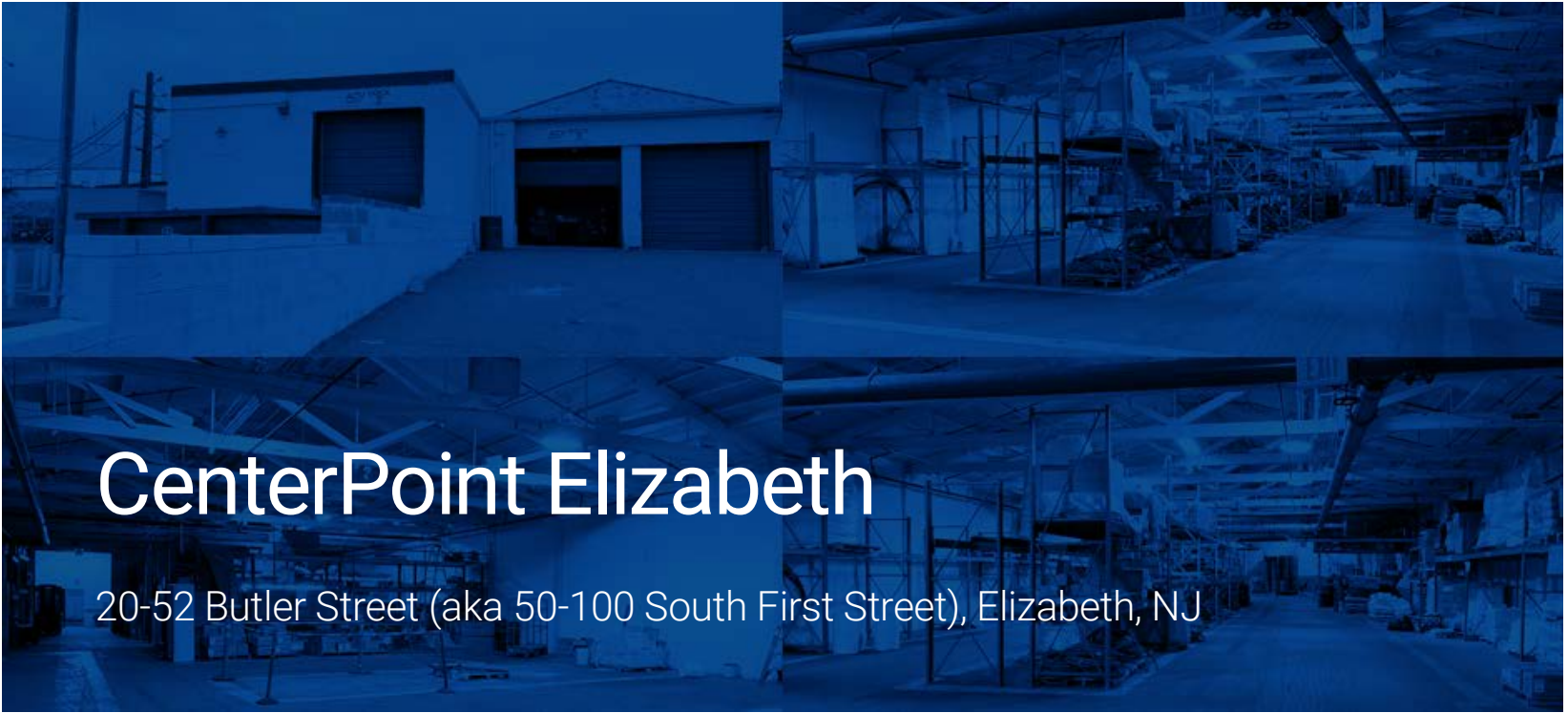


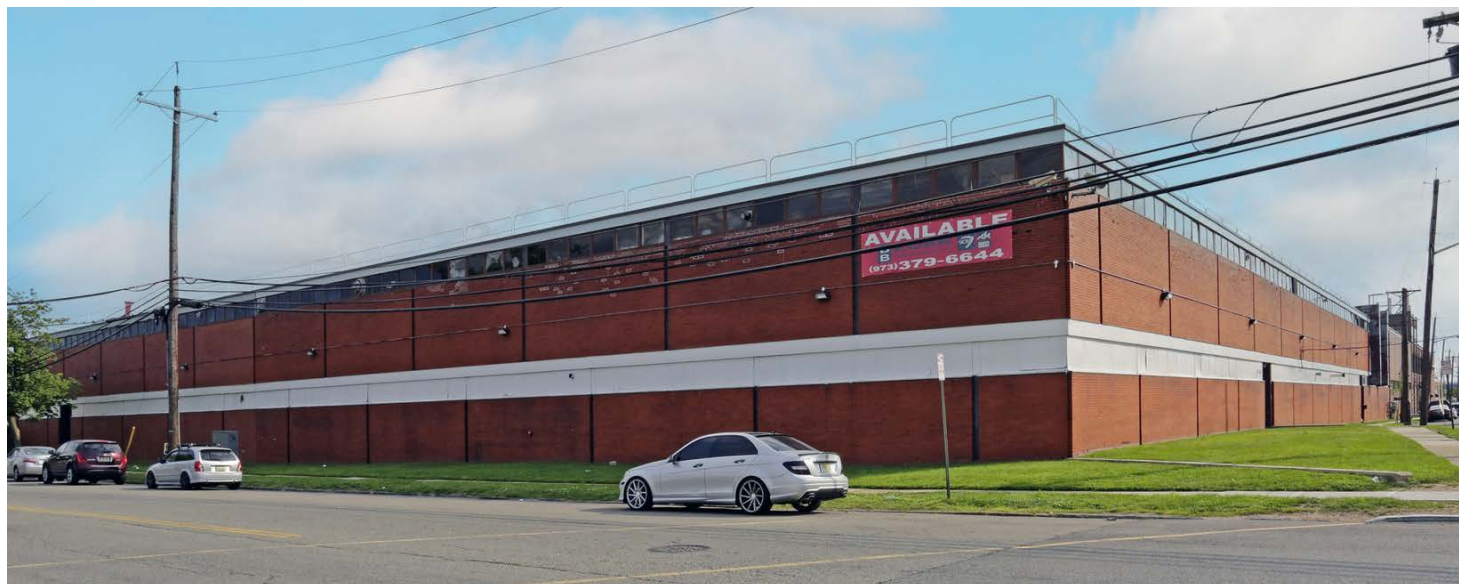


CenterPoint Elizabeth

20-52 Butler Street (aka 50-100 South First Street), Elizabeth, NJ



Front Area



For Lease | ±18,000 SF

- + 18,000 SF Total Available
- + Gas Heat
- + Wet Sprinkler System
- + 13' Clear Ceiling Height
- + 1 TB, 1 DI and 1 Platform Dock
- + MRC / UEZ Zoning
- + No Columns - Clear Span
- + Lease Rate at \$15 PSF Gross Plus 3% Mgmt Fee

Value Proposition



Central Location

Easy Access to Interchange 13 of NJ Turnpike, Newark Airport and NYC



Off-Street Loading

Secure, Off-Street, Fenced & Paved Loading Area



Column Free

Clear Span



Parking

Ample Vehicle Parking On Site

Location Highlights

- + 5 Miles to Newark Liberty International Airport
- + 2 Miles to NJ Turnpike, Interchange 13
- + 8.3 Miles to Ports Newark & Elizabeth
- + 16.3 Miles to Holland Tunnel
- + 18.2 Miles to Lincoln Tunnel
- + 2.2 Miles to Goethals Bridge
- + 19.7 Miles to Port Authority NY
- + 7.3 Miles Newark Penn Station
- + 23.3 Miles to George Washington Bridge



Key Distances

Newark Liberty Int'l Airport

5 miles

NJ Turnpike, Interchange 13

2 miles

Ports Newark & Elizabeth

8.3 miles

Goethals Bridge

2.2 miles

Warinanco Ice Skating Center

Jersey Lanes

 **CenterPoint**
20-52 Butler Street



Exit 13



Goethals Bridge

Old Place

ARLINGTON

MARINERS HARBOR

Planet Fitness

GRANITEVILLE

About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve. For more information on CenterPoint Properties, visit centerpoint.com.

centerpoint.com

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