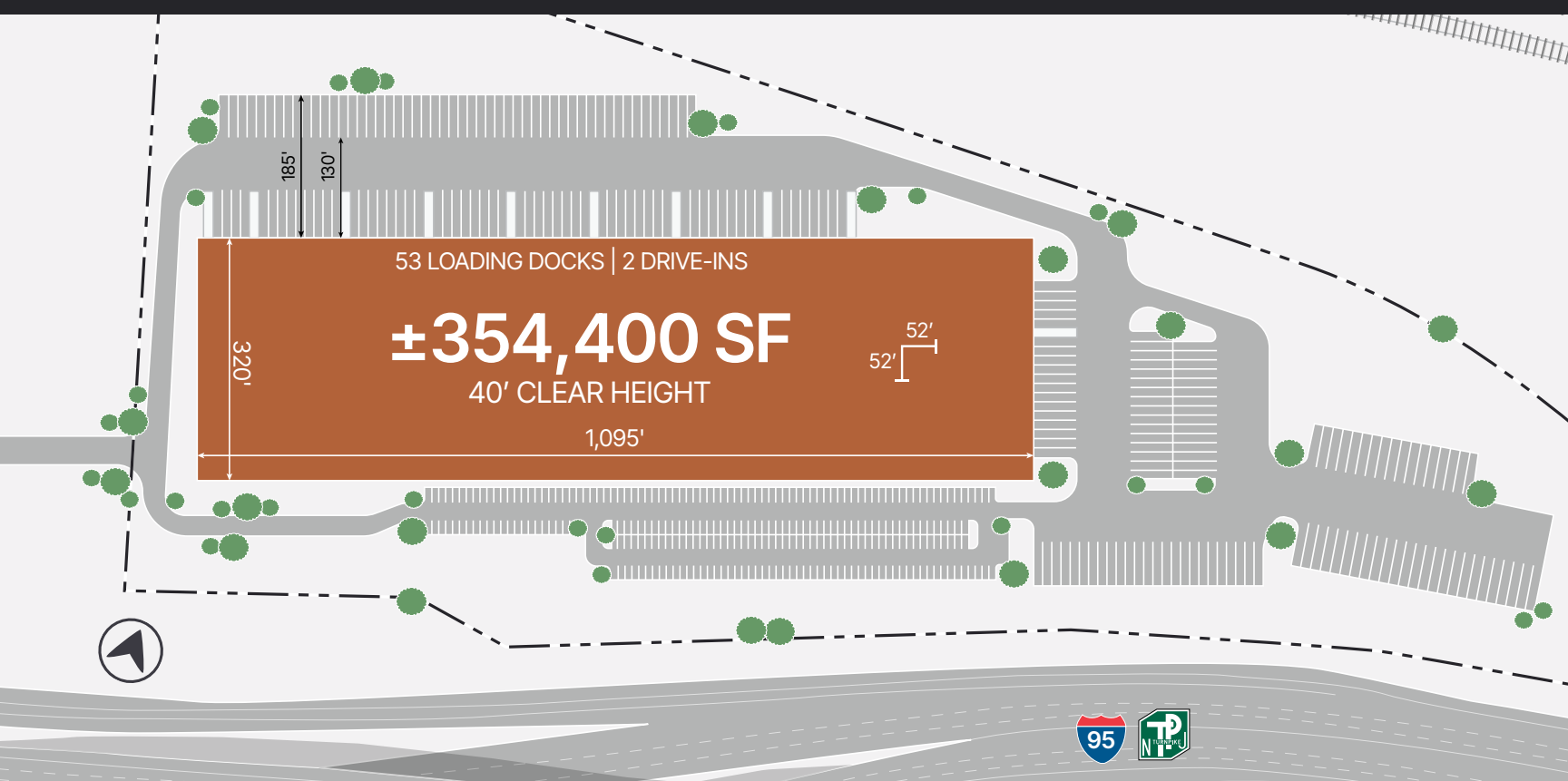


ARROWWOOD LOGISTICS CENTER

±354,400 SF

Delivering Q1 2026





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) Expandable to ±72 docks	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 amp (to-suit)

