

# AVISON YOUNG

*Lawrence*  
LOGISTICS CENTER

**For Lease** | 40 Enterprise Ave, Lawrence Township, NJ



21 Loading docks and 33 trailer stalls

Available immediately

Website / Virtual Tour

**For more information:** [njindustrial@avisonyoung.com](mailto:njindustrial@avisonyoung.com) or 973 898 4010

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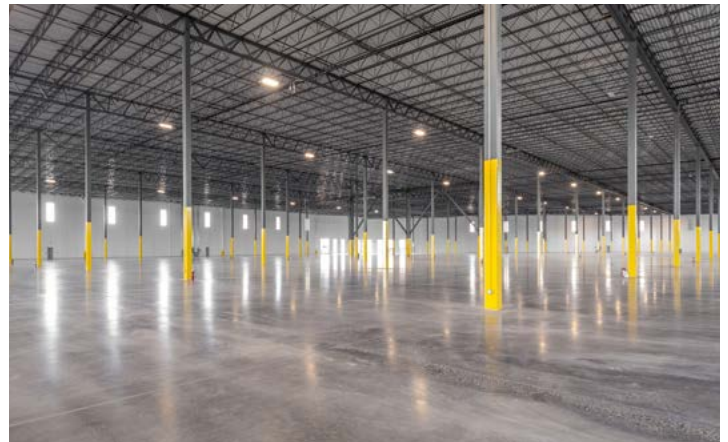


## Property overview

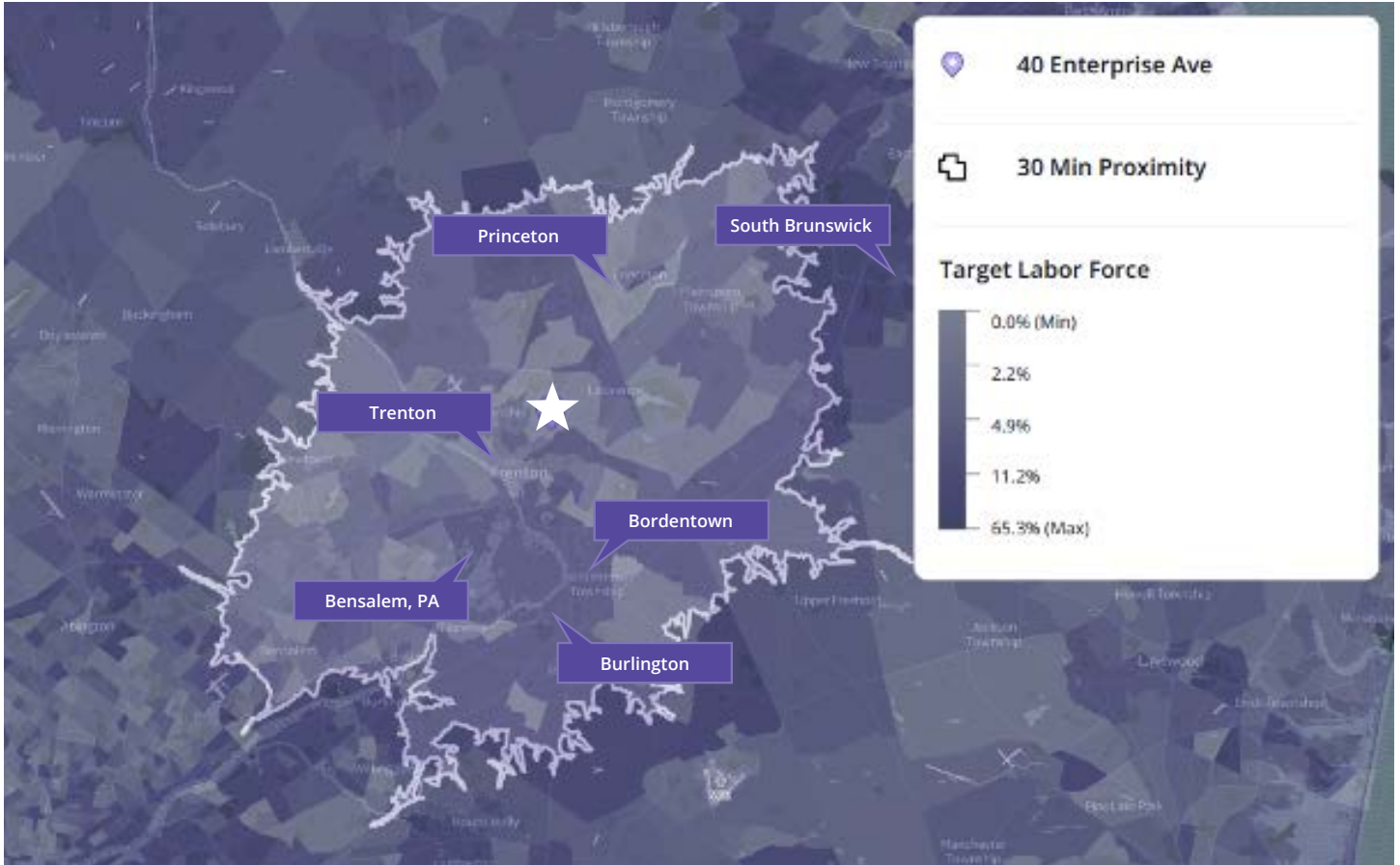
<b>Pricing</b>	<b>\$13.95 psf NNN</b>
<b>Building Size</b>	±261,646 sf
<b>Available Size</b>	±111,374 sf
<b>Office</b>	To Suit
<b>Area</b>	±16.449 acres
<b>Clear Height</b>	40'
<b>Loading</b>	21 docks (+3 knockouts) 1 drive in
<b>Parking</b>	60 car parking 33 trailer parking
<b>Column spacing</b>	54' x 52'
<b>Availability</b>	Immediate
<b>Electrical</b>	2500 amps (entire building)
<b>Sprinklers</b>	ESFR
<b>Lighting</b>	LED

