



# WAREHOUSE/ DISTRIBUTION SPACE

**FOR LEASE**  
**264,060 SF**  
**on 17.9 ACRES**

## CONTACT

**Russell Verducci, SIOB**  
**Vice President**  
201 488 5800 x121  
rverducci@naihanson.com

**Eric Demmers**  
**Vice President**  
201 488 5800 x144  
edemmers@naihanson.com

**Colin Goldstein**  
**Associate**  
201 488 5800 x154  
cgoldstein@naihanson.com





# PROPERTY OVERVIEW

Bayonne Distribution Center "BDC" is less than one mile from the Global Container Marine Terminal in Bayonne and offers direct maritime access to the Hudson River and Newark Bay via the Kill Van Kull.

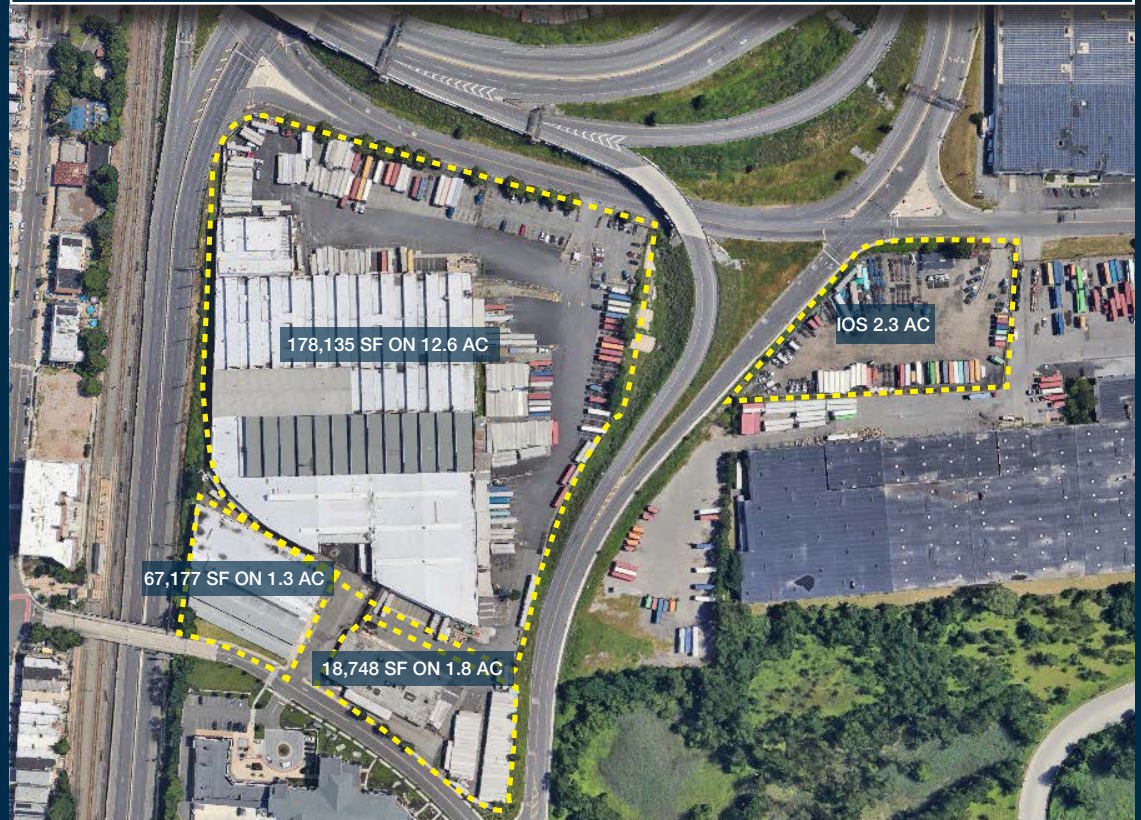
BDC offers direct access to the NJ Turnpike at Exit 14A, I-78, Route 440 and Routes 1&9 as well as Newark Liberty International Airport (7.1 miles away). The building is ideally suited for e-commerce and same-day delivery providers due to its proximity to major highways and the Ports nearby.

Bayonne is located within an hour drive-time to over 17 million people and over 9 million people within a 30-minute drive.



