



WAREHOUSE/ DISTRIBUTION SPACE

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

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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.



264,060± SF
in three (3) buildings



IOS
2.3 acres



28 tailgates
room for expansion



4.04± acres



Less than one mile to the
Global Container Marine Terminal



14-18' ceilings



Ideally located for
last mile deliveries

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



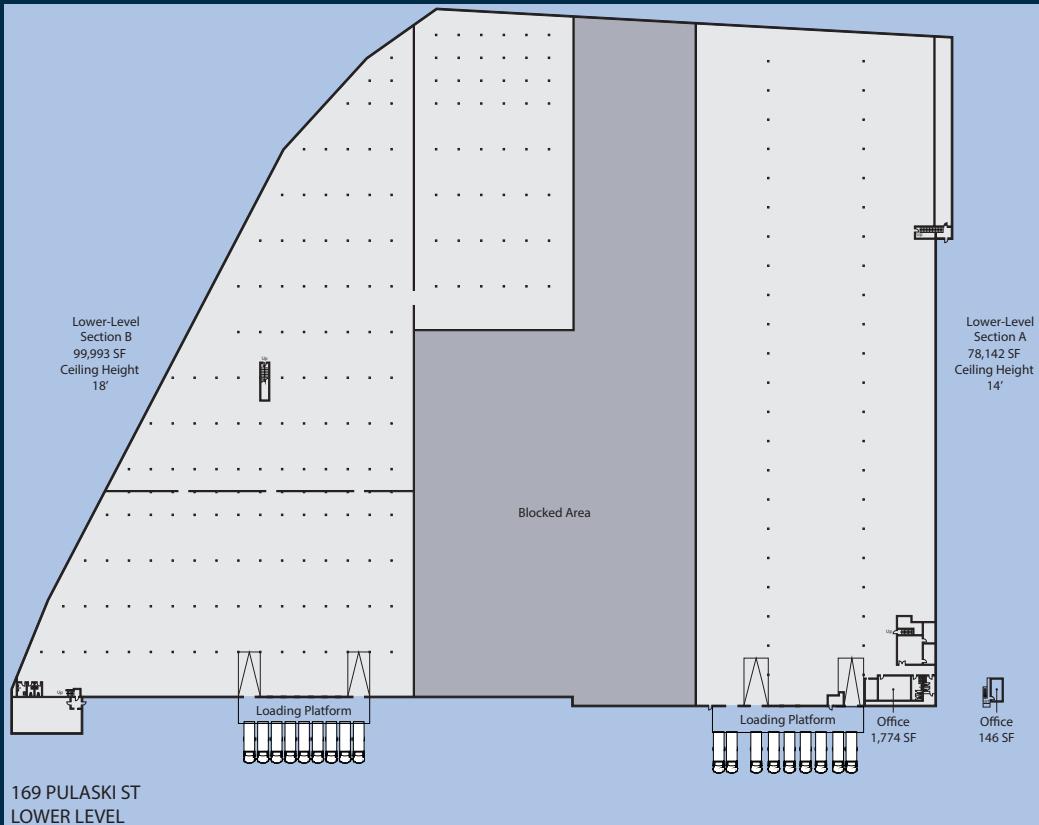
AVAILABLE SPACE
99,993 SF
(potential for cold storage)



