



# 92,555 SF SUBLEASE AVAILABLE

AVAILABLE

2000 Rand Boulevard  
Phillipsburg, NJ 08865



BRIDGE POINT  
**78**

## THE **FUTURE** OF NE LOGISTICS

[bridgepoint78.com](http://bridgepoint78.com)

**CBRE**





**AVAILABLE (SUBLEASE)**  
**BUILDING 5**  
**2000 RAND BOULEVARD**

- 92,555 SF
- Furniture available
- Security system
- Fully fenced
- Available now

**AVAILABLE (DIRECT)**  
**TRAILER PARKING**

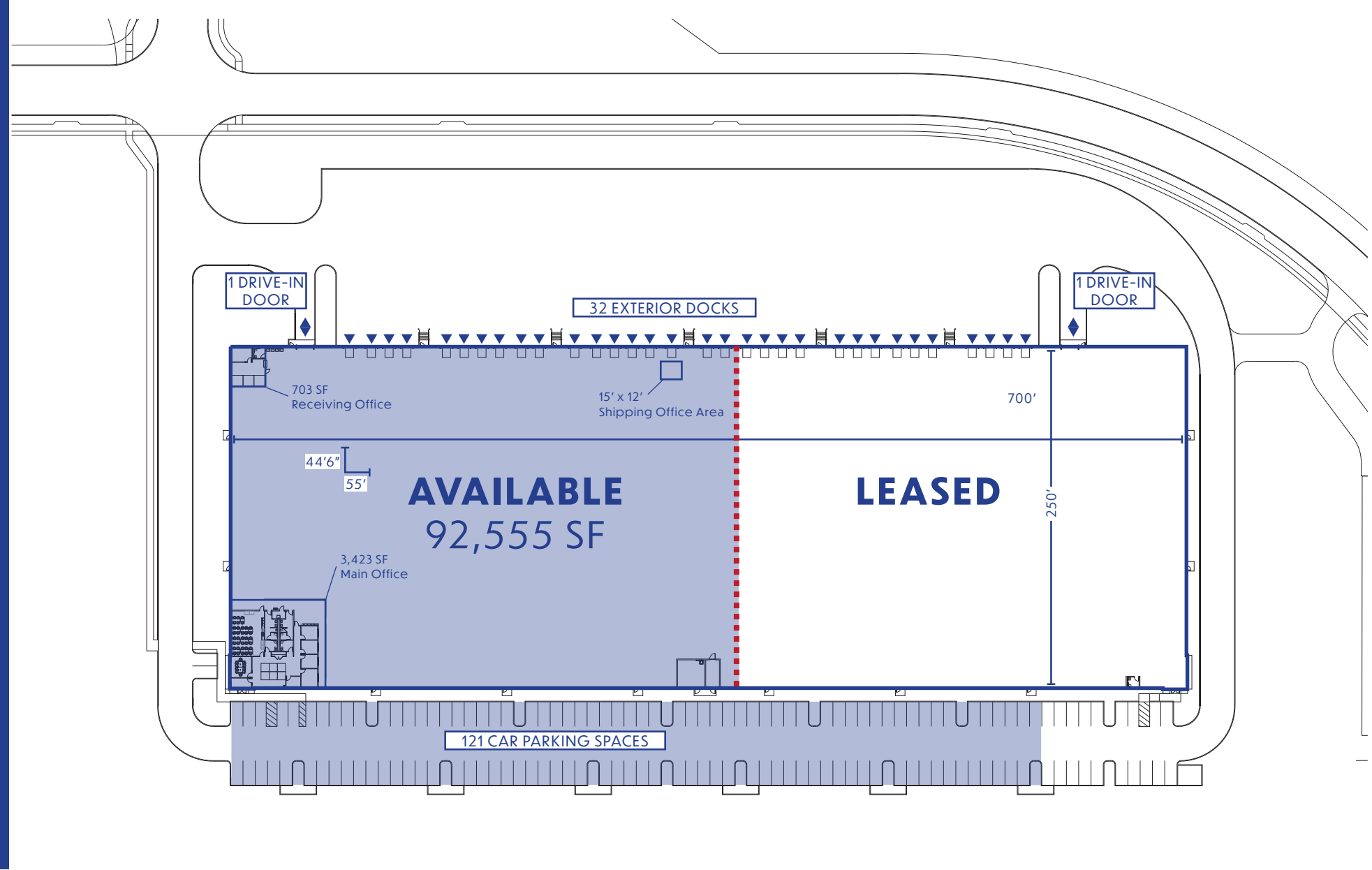
- 205 trailer stalls
- Fully curbed and paved
- Dolly pads
- Lighted
- Available now



