

AVISON YOUNG

Lawrence
LOGISTICS CENTER

For Lease | 40 Enterprise Ave, Lawrence Township, NJ



±261,656 sf

Highly visible from Route 1

Available immediately

[Website / Virtual Tour](#)

For more information: njindustrial@avisonyoung.com or 973 898 4010

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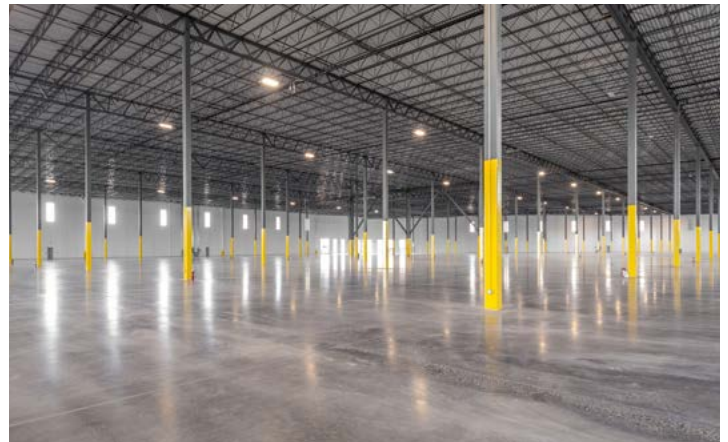


Property overview

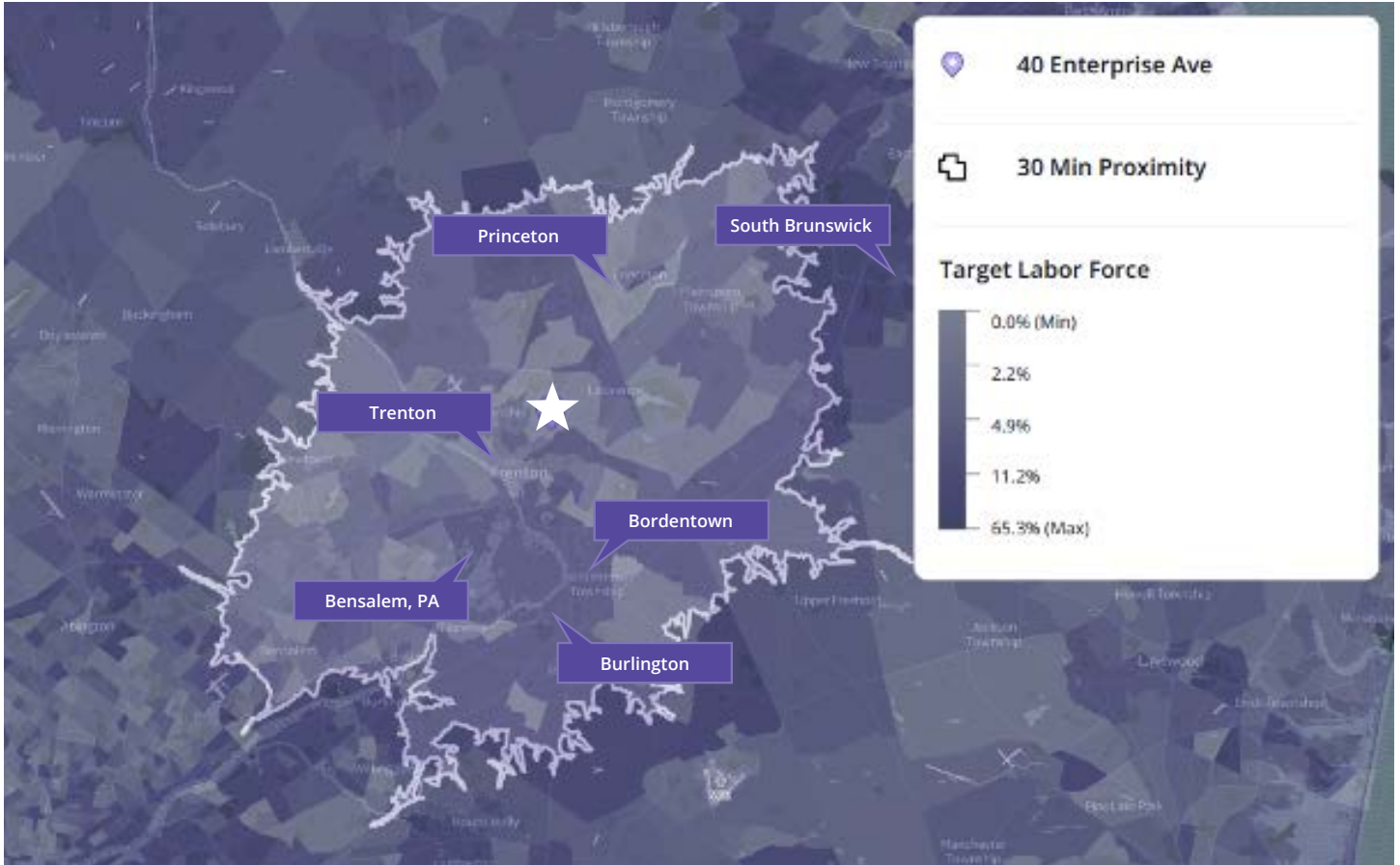
Pricing	\$12.95 psf NNN
Building Size	±261,656 sf
Office	To suit - ability to add ±14,000 sf (mezzanine)
Area	±16.449 acres
Clear Height	40'
Dock doors	±40 docks (plus 6 knockouts)
Drive-ins	2
Parking	141 car parking (expandable to 197) 33 trailer parking
Column spacing	54' x 52'
Delivery date	Q4 2023
Electrical	2500 amps
Sprinklers	ESFR
Lighting	LED