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



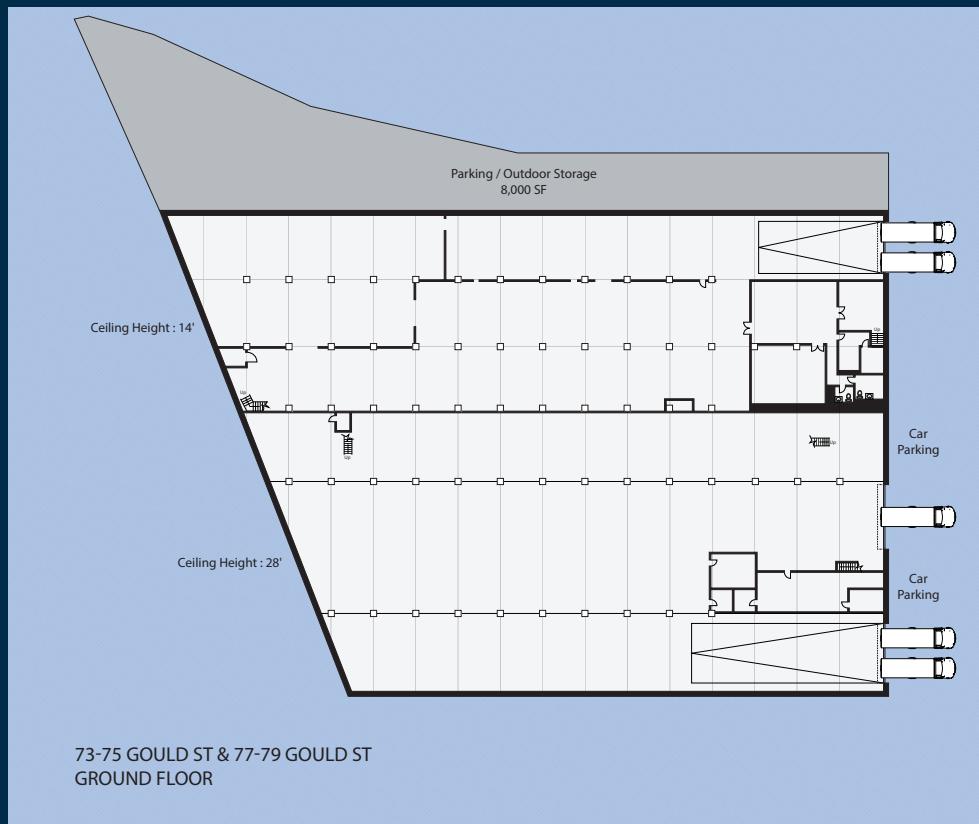
CEILING HEIGHT
14 FT



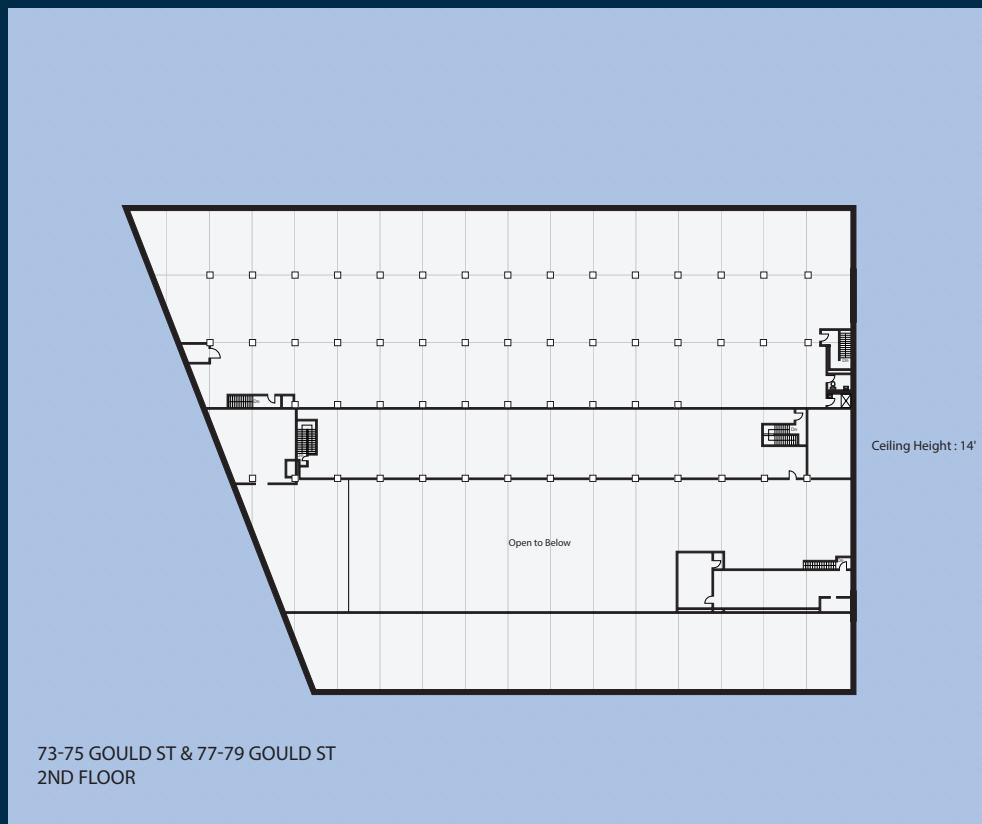
73-75 Gould Street & 77-79 Gould Street FLOOR PLAN