## LANDLORD INVESTING \$12M IN CAPITAL IMPROVEMENTS

Roof Replacement • LED Lights • New Dock Doors • Exterior Paint • Asphalt Replacement









# 169 Pulaski Street FLOOR PLAN

Flexible open floor plan with easy adaptability for multi-tenanted use



# 169 Pulaski Street FLOOR PLAN

## LOWER LEVEL B



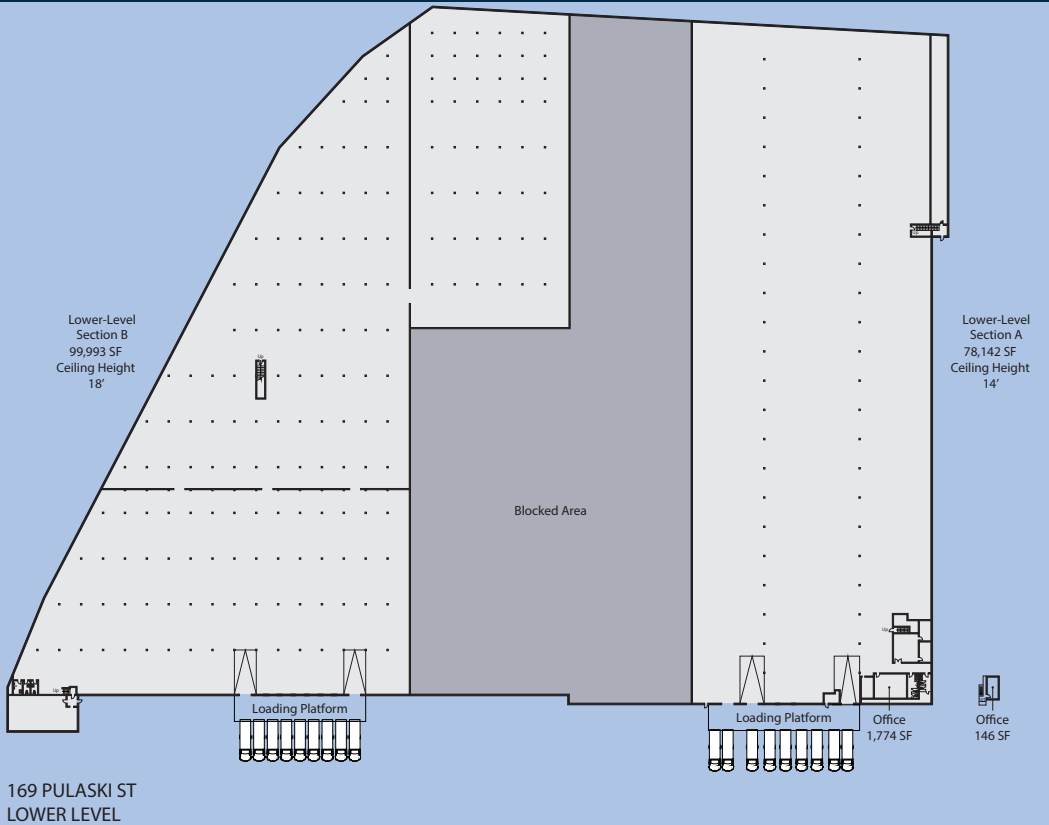
AVAILABLE SPACE  
99,993 SF  
(potential for cold storage)



