

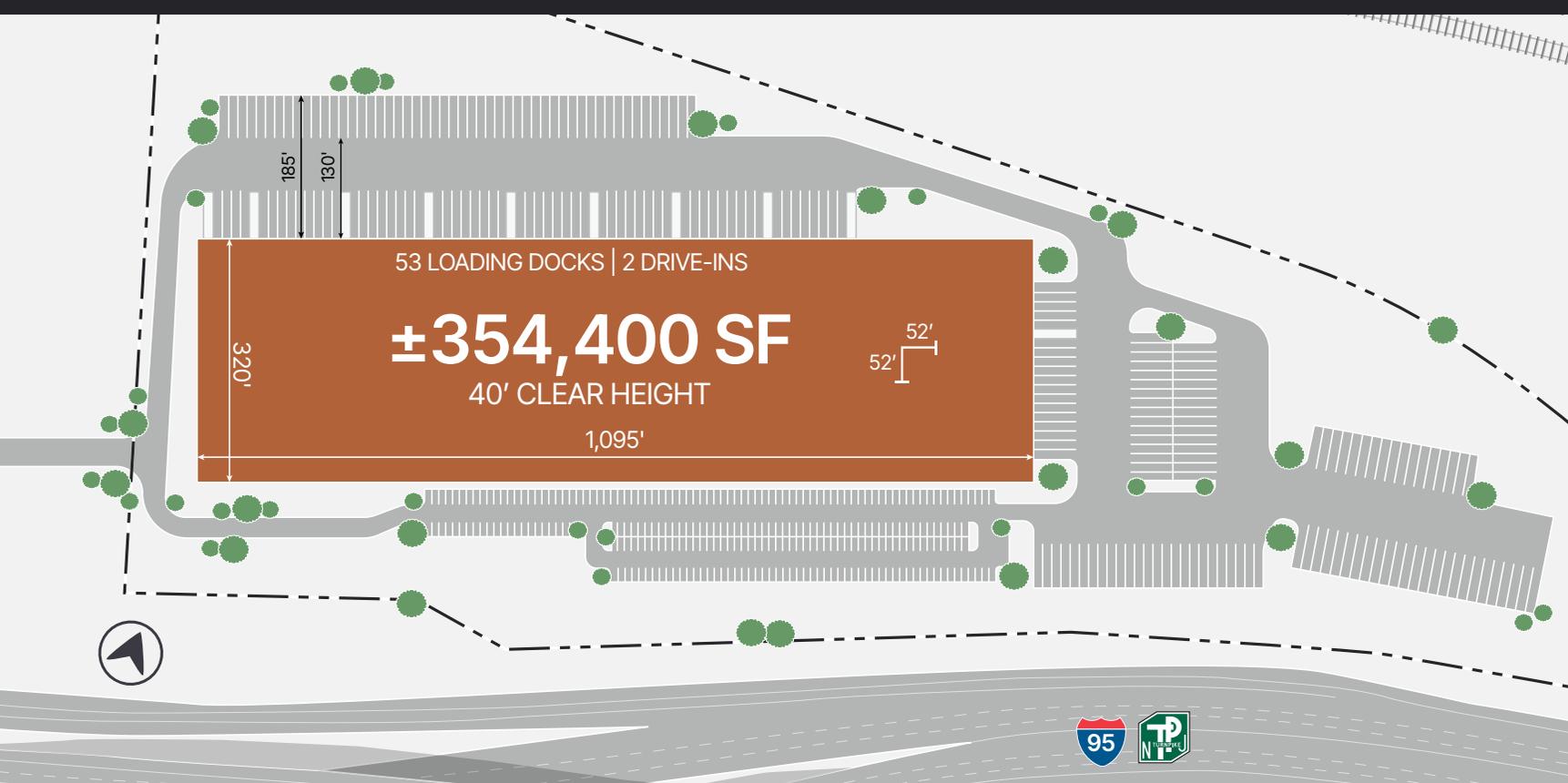


ARROWWOOD LOGISTICS CENTER

AVAILABLE
354,400 SF

Direct Access to I-95/NJ Turnpike





SPECIFICATIONS

Available SF	±354,400 SF	Clear Height	40'	Truck Court Depth	185'
Office SF	±4,000 SF first floor ±4,000 SF mezzanine	Dock Doors	53 (26 Fully equipped)	Trailer Stalls	166
Site Size	28.5 Acres	Drive-Ins	2	Car Spaces	268
Building Dimensions	1,095' x 320'	Loading Format	Rear	Power	3,000 Amps (277/480 volts)

105-161 Hyatt Avenue, Newark, NJ

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

CLOSE PROXIMITY TO THE HEAVYWEIGHT CORRIDOR -

The network of designated roadways within the Port Newark-Elizabeth Port Authority Marine Terminal area that allow for the movement of overweight vehicles to handle the substantial marine container cargo handled by the port. These routes, such as the Doremus Avenue Overweight Route, are equipped for specialized movements of heavy equipment or containers, with specific weight limits and permitting requirements for safe operation.

Map showing regional transportation routes and landmarks:

- Highways:** I-95, I-78, I-87, I-278, I-495, US-46, US-3, US-9, US-208, US-22, NJ-440, NJ-19, NJ-21, NJ-30, NJ-31, NJ-32, NJ-33, NJ-34, NJ-35, NJ-36, NJ-37, NJ-38, NJ-39, NJ-40, NJ-41, NJ-42, NJ-43, NJ-44, NJ-45, NJ-46, NJ-47, NJ-48, NJ-49, NJ-50, NJ-51, NJ-52, NJ-53, NJ-54, NJ-55, NJ-56, NJ-57, NJ-58, NJ-59, NJ-60, NJ-61, NJ-62, NJ-63, NJ-64, NJ-65, NJ-66, NJ-67, NJ-68, NJ-69, NJ-70, NJ-71, NJ-72, NJ-73, NJ-74, NJ-75, NJ-76, NJ-77, NJ-78, NJ-79, NJ-80, NJ-81, NJ-82, NJ-83, NJ-84, NJ-85, NJ-86, NJ-87, NJ-88, NJ-89, NJ-90, NJ-91, NJ-92, NJ-93, NJ-94, NJ-95, NJ-96, NJ-97, NJ-98, NJ-99, NJ-100.
- Landmarks:** Newark Liberty International Airport, Teterboro Airport, LaGuardia Airport, Robert F. Kennedy Bridge, G.W. Bridge, Lincoln Tunnel, Holland Tunnel, Port Newark/Elizabeth, Newark, Jersey City, Hoboken, Union City, North Bergen, Cliffs Park, Fort Lee, Englewood Cliffs, Clifton, Passaic, Montclair, East Orange, Kearny, Bayonne, Elizabeth, Staten Island, Manhattan, Downtown Manhattan, Midtown Manhattan, Harlem, Bronx, Queens, Brooklyn.

DEMOGRAPHICS

5 MILES

Total Population: 759,601
Households: 289,185
Median Household Income: \$73,816
Average Household Size: 2.5
Transportation to Work: 378,418
Labor Force: 608,898

10 MILES

Total Population: 4M
Households: 1.68M
Median Household Income: \$115,610
Average Household Size: 2.3
Transportation to Work: 2.17M
Labor Force: 3.3M

15 MILES

Total Population: 9.19M
Households: 3.61M
Median Household Income: \$101,132
Average Household Size: 2.5
Transportation to Work: 4.72M
Labor Force: 7.53M



CONTACT INFORMATION

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