



**NEW LOGISTIC FACILITY AT  
7 HOOK ROAD, BAYONNE NJ**

**FOR LEASE**

**7 HOOK ROAD LOGISTIC FACILITY (70,000 sf)**  
Interior loading docks.  
6 Conrail served rail loading docks.

# Site Plan

## NEW 1-STORY LOGISTIC FACILITY

– Overall footprint	70,350 sf
– Warehouse	65,562 sf
– 6 Interior Dock Positions	4,788 sf
– Pit levelers	35,000 lbs
– Solar Ready Roof	
– Fire Suppression System	ESFR K-25
– Secured Outdoor Truck Parking	

### Legend

- 1 Conrail served line
- 2 18' gate security facility
- 3 Railroad track
- 4 8' high fence
- 5 Existing public service easement to act as permanent planting area, replacing prior proposed green roof (10,080 sf)
- 6 Electric vehicle charging station
- 7 Electrical transformer pad

RAILROAD TRACK

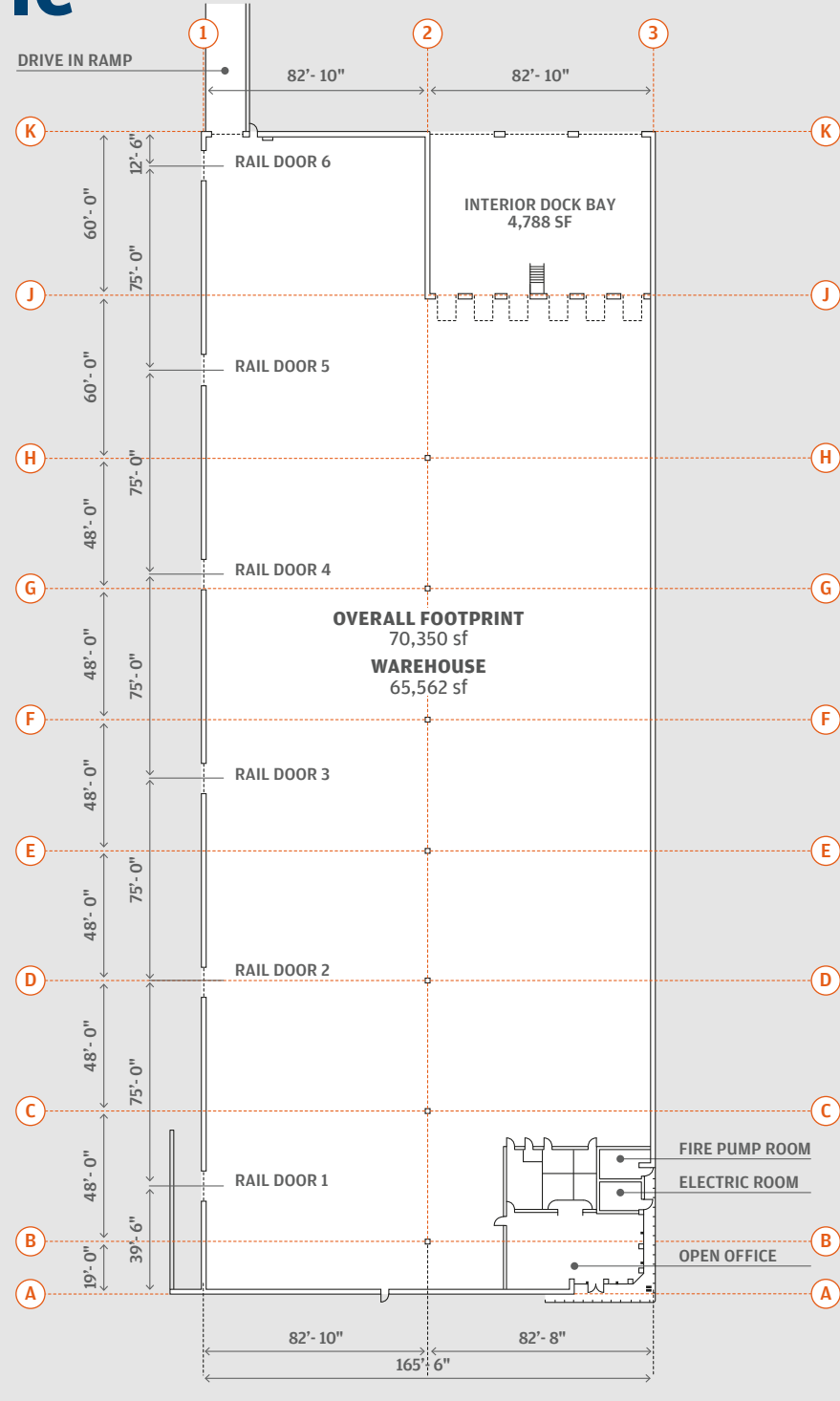
RAIL BAY

TRUCK STAGING AREA



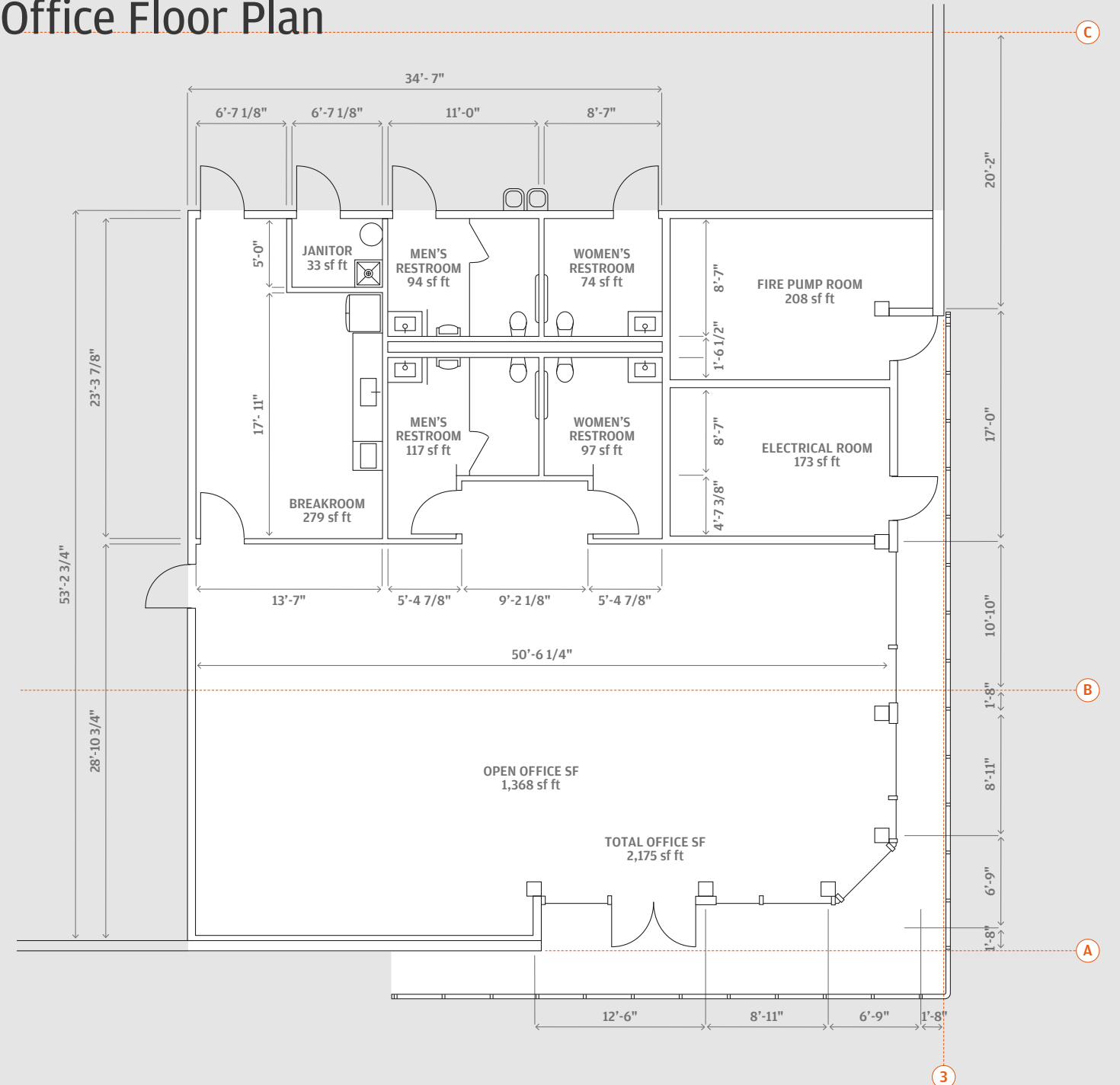
# 1-STORY LOGISTIC FACILITY

## Ground Floor Plan



# 1-STORY LOGISTIC FACILITY

## Office Floor Plan



### WAREHOUSE Ground Floor

<b>Building Size</b>	70,669 ± SF
<b>Space Available</b>	70,669 ± SF
<b>Office Area</b>	2,175
<b>Ceiling Height</b>	36' Clear
<b>Power</b>	800 Amp 480 V
<b>Speed Bay</b>	60'
<b>Loading</b>	6 Tailboards 1 Drive In Doors