### Additional features

- 30-year PILOT program for real estate taxes
- Attractive dock and trailer parking ratios in market
- Great visibility on Rt. 1, approved facade signage (±50,000 vehicles per day)
- Excellent blue collar labor pool
- Long term landlord



# AVANT by AVISON YOUNG



Total Population  
**824,643**



Transportation Warehouse Workers  
**26,259**



Total Labor Force  
**462,040**



Median Warehouse related Hourly Wage  
**+/- \$17.88**  
(Per Hour)



Median Household Income  
**\$83,806**



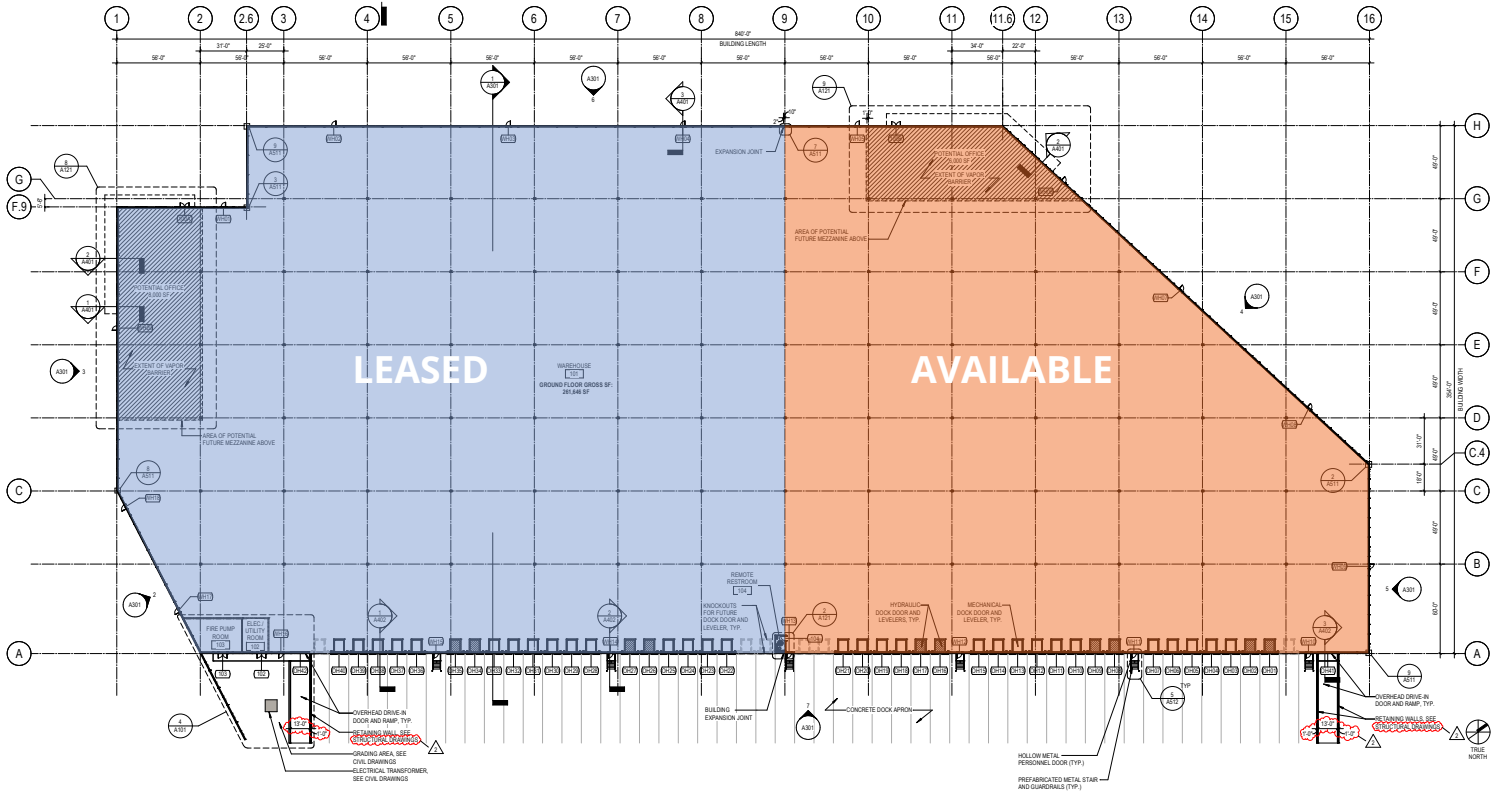
ALCAMO CAPITAL



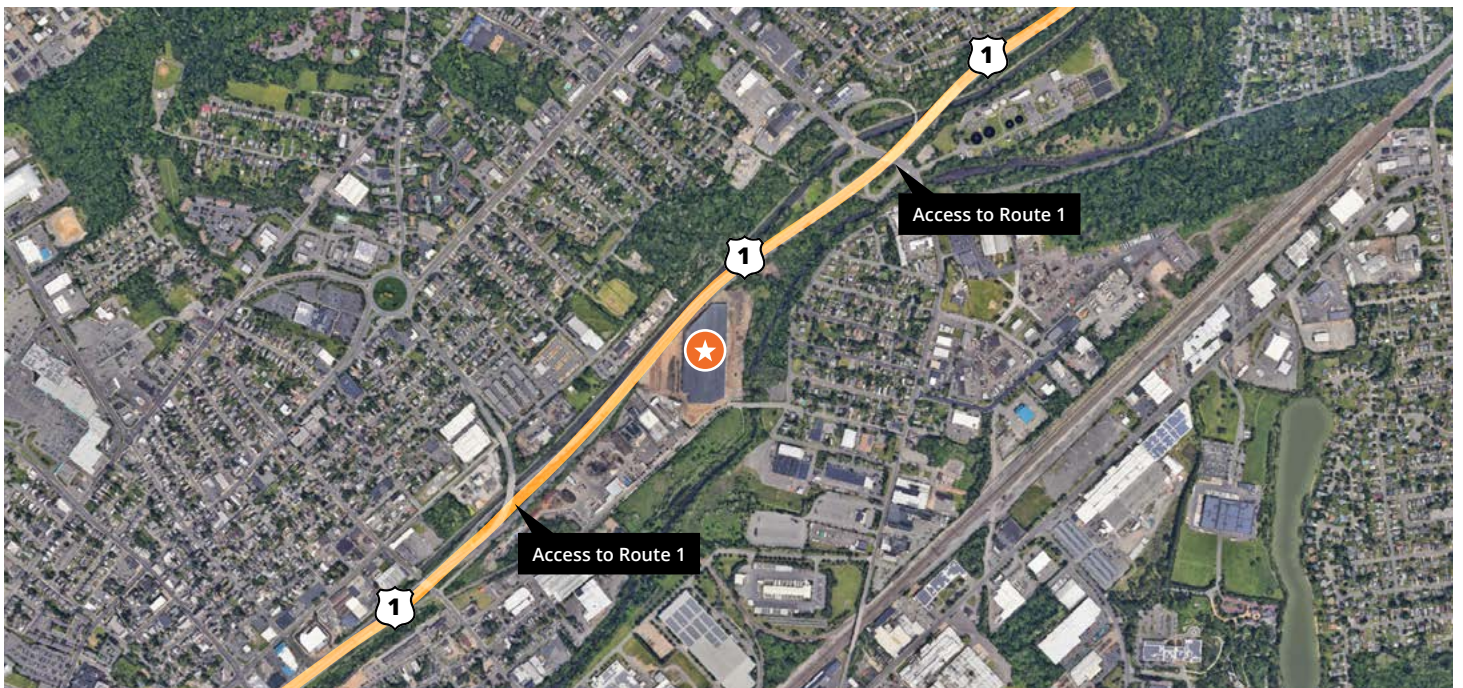