Additional features

- 30-year PILOT program for real estate taxes
- Great visibility on Rt. 1, approved facade signage (±50,000 vehicles per day)
- Excellent blue collar labor pool
- Long term landlord
- Divisions will be considered



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



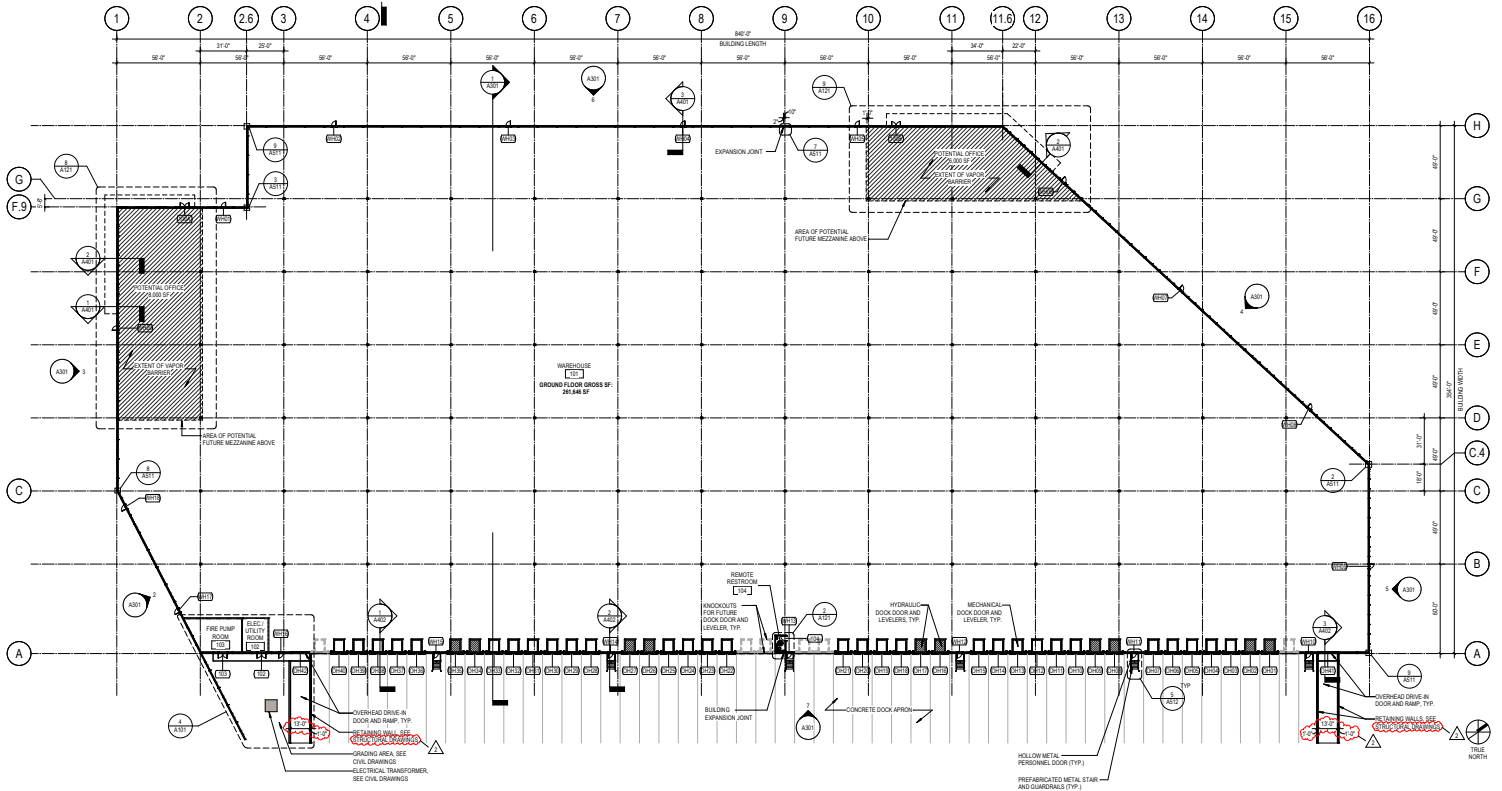
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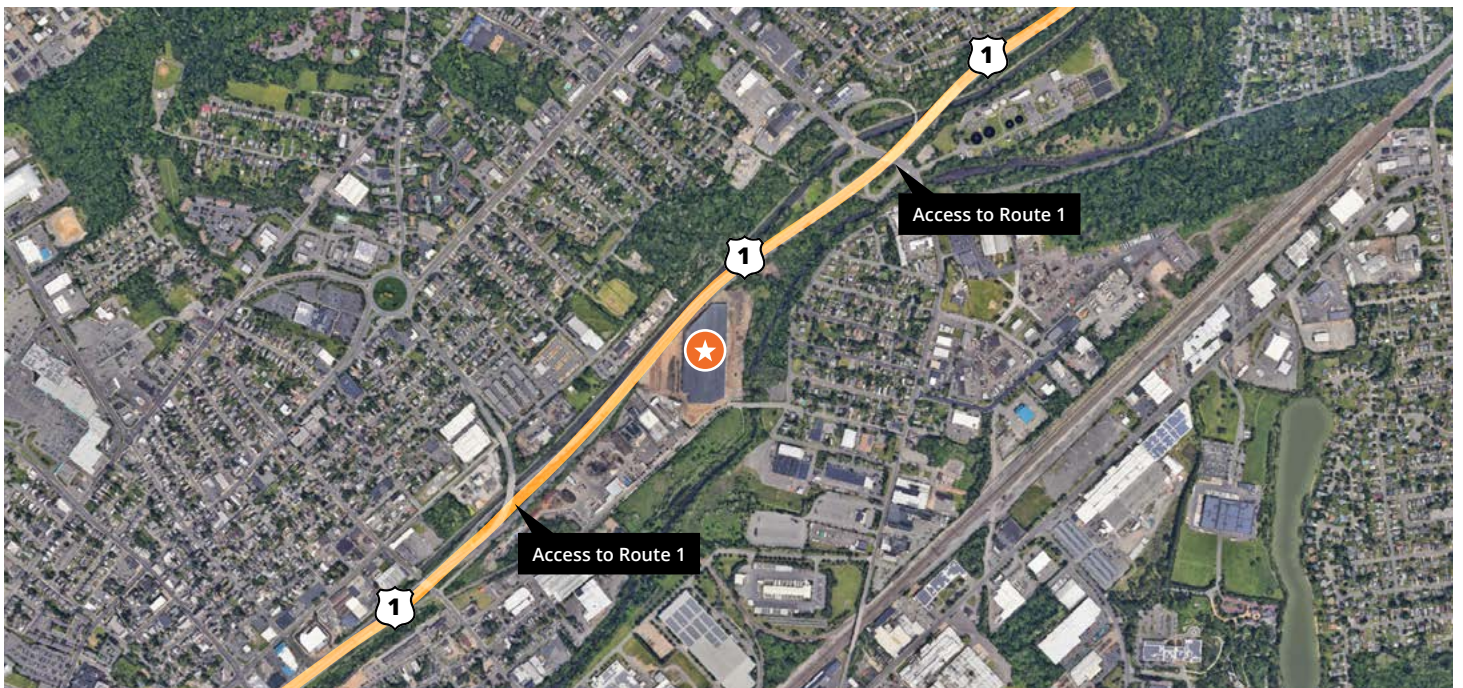
Site plan