# 92,555 SF SUBLEASE

BUILDING 5  
AVAILABLE

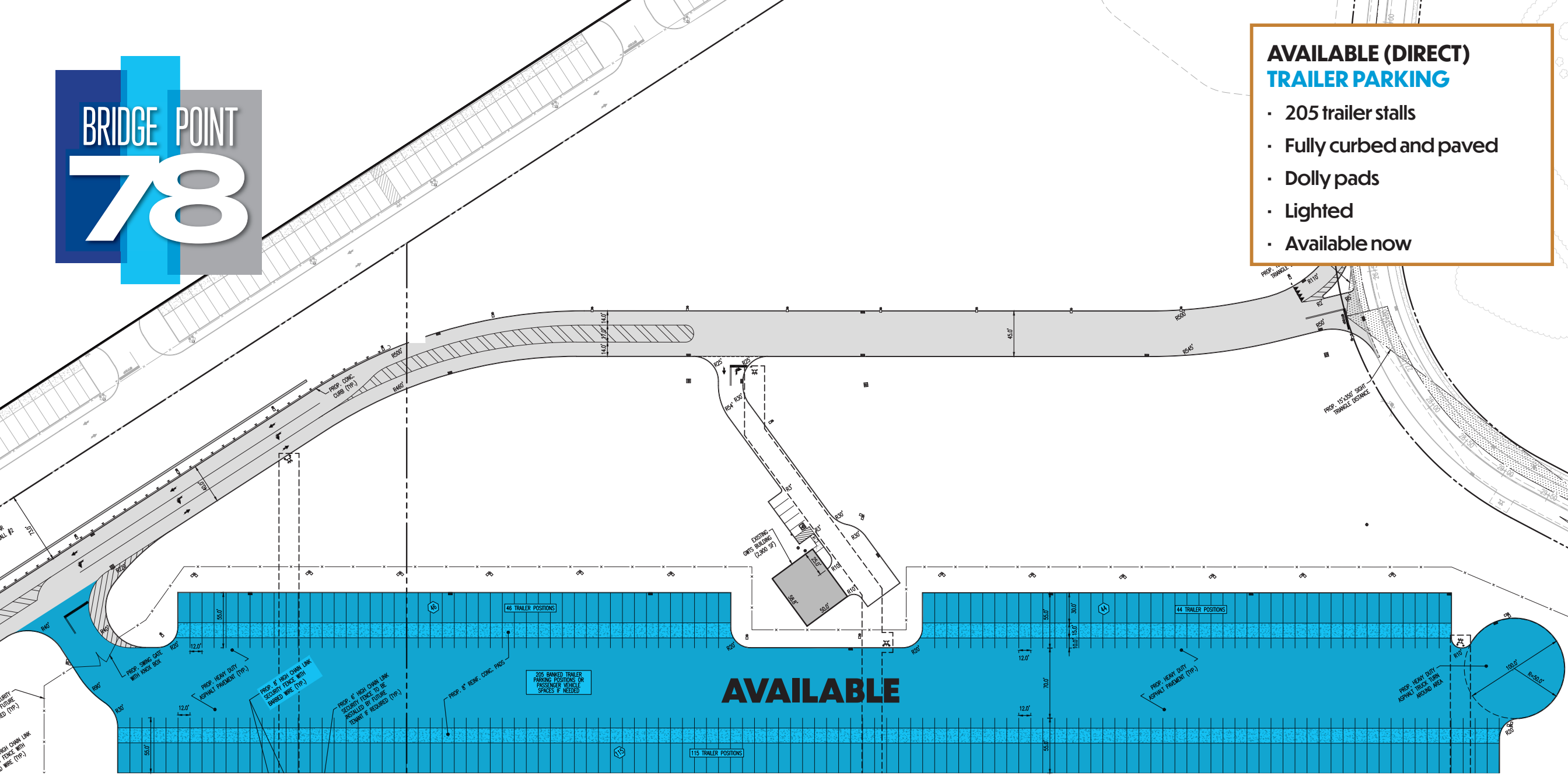
- ▶ FURNITURE AVAILABLE
- ▶ SECURITY SYSTEM
- ▶ FULLY FENCED



Square Footage	92,555 SF	Loading Docks	18
Main Office Area	3,423 SF	Drive-in Doors	1
Receiving Office Area	703 SF	Car Parking	121
Truck Court Depth	130' 6"	Trailer Parking	205 stalls available within the park
Ceiling Height	36'	Comments	Demised by a chain link fence
Column Spacing	55' x 44' 6" (60' speed bay)		






# BRIDGE POINT 78

- AVAILABLE (DIRECT)  
TRAILER PARKING**
- 205 trailer stalls
  - Fully curbed and paved
  - Dolly pads
  - Lighted
  - Available now





## Location Benefits

-  2 miles
-  2 miles
-  20 miles
-  Port of Newark – 55 miles
-  Port of Philadelphia – 85 miles

- Two miles on Route 22 to I-78 in Phillipsburg, New Jersey
- 15 miles to FedEx hub in Lehigh Valley
- 10 miles to NSRR Bethlehem intermodal yard facility
- 55 miles to Port of Elizabeth, New Jersey

Thomas Monahan  
 Vice Chairman  
 T +1 201 712 5610  
 thomas.monahan@cbre.com

Larry Schiftenhaus  
 Executive Vice President  
 T +1 201 712 5809  
 larry.schiftenhaus@cbre.com

Brian Golden  
 Executive Vice President  
 T +1 201 712 5607  
 brian.golden@cbre.com



CBRE, Inc. | 250 Pehle Avenue, Suite 600, Saddle Brook, NJ 07663 | T +1 201 712 5600 | Licensed Real Estate Broker

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[bridgepoint78.com](https://bridgepoint78.com)

**CBRE**