LOADING DOCKS  
Tailgates: 2 Doors &  
Platform with 9 Positions



CEILING HEIGHT  
18 FT



## LOWER LEVEL A



AVAILABLE SPACE  
78,142 SF



LOADING DOCKS  
Tailgates: 2 Doors &  
Platform with 9 Positions



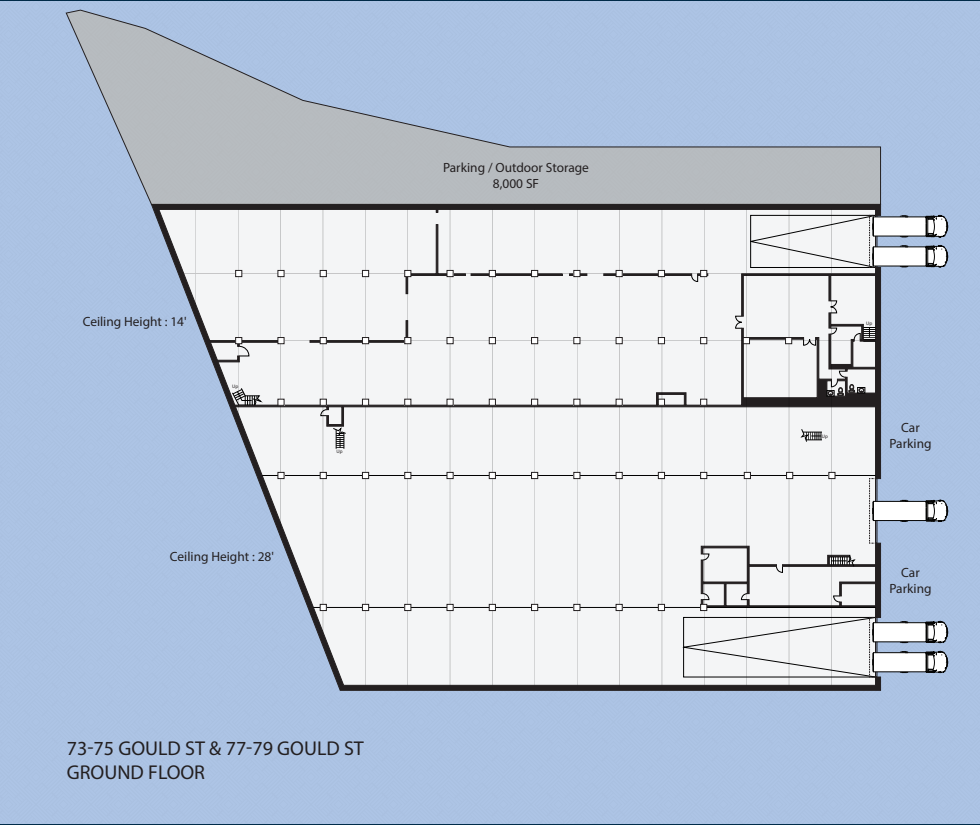
CEILING HEIGHT  
14 FT



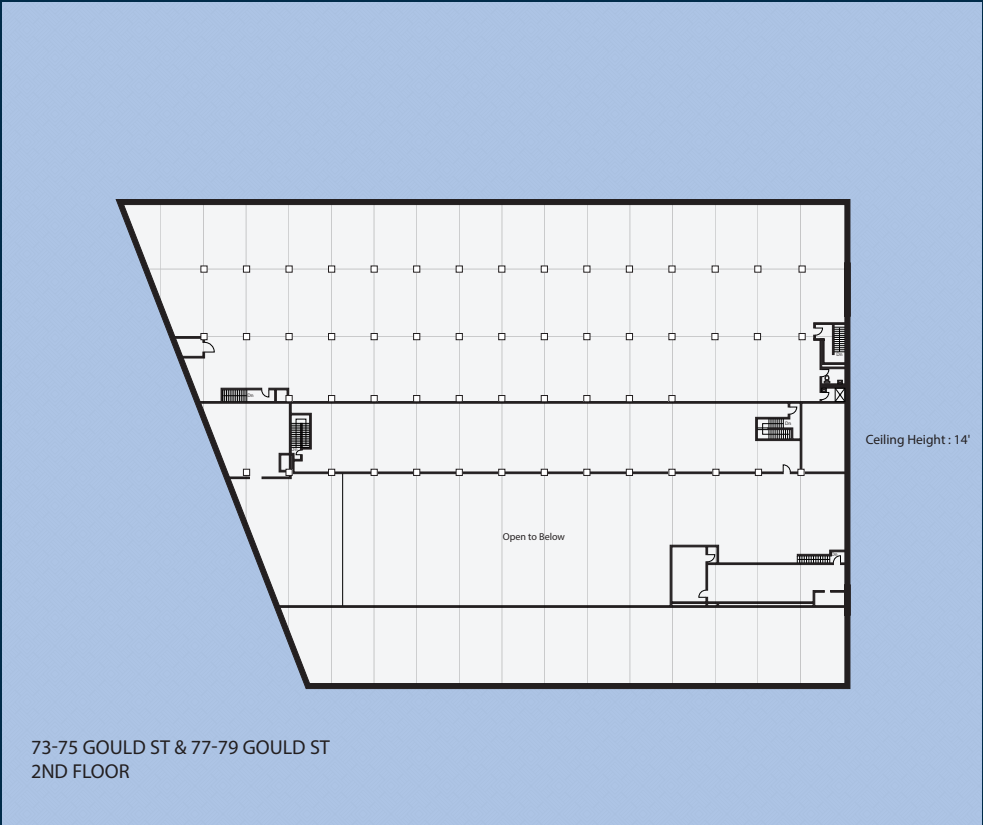
# 73-75 Gould Street & 77-79 Gould Street