GROUND FLOOR



SECOND FLOOR



AVAILABLE SPACE
67,177 SF

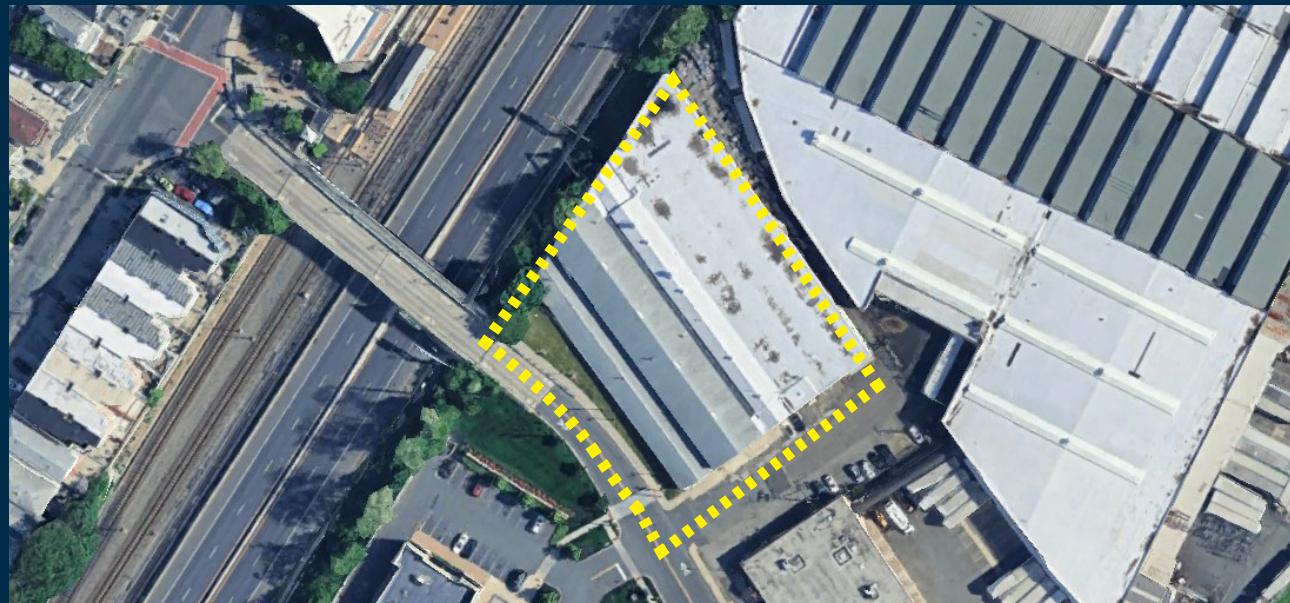


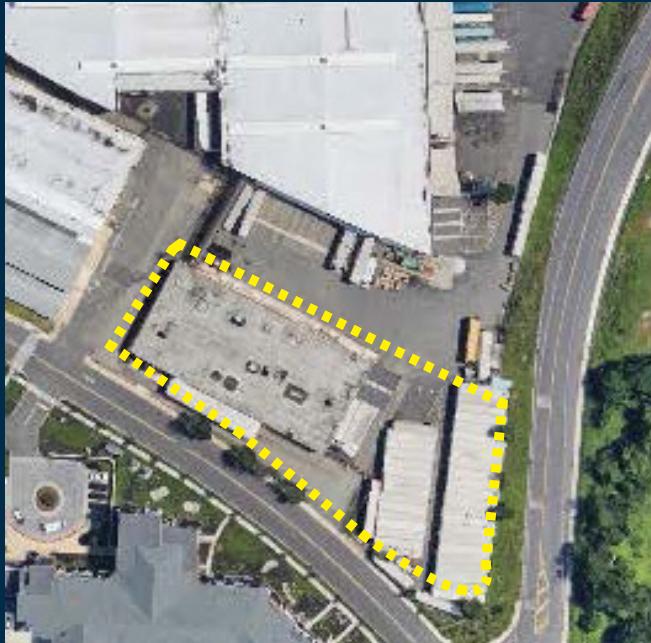
LOADING DOCKS
Tailgates: 4 Interior
Drive-ins: One (1)



