

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



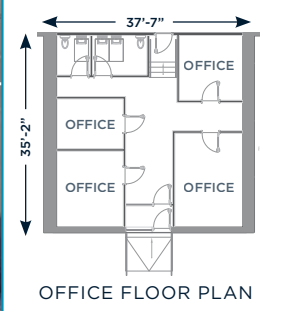
Excellent Labor  
Market



Rail Served



±12,000 SF of fenced & gated outdoor storage and trailer parking



# PROPERTY OVERVIEW



Divisible to ±41,000 SF  
Can provide up to ±120,000 SF



Rail Served

<b>Building Size</b>	81,358 SF, Divisible to ±41,000 SF Can provide up to ±120,000 SF
<b>Office Size</b>	1,200 SF
<b>Loading</b>	16 Tailgates with Dock Seals
<b>Rail</b>	3 Doors (Additional doors can be added)
<b>Parking</b>	±12,000 SF of fenced & gated outdoor storage & trailer parking
<b>Column Spacing</b>	44' x 44'
<b>Clear Height</b>	27'
<b>Power</b>	Unit 2A: 225 Amps, 277/480v200 Amps, 120/208v Unit 2B: 300 Amps, 120/208v
<b>Lighting</b>	Motion Sensor LED
<b>Sprinkler</b>	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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