## FLOOR PLAN

### GROUND FLOOR



### SECOND FLOOR



AVAILABLE SPACE  
67,177 SF



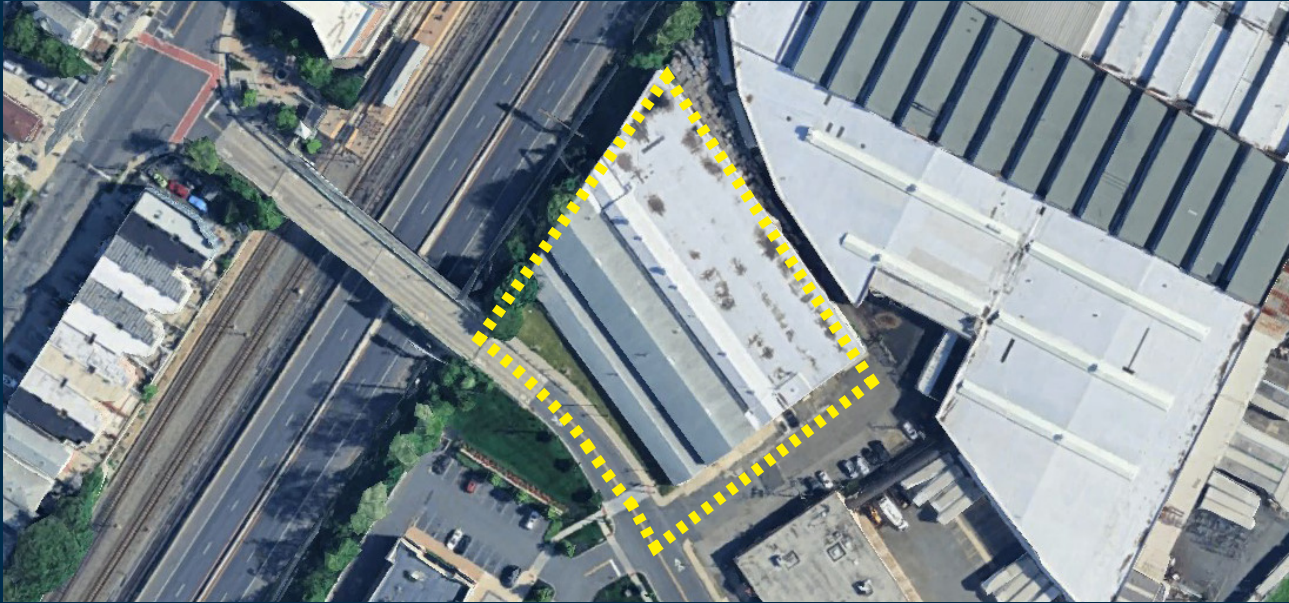
LOADING DOCKS  
Tailgates: 4 Interior  
Drive-ins: One (1)



