BRIDGE POINT PERTH AMBOY

BRIDGE

BridgePointPerthAmboy.colliers.com | 1160 State Street | Perth Amboy, NJ



AVAILABLE SPACE

800,000 SF

Space is Divisible

Immediate Occupancy **UEZ Zone**

20-Year Pilot

Strong Labor Force

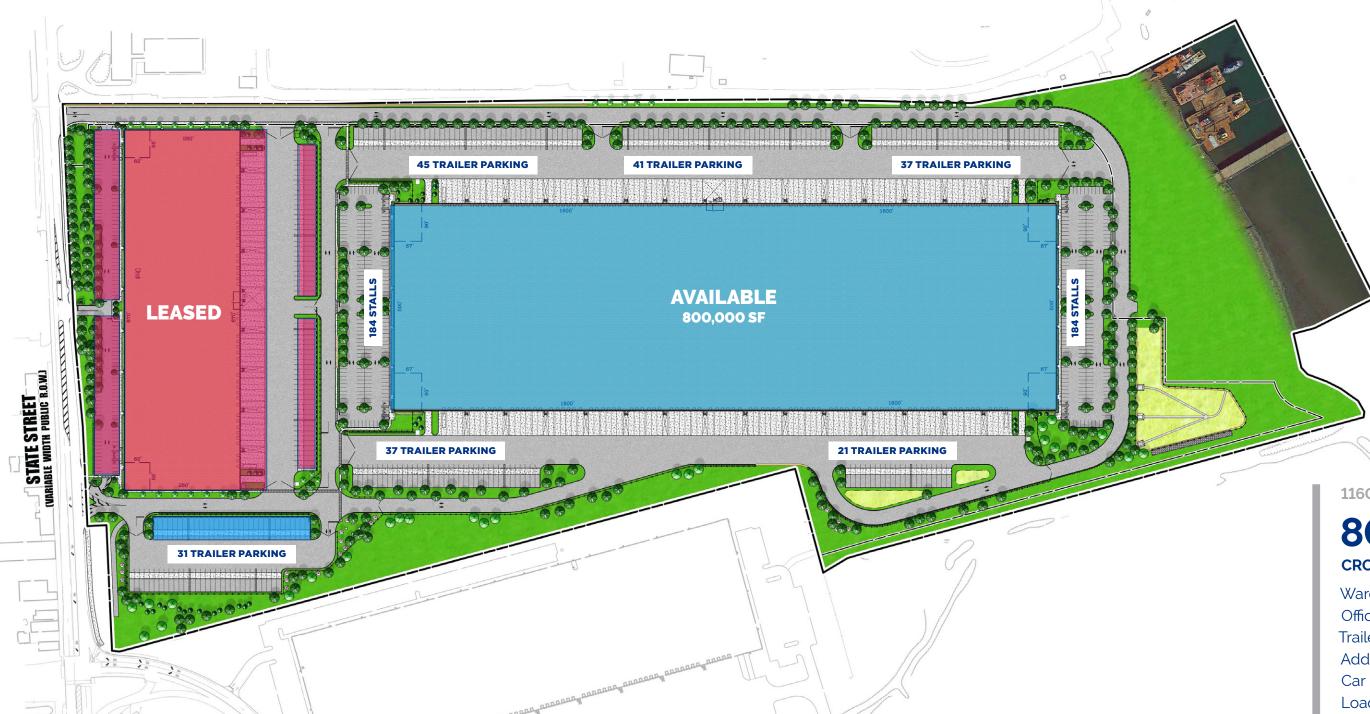
DOUG BANSBACH

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1160 STATE STREET

800,000 SF

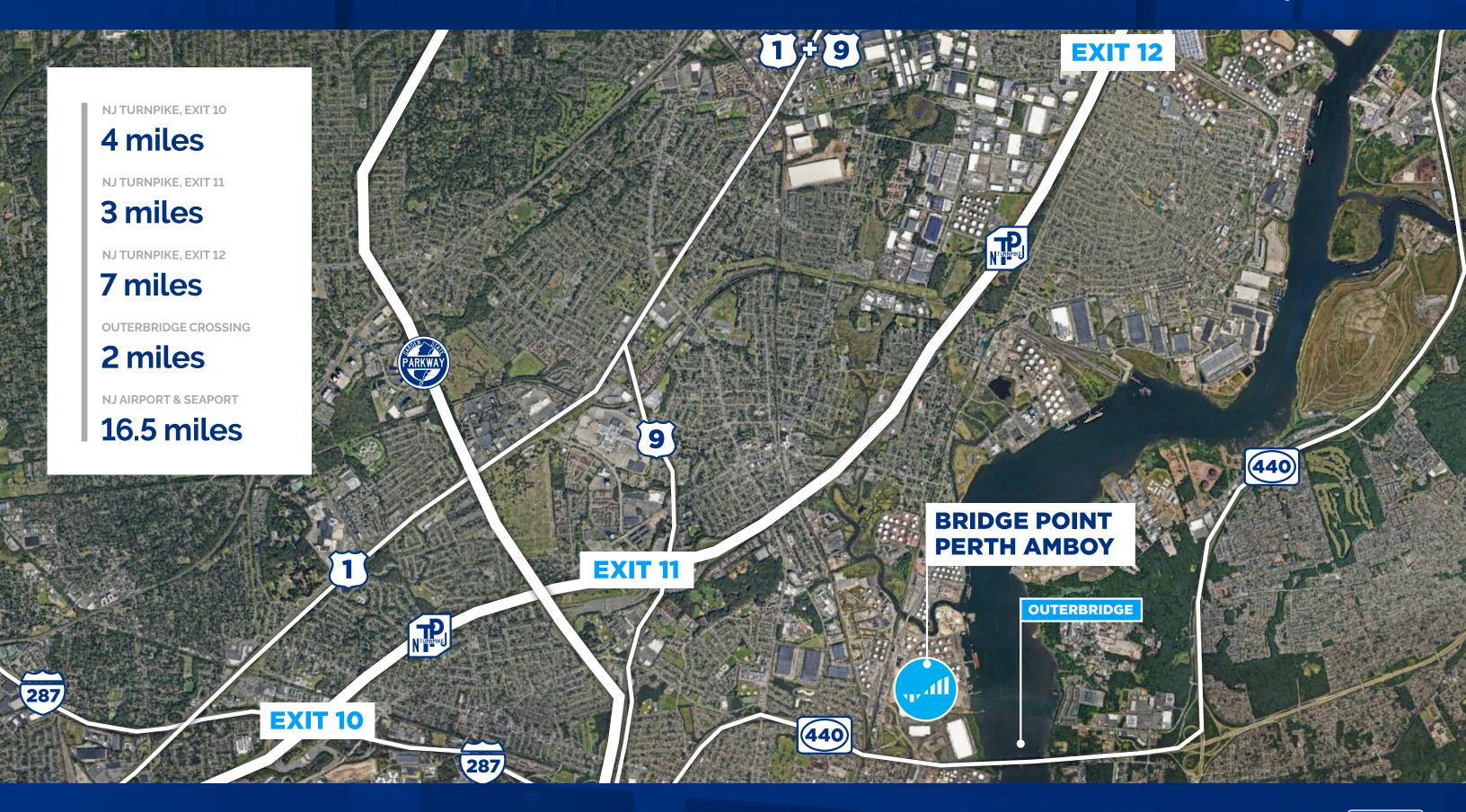
CROSS DOCK

Warehouse: 797,500 SF
Office: 2,500 SF + 4 Restrooms
Trailer Parking: 181
Additional Parking Available
Car Parking: 368
Loading Docks: 169
Drive-In Doors: 4
Column Spacing: 55' x 44'6"
Ceiling Height: 40'
Power: 3,000 Amps
Slab Floors: 8"



THE AREA







BRIDGE POINT

PERTH AMBOY



Join corporate neighbors Target, The Real Real & U.S. Foods in the business-friendly community of Perth Amboy. Strategically situated between exits 10, 11 & 12 of I-95, Bridge Point Perth Amboy provides unmatched access to a large and concentrated consumer market. Trucks can access 1/3 of the US population within a day's drive and 13 million people within an hour's drive. Proximity to Liberty International Airport and Newark/Elizabeth Sea Port combined with abundant labor and UEZ designation makes Bridge Point Perth Amboy the ideal home for your business. Benefits under the UEZ designation include tax free purchases on capital equipment, reduced sales tax & financial assistance available from agencies such as NJEDA. Bridge Point Perth Amboy gives companies access to one of the most concentrated and affluent consumer markets in the world with 56.5 million residents and \$3.75 trillion in economic output.

72 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES in supply-constrained CORE markets in the U.S. and the U.K.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



| Industrial Speculative Development of the Year, NAIOP Chicago | 2022, 2021, 2020, 2019. 2018, 2017 |
|---|---------------------------------------|
| Industrial Project of the Year, South Florida Business Journal | 2022, 2020, 2018 |
| Industrial Impact Award, United Way of Northern New Jersey | 2022 |
| Industrial Project of the Year, NAIOP SoCal | 2022 |
| Industrial Development of the Year, Chicago Commercial Real Estate Awards | 2021 |
| Developer of the Year, NAIOP South Florida | 2021, 2019, 2018, 2016 |
| Developer of the Year, NAIOP Chicago | 2021, 2019, 2015 |
| New Good Neighbor, NJ Business & Industry Association | 2021 |
| Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal | 2021 |
| Deal of the Year, NAIOP New Jersey | 2020, 2018 |
| Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal | 2019 |
| Community Appearance Award, City of Fort Lauderdale | 2019, 2018 |
| Developer of the Year, Chicago Commercial Real Estate Awards | 2018, 2015, 2011 |
| Project of the Year, NAIOP South Florida | 2017 |
| Industrial Redevelopment of the Year, NAIOP Chicago | 2015, 2014 |





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No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring.