



# 711 LIDGERWOOD AVENUE

ELIZABETH, NEW JERSEY | **FOR LEASE OR SALE**

**±173,126 SF | BUILD TO SUIT WAREHOUSE**



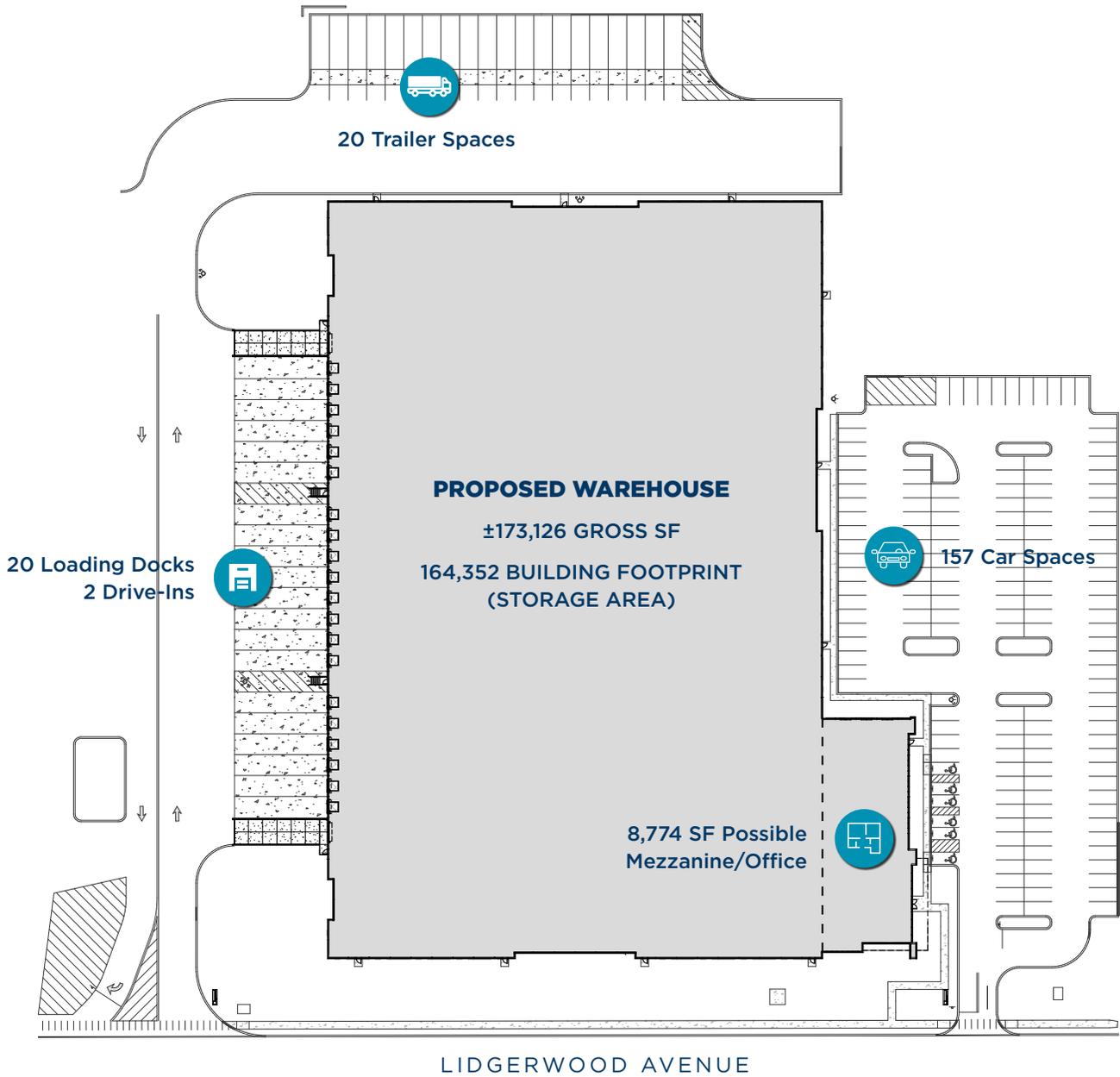
**PROPOSED  
BUILDING**



**DIRECT ACCESS  
TO ROUTE 1 & 9  
& NJ TURNPIKE**

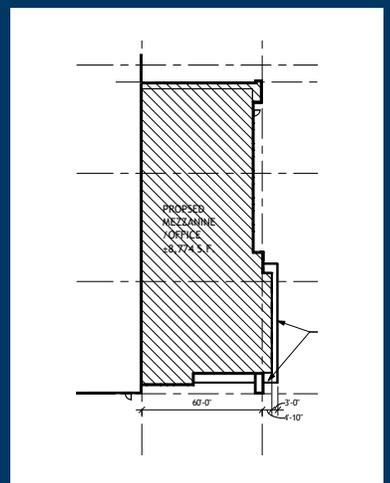


**PRIME PORT  
LOCATION**



## PROPERTY OVERVIEW

<b>Building Size</b>	±173,126 SF
<b>Office Size</b>	8,774 SF Possible Mezzanine/Office
<b>Loading Docks</b>	20 Docks
<b>Drive-Ins</b>	2 Drive-Ins with Ramps
<b>Clear Height</b>	40'