CEILING HEIGHT  
14 - 28 FT

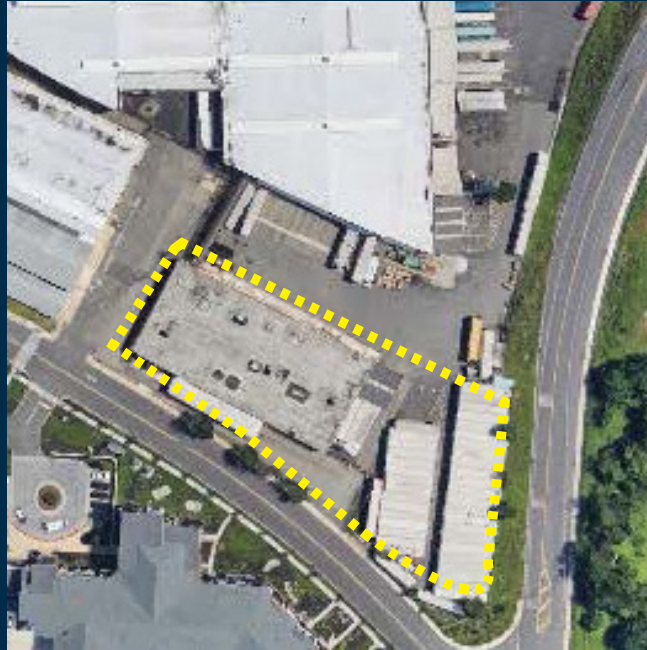


73-75 Gould Street & 77-79 Gould Street  
AERIAL & ARCHITECTURAL RENDERING





# 74-76 Gould Street FEATURES



AVAILABLE SPACE  
18,748 SF  
1.8 AC



LOADING DOCKS  
Tailgates: 5



CEILING HEIGHT  
14 FT



# 130 Pulaski Street FEATURES



IOS  
2.3 AC



FENCED



NEWLY PAVED



# AREA MAP

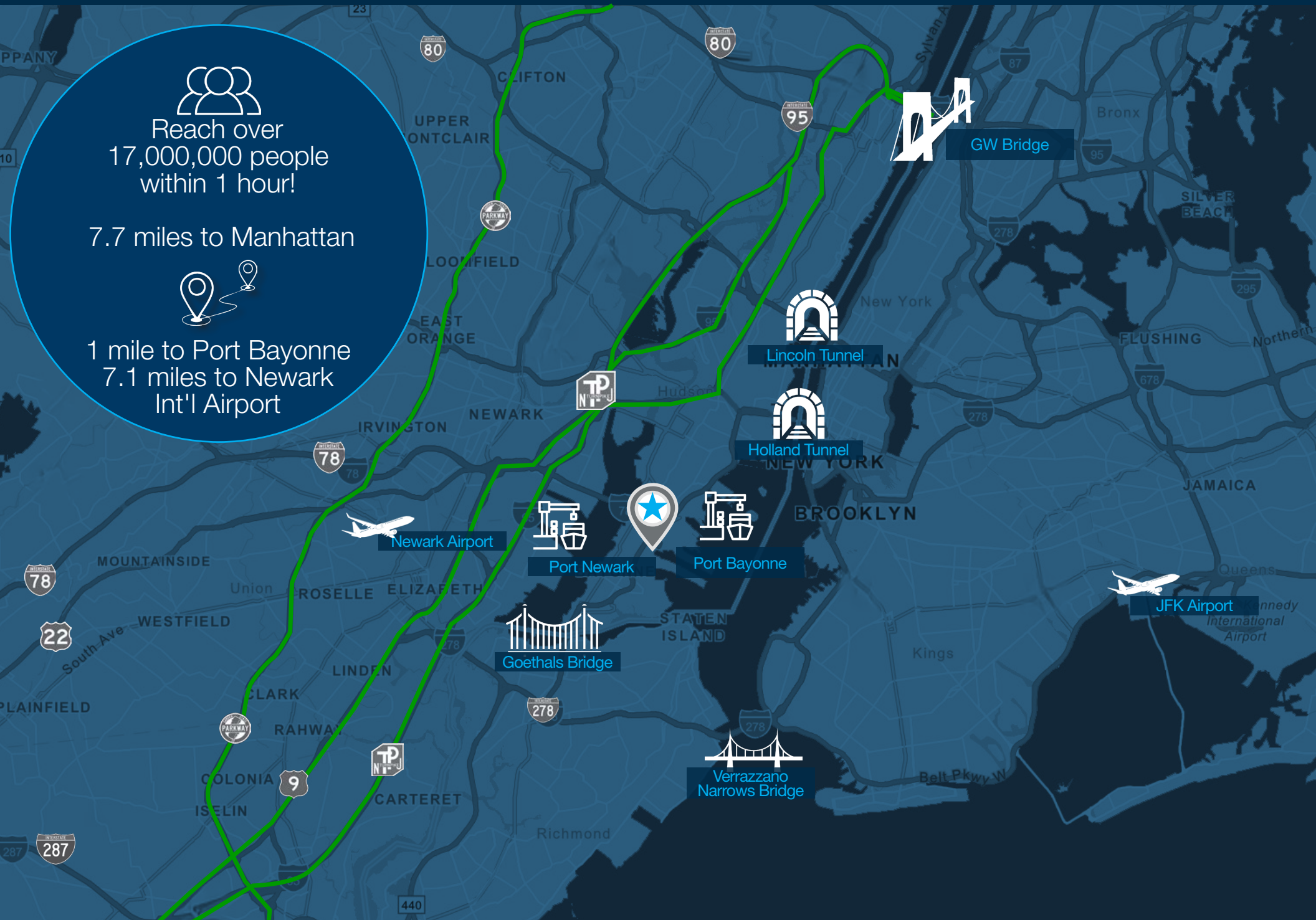


Reach over  
17,000,000 people  
within 1 hour!