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

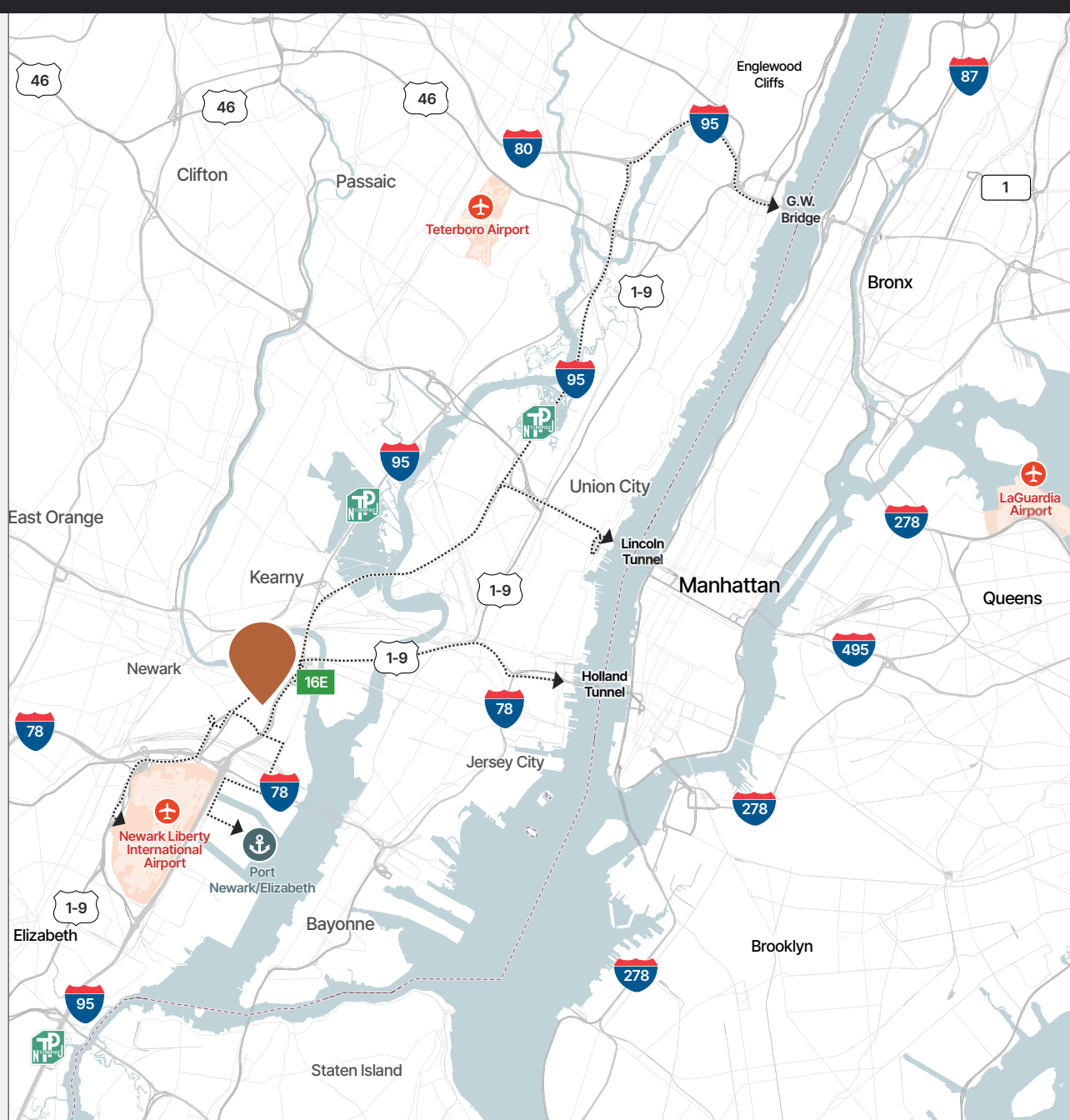
12 miles

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.



