



ARROWWOOD LOGISTICS CENTER

AVAILABLE NOW

354,400 SF

Direct Access to I-95/NJ Turnpike

166 Above-Standard Trailer Parking Stalls / Outside Storage



105-161 Hyatt Avenue, Newark, NJ 07105

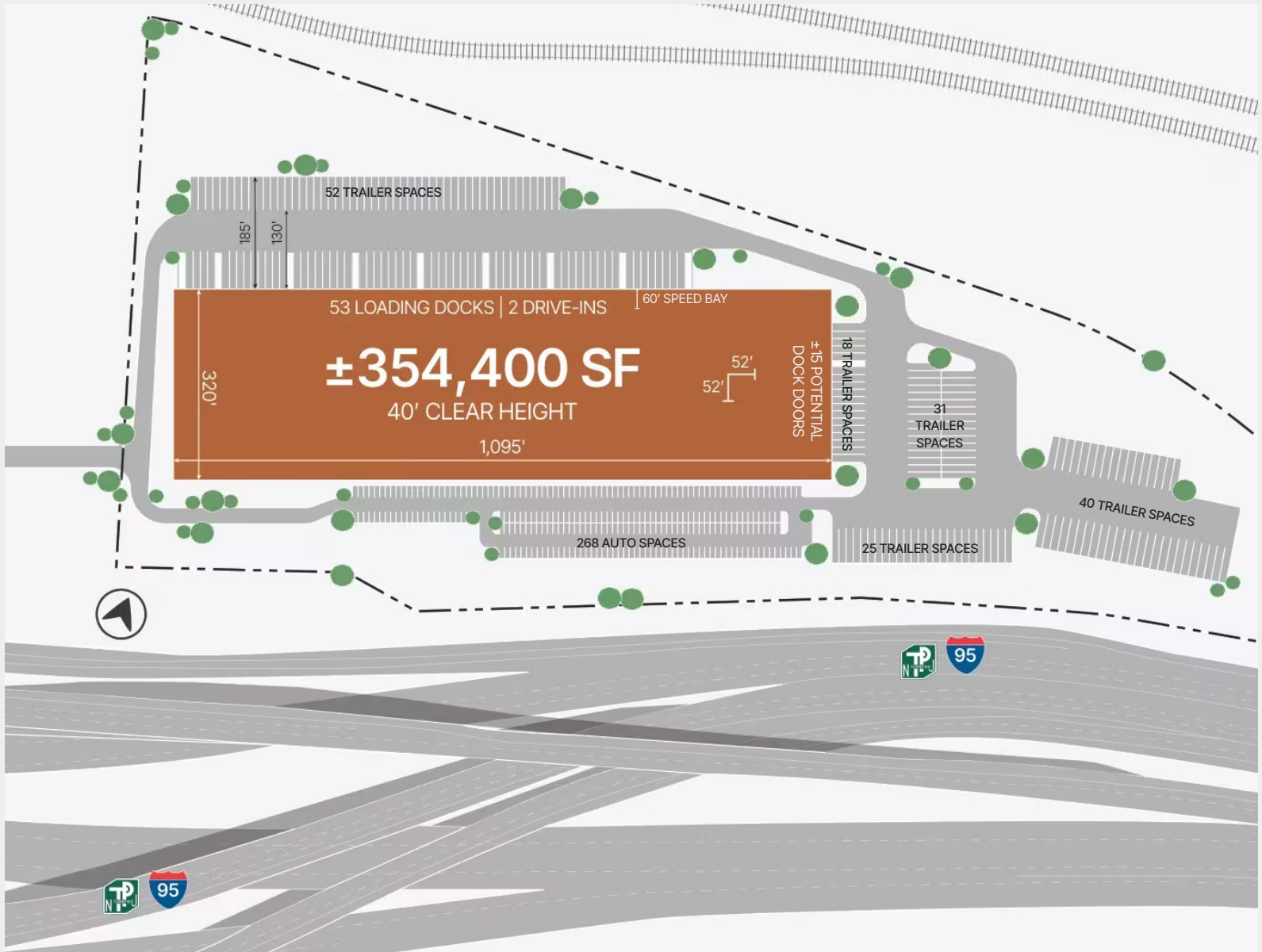
OVERVIEW

Arrowwood Logistics Center offers a rare combination of modern 40' clear warehouse space, fully concrete trailer storage, expandable power infrastructure, and direct access to the Port Newark/Elizabeth complex.



