

WAREHOUSE

FOR LEASE



PREMIER LOCATION



2AB Terminal Way
Avenel, New Jersey

81,358 SF | DIVISIBLE
Can provide up to $\pm 120,000$ SF

IMMEDIATE AVAILABILITY



Prime Exit 12
& Port Location



Excellent Labor
Market



Rail Served



PROPERTY OVERVIEW



Divisible to $\pm 41,000$ SF
Can provide up to $\pm 120,000$ SF



Rail Served

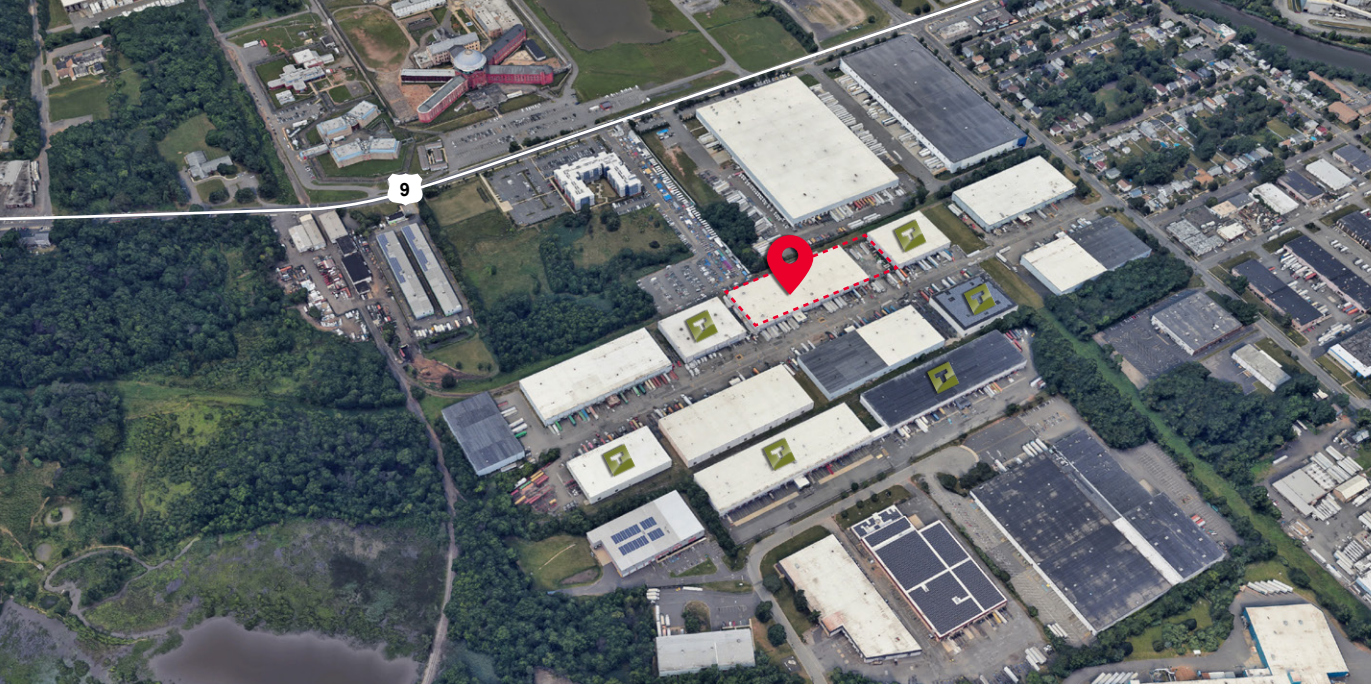
Building Size	81,358 SF, Divisible to $\pm 41,000$ SF Can provide up to $\pm 120,000$ SF
Office Size	1,200 SF
Loading	16 Tailgates with Dock Seals
Rail	3 Doors (Additional doors can be added)
Parking	20,000 SF of fenced & gated outdoor storage and trailer parking
Column Spacing	44' x 44'
Clear Height	27'
Power	Unit 2A: 225 Amps, 277/480v200 Amps, 120/208v Unit 2B: 300 Amps, 120/208v
Lighting	Motion Sensor LED
Sprinkler	Dry (Upgrading to ESFR)

PREMIER LOCATION

A premier Middlesex County location that is close proximity to Route 9 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 9	1.5 mi
NJ Turnpike Exit 12	3 mi
NJ Turnpike Exit 11	6 mi
Goethals Bridge	7 mi
Outerbridge Crossing	7 mi
Newark Airport	10 mi
Port Newark/Elizabeth	13.5 mi
GW Bridge	29 mi





2 AB TERMINAL WAY
AVENEL, NJ

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Terreno acquires, owns and operates industrial real estate in six major coastal U.S. markets. Exclusively. Functional, flexible, infill real estate located at the intersection of growing demand and limited, or even shrinking, supply.

Terreno owns 7 buildings at Avenel Logistics Center, totaling over 400,000 SF.



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