# Site plan



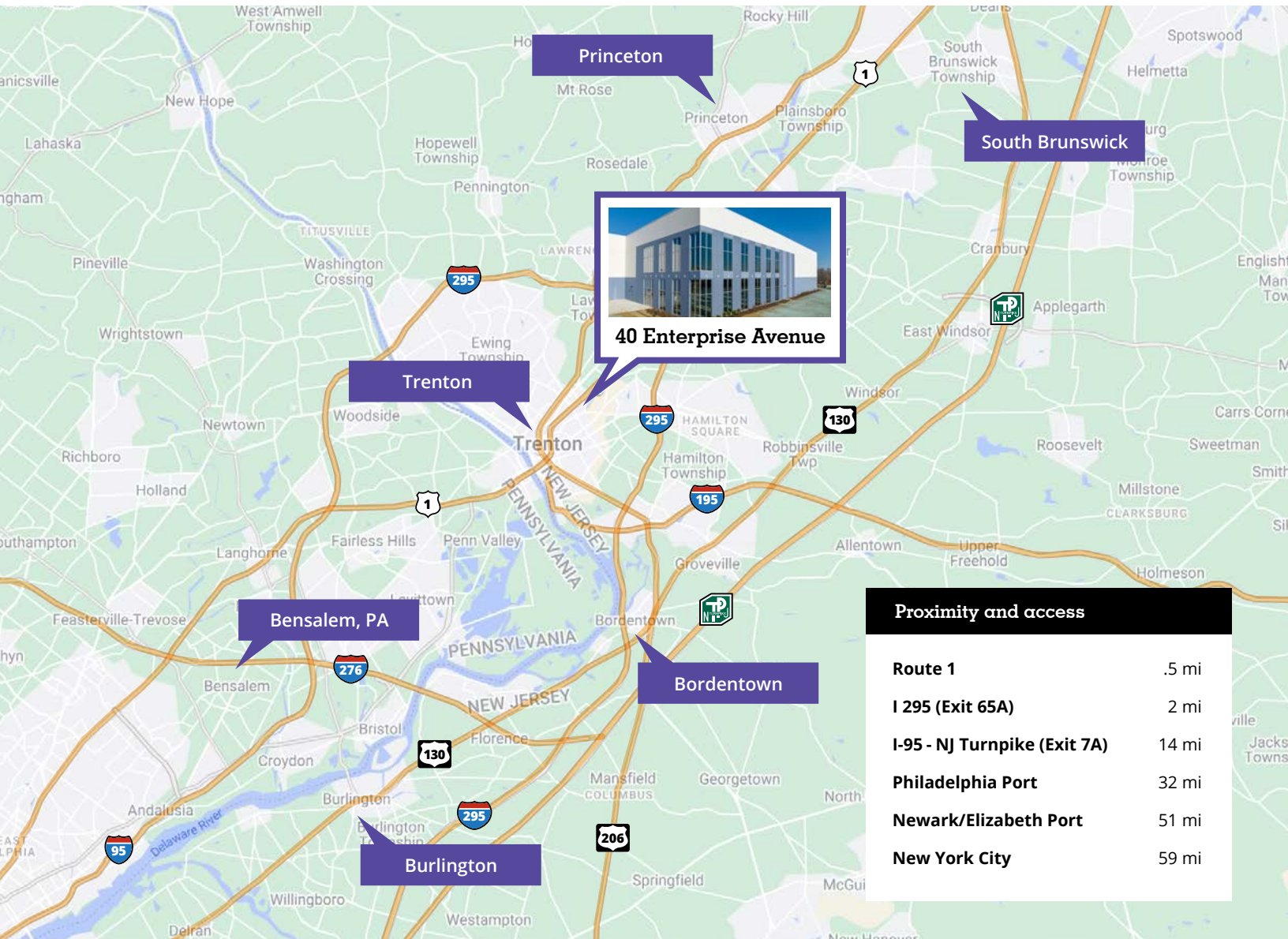
# Floor plan



# Proximity



# Location map



Proximity and access	
Route 1	.5 mi
I 295 (Exit 65A)	2 mi
I-95 - NJ Turnpike (Exit 7A)	14 mi
Philadelphia Port	32 mi
Newark/Elizabeth Port	51 mi
New York City	59 mi

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