Fully Concrete Above-Standard
166 Trailer Parking Stalls / Outside Storage

PROPERTY SPECIFICATIONS	
Available SF	±354,400 SF
Building Dimensions	1,095' x 320'
Office SF	±4,000 SF
Mezzanine SF	±4,000 SF
Clear Height	40'
Column Spacing	52' x 52' (60' Speed Bay)
Dock Doors	53 (26 Fully Equipped)
Drive-Ins	2
Truck Court Depth	185' (Fully Concrete)
Auto Parking	268
Trailer Stalls	166
High Power Capacity	3,000 Amps, 277/480V Existing (Expandable to 7,000 Amps)
Security	Fully Secured Site



UNMATCHED TURNPIKE EXPOSURE

ARROWWOOD LOGISTICS CENTER

Traffic Exposure: NJ Turnpike

- **122,407 AADT** Eastern Spur

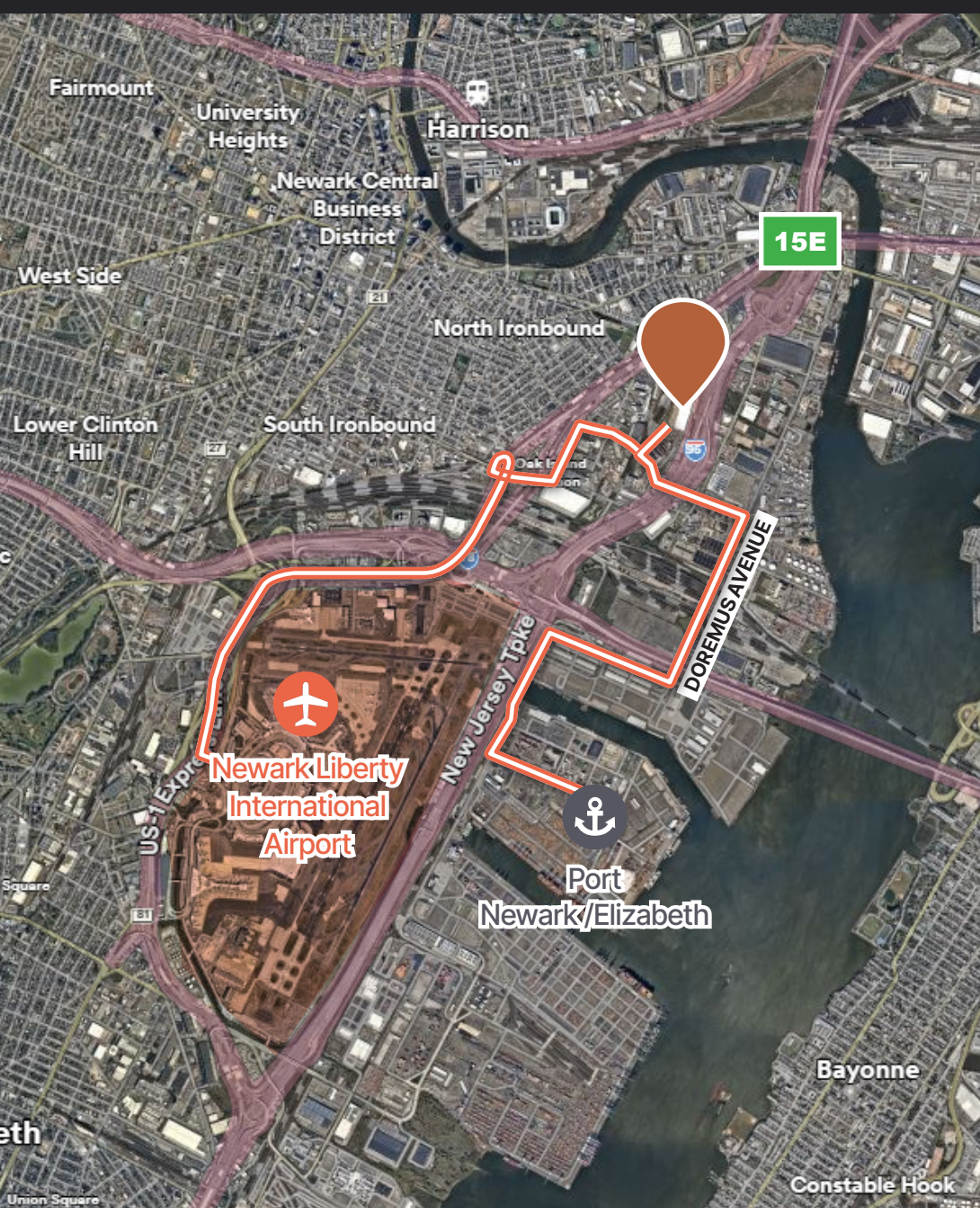
- **122,356 AADT** Western Spur

Corridor traffic exceeds 244,000 vehicles daily.