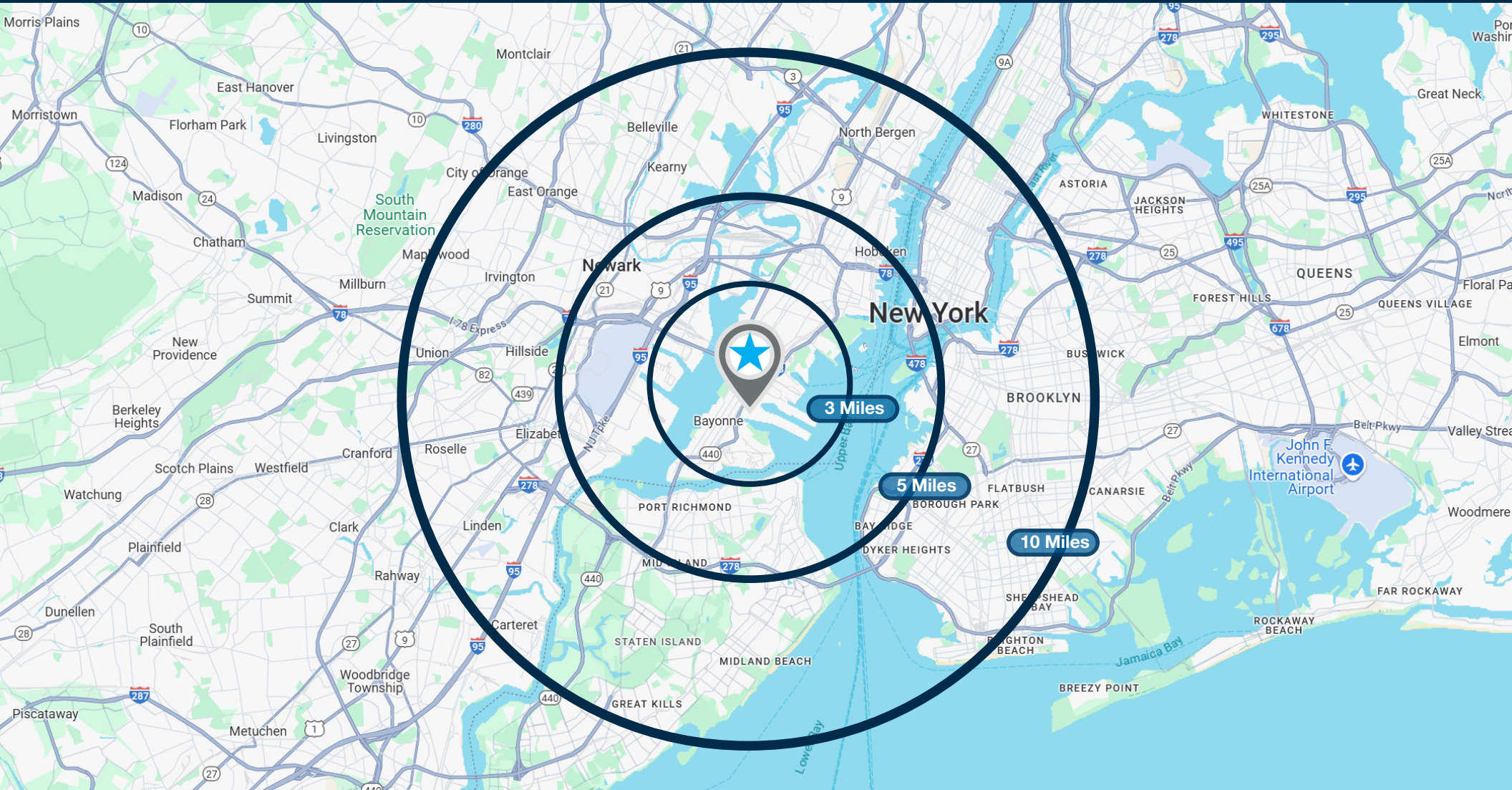
7.7 miles to Manhattan



1 mile to Port Bayonne  
7.1 miles to Newark  
Int'l Airport

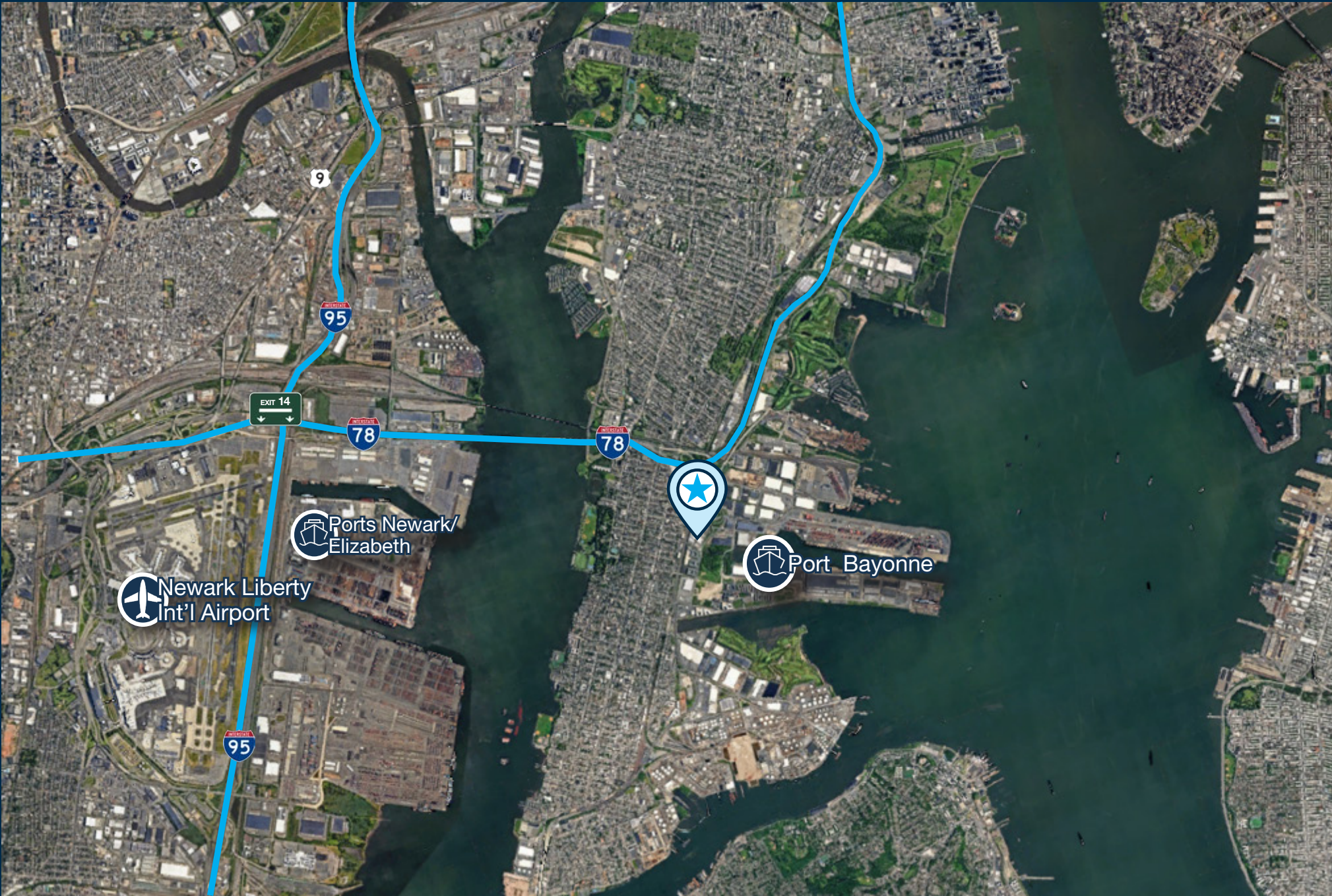






DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Total Population	191,381	637,758	5,163,659
Median Age of Householder	39	38	39
Average Household Income	\$100,293	\$128,805	\$122,415







Strategically located  
blocks from Port Liberty,  
Bayonne is the closest  
container terminal to the New  
York and New Jersey harbor  
entrance.

source: portlibertybayonne.com