CEILING HEIGHT
14 - 28 FT

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





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

Goethals Bridge

Verrazzano
Narrows Bridge

Port Bayonne



Holland Tunnel



Lincoln Tunnel

78

78

22



Newark Airport

80

80

95

GW Bridge

278

95

295

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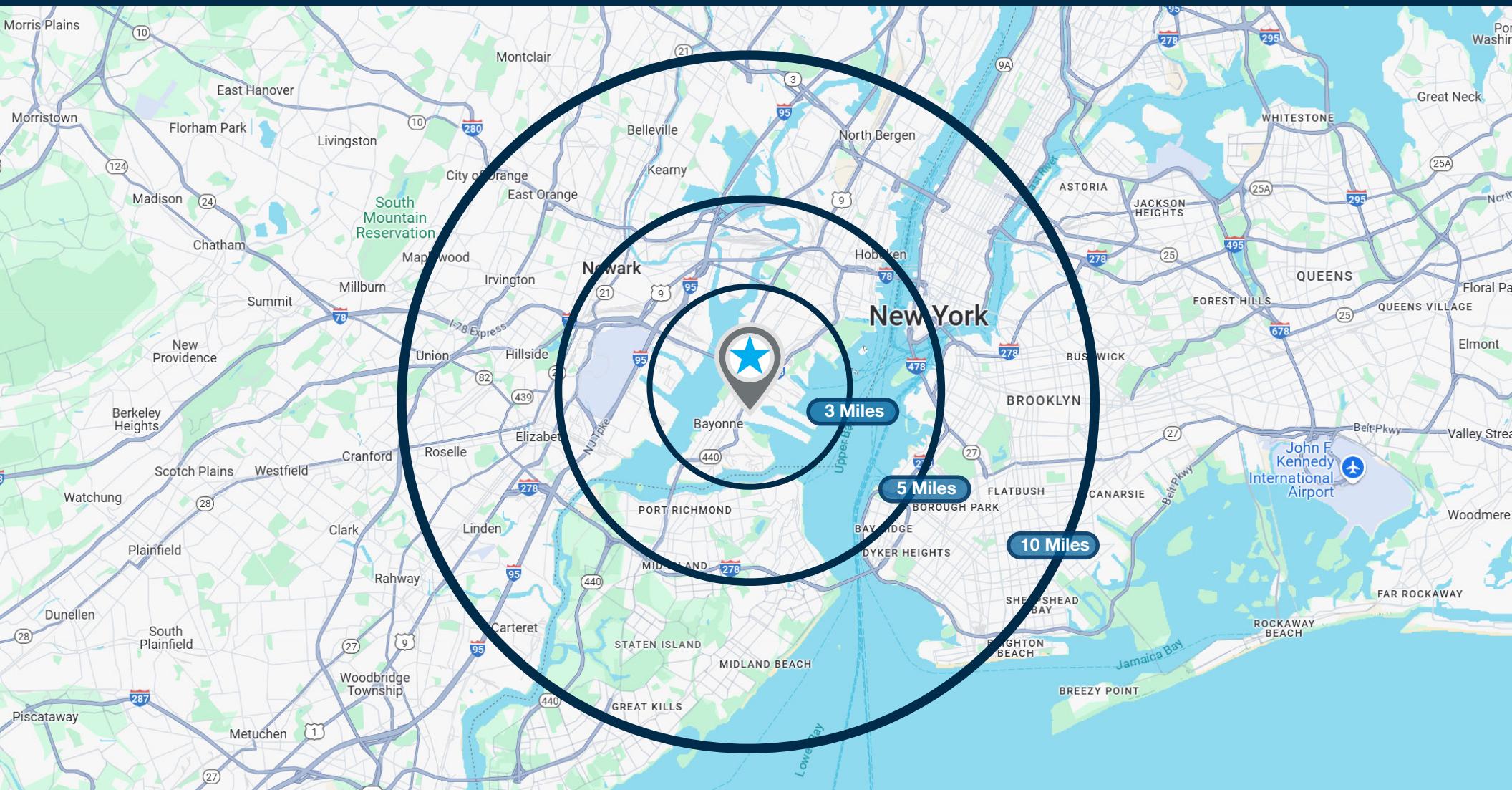