(AADT - Annual Average Daily Traffic) (CoStar/NJDOT data)

NEW YORK CITY | 11 MI

POTENTIAL ROOF BRANDING OPPORTUNITY



PORT NEWARK / ELIZABETH

Direct Access to the Doremus Avenue Heavyweight Corridor

- Port Newark-Elizabeth access
- Oversize and overweight freight routing
- Ideal for containerized imports/exports
- Minutes from marine terminals



DIRECT ACCESS TO NEWARK LIBERTY INTERNATIONAL AIRPORT

Strategic Access to a Premier Air Cargo Gateway

- Minutes from airport cargo facilities
- Direct access to domestic & international air freight
- Ideal for time-sensitive distribution and e-commerce operations
- Immediate connectivity to I-78 and the NJ Turnpike
- Ideal for import, export & last-mile logistics

LOCAL ACCESS

I-95 (Exit 16E)

3.0 miles

ELIZABETH

4.5 miles

NEWARK LIBERTY
INTERNATIONAL AIRPORT

5.8 miles

HOLLAND TUNNEL

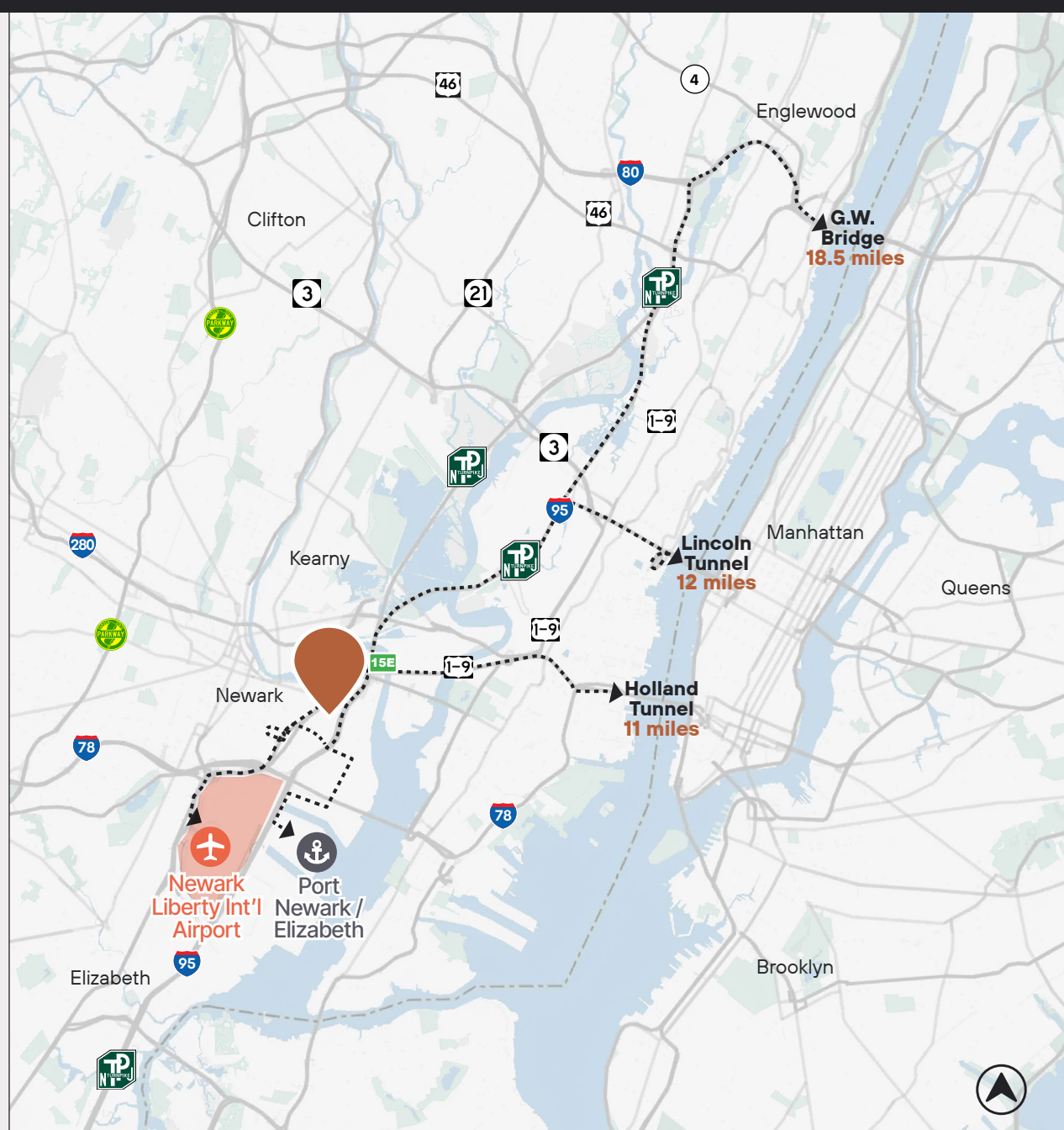
11 miles

LINCOLN TUNNEL

12 miles

G.W. BRIDGE

18.5 miles



DEMOGRAPHICS

5 MILES

Total Population: 806,066
Households: 306,555
Median Household Income: \$76,043
Transportation to Work: 362,787
Labor Force: 419,852