<b>Parking</b>	157 Car Spaces 20 Trailer Spaces
<b>Sprinkler</b>	ESFR
<b>Power</b>	2,000 amps

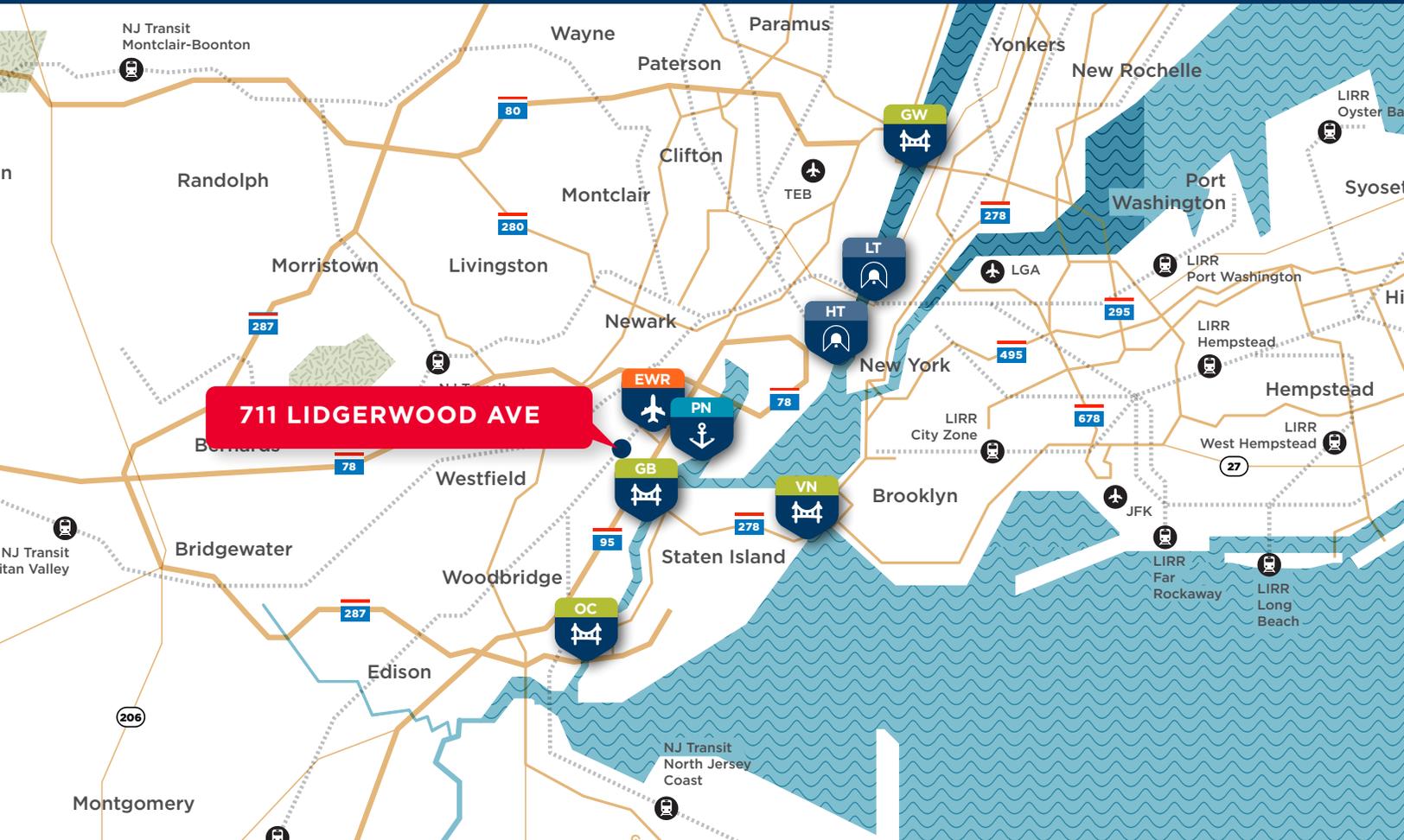


POSSIBLE MEZZANINE/OFFICE

# EXCELLENT HIGHWAY CONNECTIVITY

Located less than two miles from NJ Turnpike Exit 13, the Port Elizabeth market is the preferred location for occupiers in a wide variety of industries due to its unparalleled location within the Northeast Distribution Corridor. This building benefits from extremely close proximity to the NJ Ports, Airports, NYC and entire Tri-State area.