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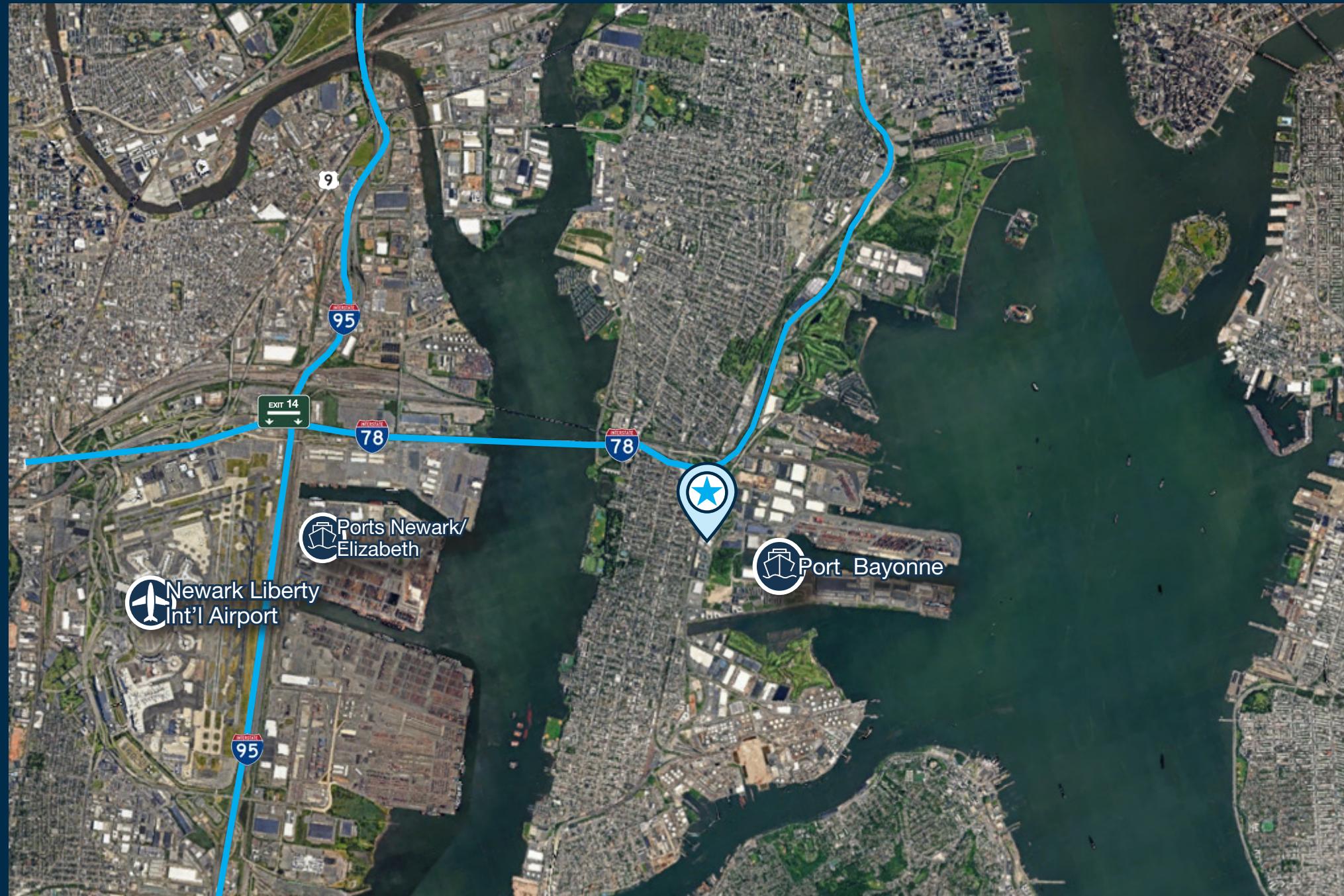
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DEMOGRAPHICS MAP & REPORT



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

AREA MAP



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

source: portlibertybayonne.com