<b>Sprinkler</b>	ESFR Built to suit
<b>Car Parking</b>	14 Spaces
<b>Truck Parking</b>	6 Spaces
<b>Rail Access</b>	CONRAIL (CSX & NS)
<b>Availability</b>	Q3 2024
<b>Taxes</b>	PILOT

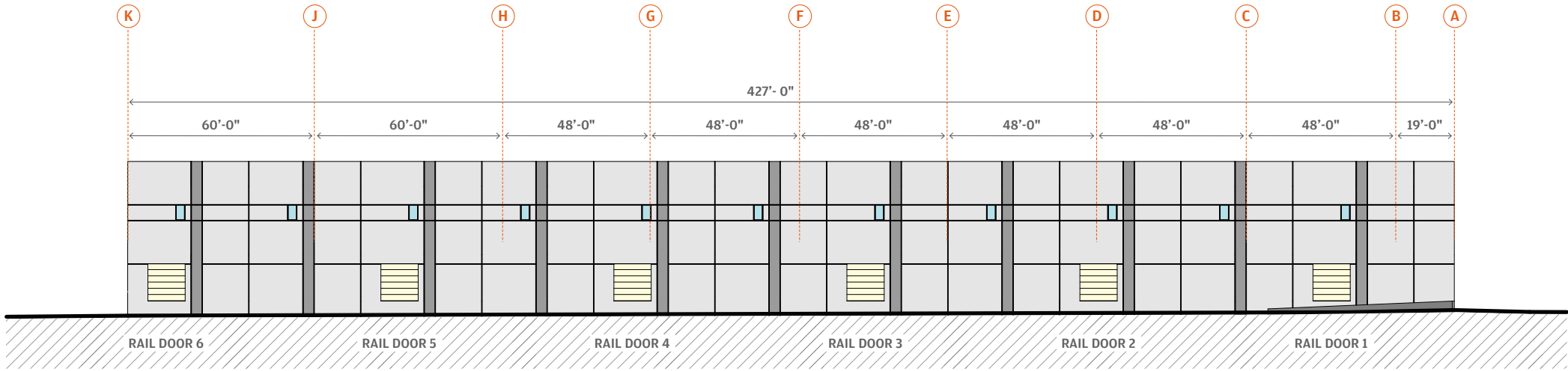
### WAREHOUSE Office Floor Office Space

<b>Building Size</b>	2,175± SF
<b>Space Available</b>	2,175± SF
<b>Ceiling Height</b>	36' Clear
<b>Power</b>	800 Amp
<b>Sprinkler</b>	ESFR K-25

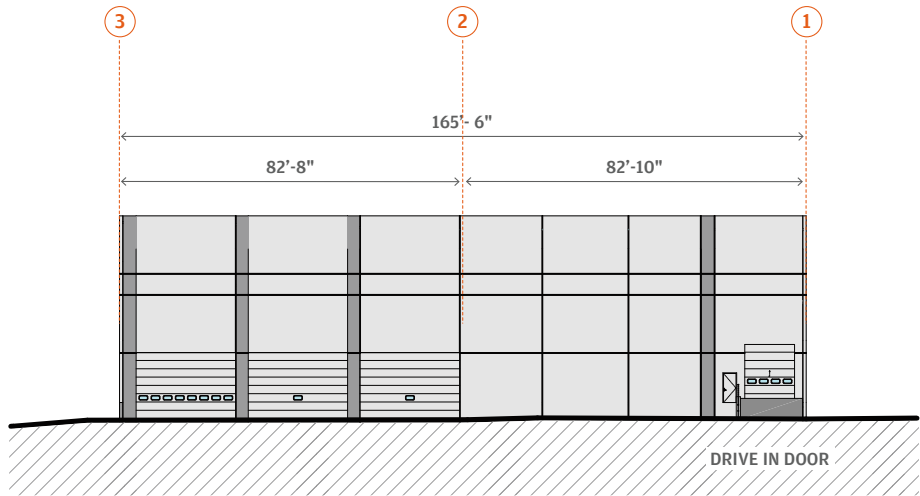
<b>Car Parking</b>	14 Spaces
<b>Truck Parking</b>	6 Spaces
<b>Availability</b>	Q3 2024
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# 1-STORY LOGISTIC FACILITY