Route 1 & 9	0.5 mi
NJ Turnpike	1.7 mi
Newark Liberty Airport	4 mi
Garden State Pkwy	4.3 mi
Goethals Bridge	4.8 mi
Port of Newark	5.2 mi
Outerbridge Crossing	13.9 mi



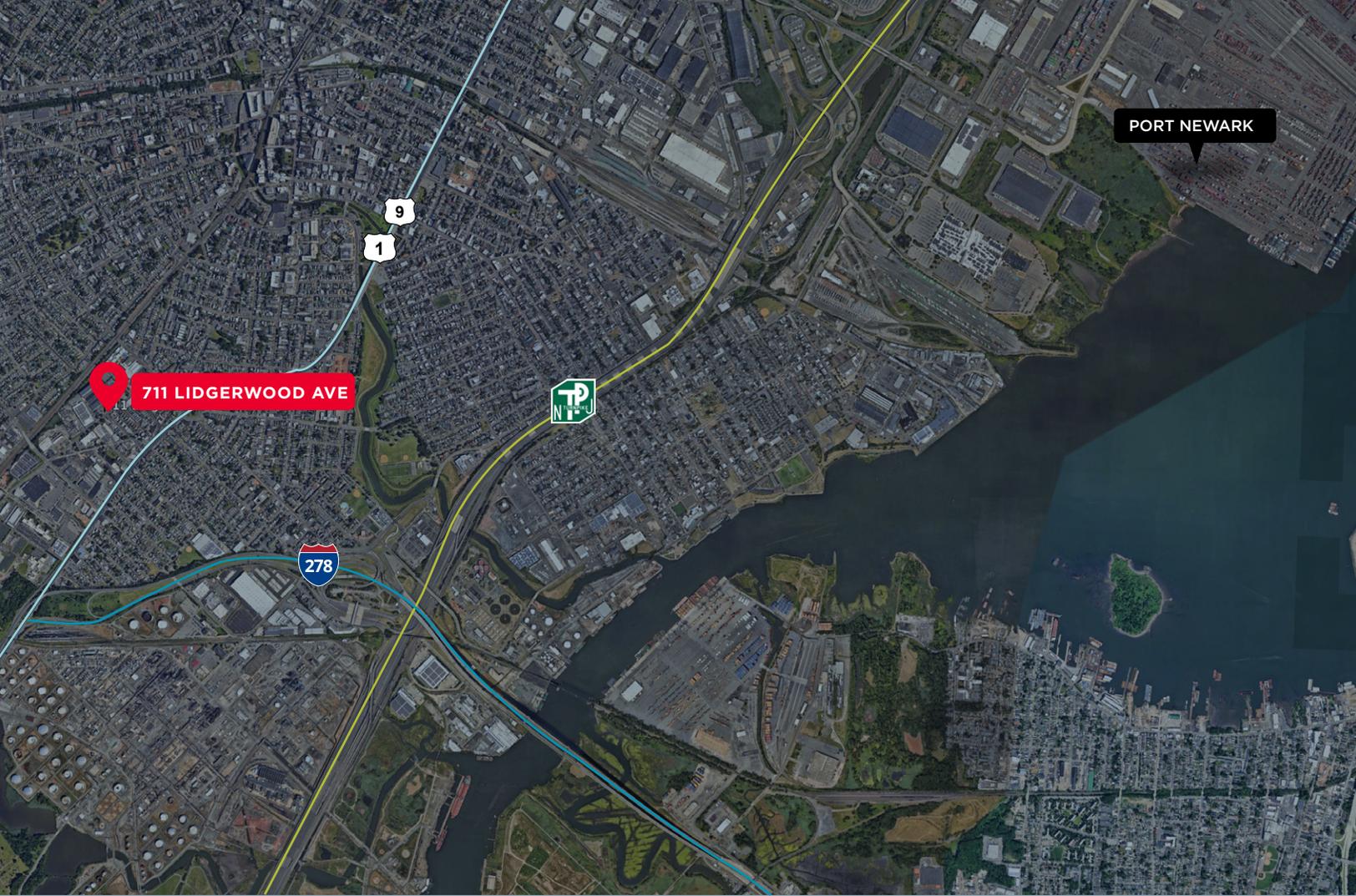
**10 Minutes**  
to Newark Airport



**10 Minutes**  
to Port of Newark



**45 Minutes**  
to Midtown NYC



# CONTACT US

FOR MORE INFORMATION

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