DEMOGRAPHICS

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

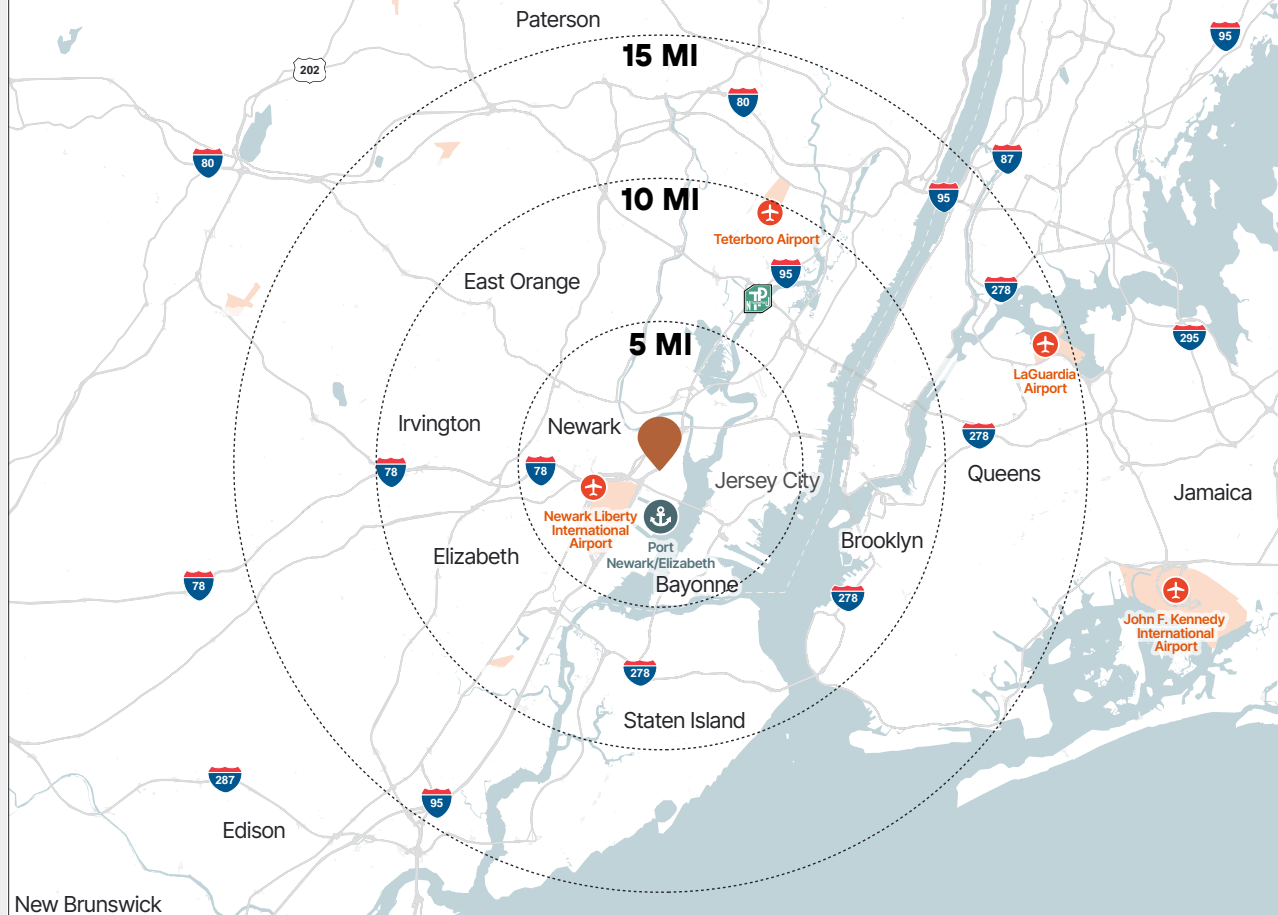
Median Household Income: \$101,132

Average Household Size: 2.5

Transportation to Work: 4.72M

Labor Force: 7.53M

Source: <https://regis.sitesusa.com>



CONTACT INFORMATION

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