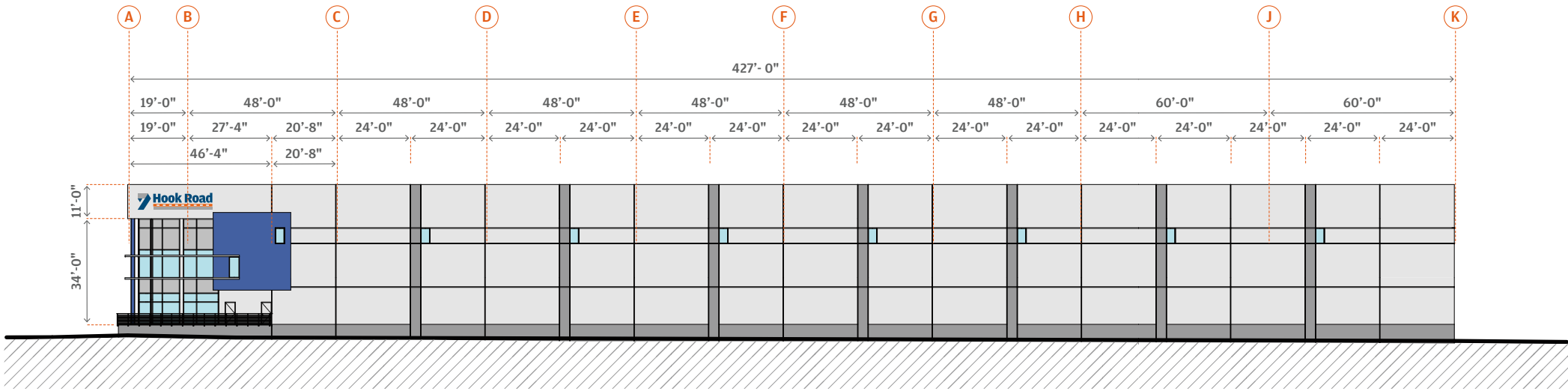
Exterior perspective



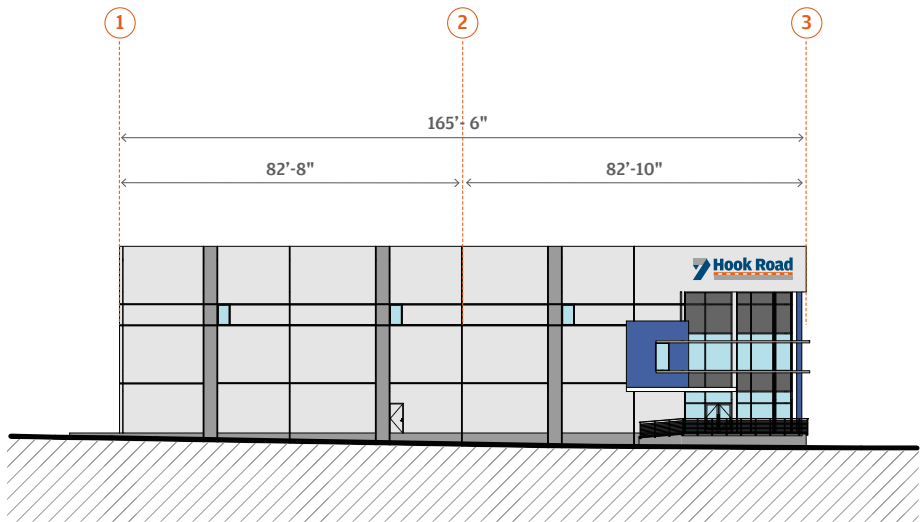
WEST ELEVATION – RAIL SIDE



NORTH ELEVATION – REAR END

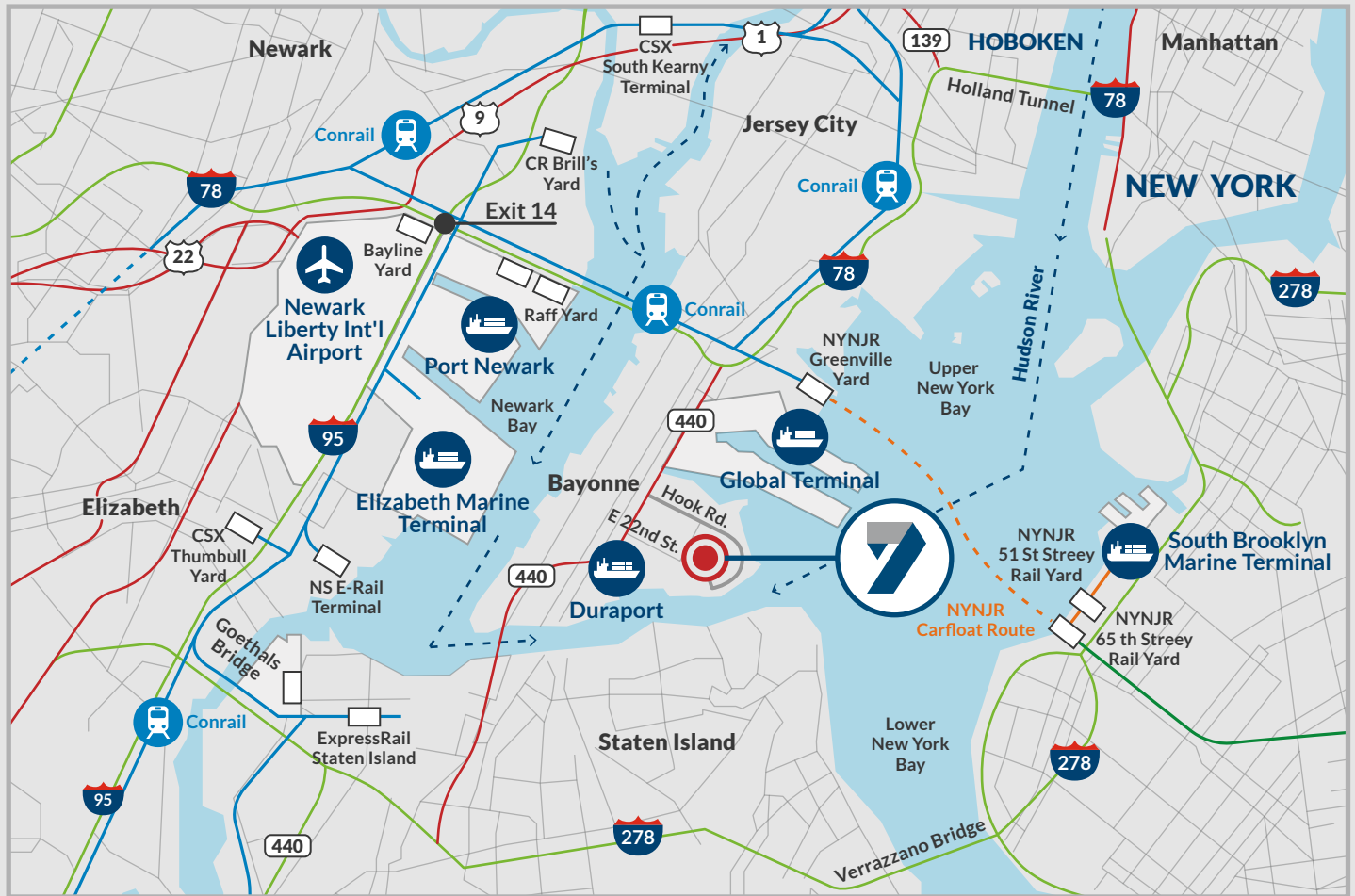


EAST ELEVATION – STREET SIDE




SOUTH ELEVATION – FRONT END










# Location Map



## Accessibility info

	<b>Newark Airport</b>	20 Min	9.6 Miles
	<b>Port Newark</b>	29 Min	10.3 Miles
	<b>Global Terminal</b>	11 Min	3.6 Miles
	<b>Duraport</b>	10 Min	3.0 Miles

	<b>NJ Turnpike</b>	41 Min	18.8 Miles
	<b>I-280</b>	49 Min	20.9 Miles
	<b>Route 1</b>	26 Min	9.2 Miles
	<b>1-78</b>	60 Min	16.7 Miles
	<b>Holland Tunnel</b>	23 Min	9.2 Miles
	<b>Lincoln Tunnel</b>	40 Min	12 Miles
	<b>GW Bridge</b>	44 Min	24.6 Miles

-  Interstate Highway
-  Highway
-  US Route
-  Exit
-  Conrail (CR)
-  NYNJ
-  Float Route
-  Shipping Routes
-  Terminal/Junction



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