newark



8mi

to Newark Airport

# MASTERPLAN

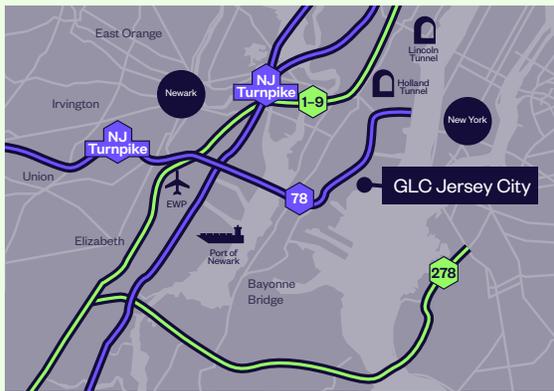


## PROPERTY DETAILS

<b>Building 1</b>	<b>±304,898 SF</b>
Potential office / mezzanine	±8,213 SF
Car parking	144 spaces
Loading docks	29
<b>Building 2</b>	<b>±122,232 SF</b>
Potential office / mezzanine	±5,472 SF
Car parking	57 spaces
Loading docks	18

## BY-RIGHT USES

- + Shipping and Trucking (Warehouse Distribution)
- + Manufacturing
- + Research
- + Container Port
- + Off-street parking and loading
- + Self-storage
- + Railroad uses (2 spurs)



# 17 acres

## CONTACT

### Goodman

#### Charles Stehlik

charles.stehlik@goodman.com

T +1 678 358 1320

[us.goodman.com](http://us.goodman.com)

## CBRE

### CBRE

#### Kevin L. Dudley

Vice Chairman

kevin.dudley@cbre.com

T +1 201 712 5837

#### Chad Hillier

Executive Vice President

chad.hillier@cbre.com

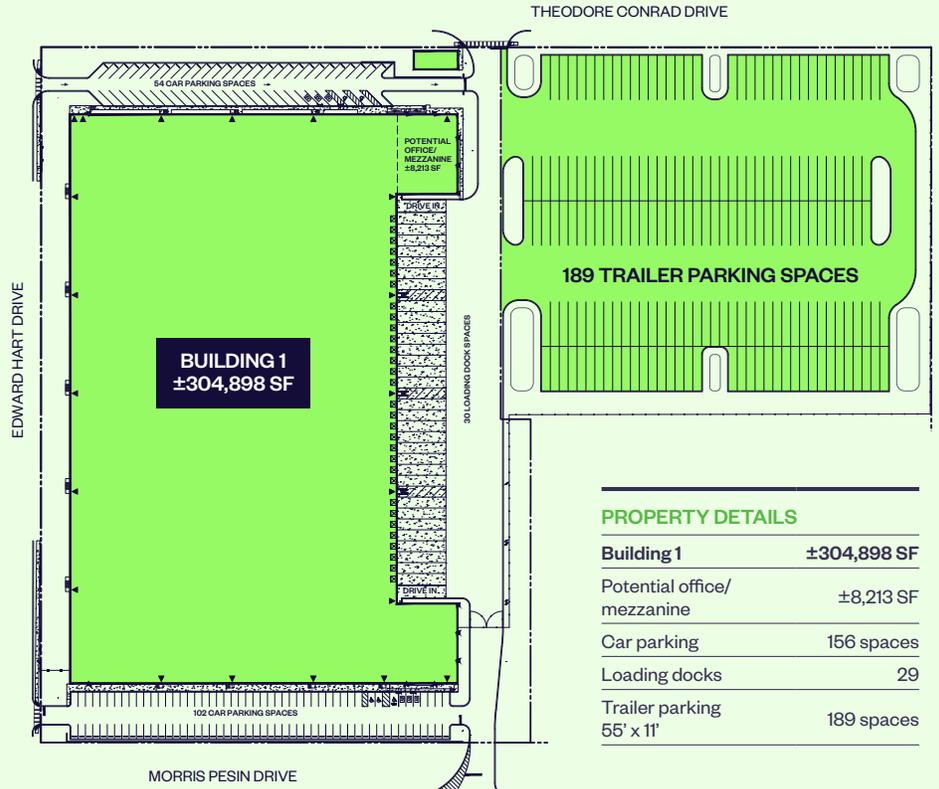
T +1 201 712 5655

#### Nicholas Klacik

Senior Vice President

nicholas.klacik@cbre.com

T +1 201 712 5615



## PROPERTY DETAILS

<b>Building 1</b>	<b>±304,898 SF</b>
Potential office / mezzanine	±8,213 SF
Car parking	156 spaces
Loading docks	29
Trailer parking 55' x 11'	189 spaces

