

WAREHOUSE

FOR LEASE



PREMIER LOCATION



4AB Engelhard Avenue
Avenel, New Jersey

81,824 SF

AVAILABLE SEPTEMBER 1, 2026



Prime Exit 12
& Port Location

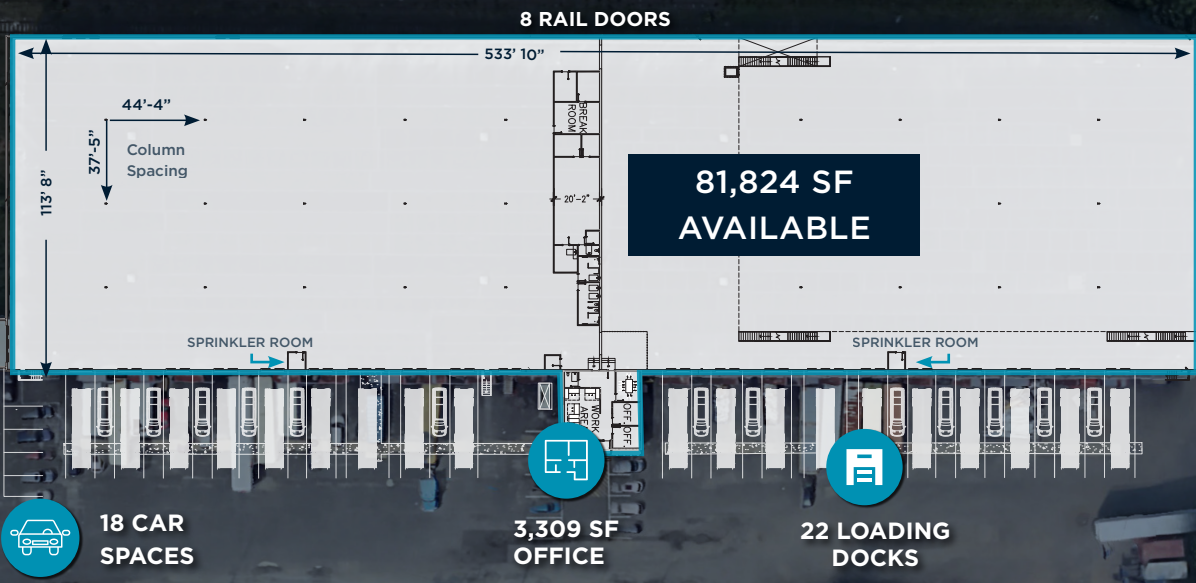


Excellent Labor
Market



Fenced Site
& Rail Served

 RAIL SERVED



ENGELHARD AVE

PROPERTY OVERVIEW



Fenced Site with ±15,000 SF Trailer Lot



Rail Served with 8 Rail Doors

| | |
|-----------------------|-------------------------|
| Building Size | 81,824 SF |
| Office Size | 3,309 SF |
| Loading | 22 Loading Docks |
| Rail | 8 Rail Doors |
| Parking | 18 Car Spaces |
| Column Spacing | 37'-5" x 44'-4" |
| Clear Height | 27' |
| Power | 800 amps, 480v, 3 phase |
| Lighting | Motion Sensor LED |

PREMIER LOCATION

A premier Middlesex County location that is close proximity to Route 9 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

| | |
|-----------------------|----------------|
| Route 9 | 1.5 mi |
| NJ Turnpike Exit 12 | 3 mi |
| NJ Turnpike Exit 11 | 6 mi |
| Goethals Bridge | 7 mi |
| Outerbridge Crossing | 7 mi |
| Newark Airport | 10 mi |
| Port Newark/Elizabeth | 13.5 mi |
| GW Bridge | 29 mi |

4 Engelhard Ave

15 Minutes
to Newark Airport

20 Minutes
to Port of Newark

40 Minutes
to Midtown NYC

NJ TURNPIKE EXIT 12



4AB ENGELHARD AVE
AVENEL, NJ

CONTACT US

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Terreno acquires, owns and operates industrial real estate in six major coastal U.S. markets. Exclusively. Functional, flexible, infill real estate located at the intersection of growing demand and limited, or even shrinking, supply.

Terreno owns 7 buildings at Avenel Logistics Center, totaling over 400,000 SF.



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