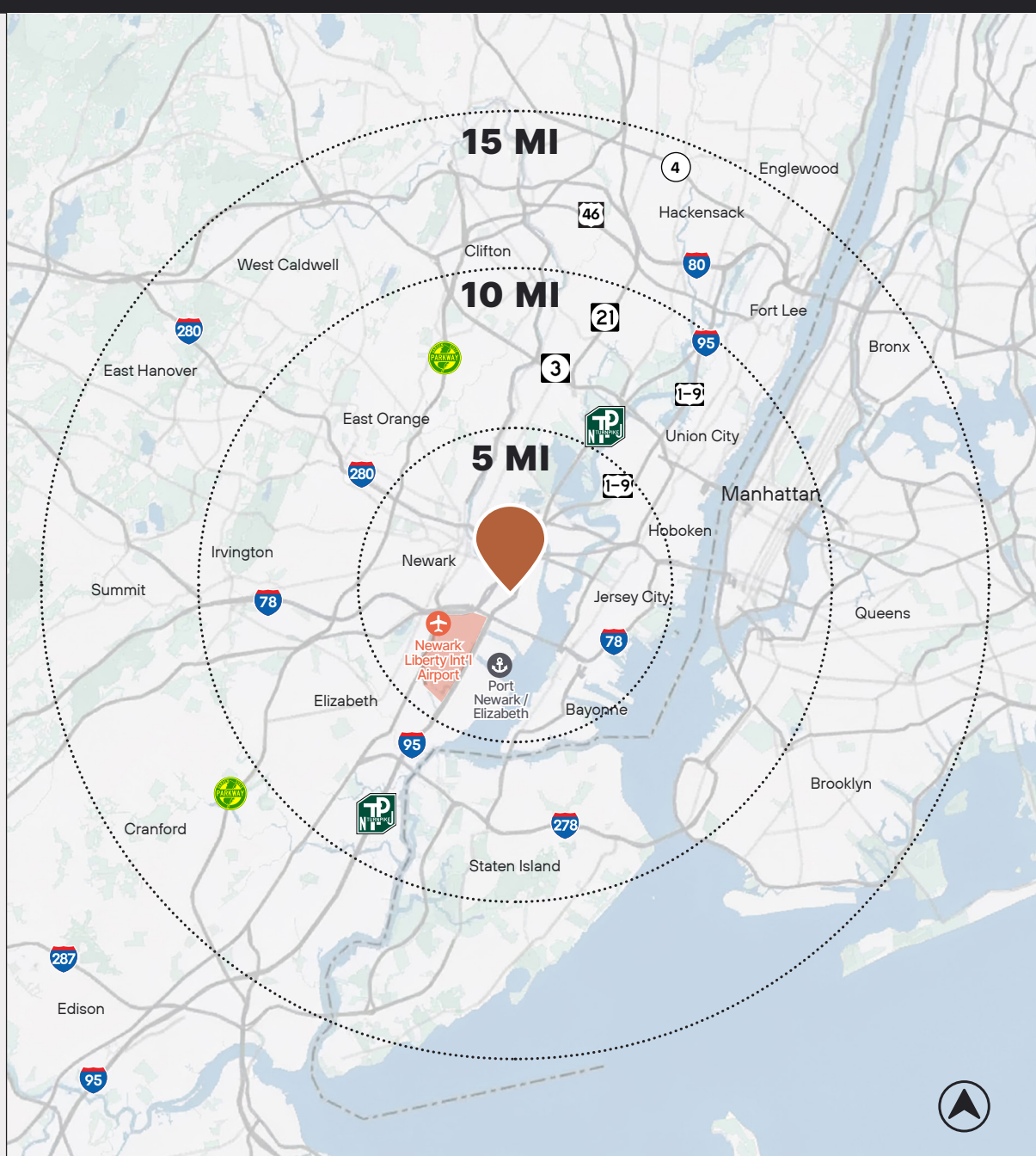
10 MILES

Total Population: 4.0M
Households: 1.7M
Median Household Income: \$108,760
Transportation to Work: 2.05M
Labor Force: 2.3M

15 MILES

Total Population: 9.5M
Households: 3.71M
Median Household Income: \$94,216
Transportation to Work: 4.4M
Labor Force: 5.1M

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CONTACT INFORMATION



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