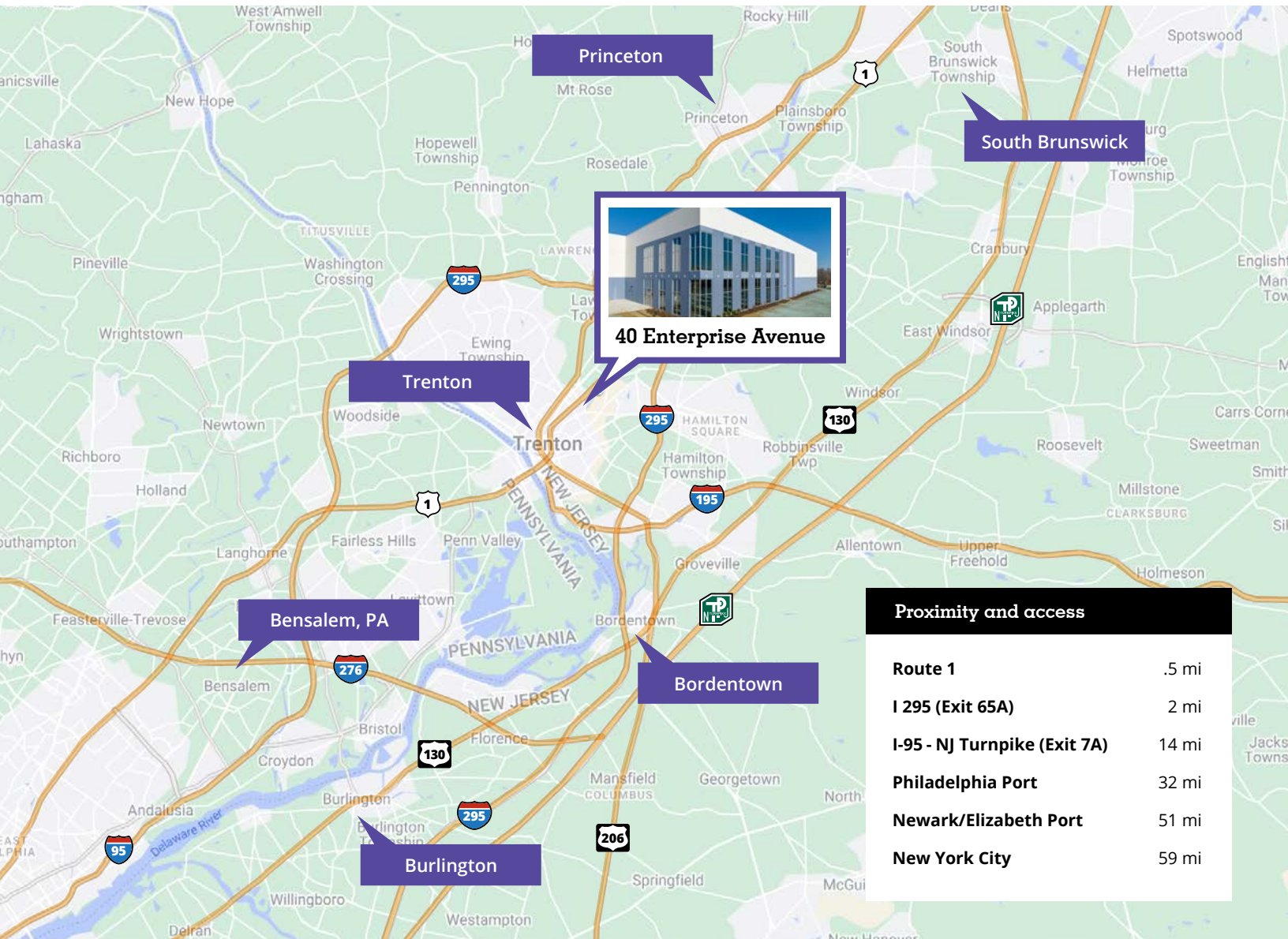
Floor plan



Proximity



Location map



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