

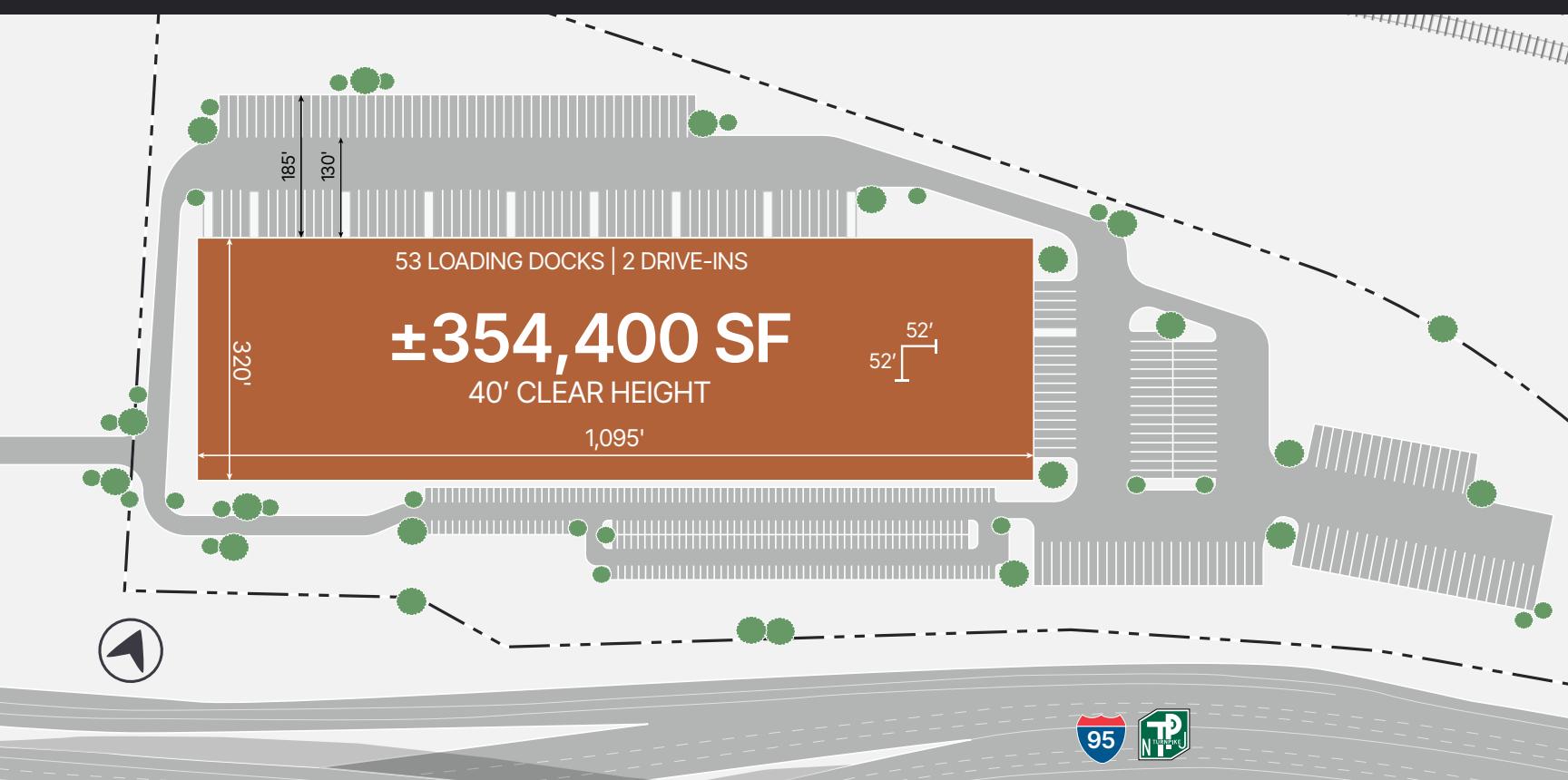


ARROWWOOD LOGISTICS CENTER



AVAILABLE
354,400 SF
Direct Access to I-95/NJ Turnpike





SPECIFICATIONS

105-161 Hyatt Avenue, Newark, NJ

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)

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.



DEMOCRAPHICS

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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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.