

±58 DOOR TERMINAL ON 8.27 AC OPPORTUNITY FOR LEASE

821 St. Georges Avenue, Woodbridge, New Jersey



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IRREPLACEABLE LOCATION, ASSET QUALITY OPTIONALITY



ADDRESS	
821 St. Georges Avenue, Woodbridge, New Jersey	
Block 396.BB	Lot 1C
PROPERTY FEATURES	
Acreage:	±8.27 AC
Doors:	58
	<i>Front Doors: 28 Cross-Docks, 8' x 9' on 12' Center</i>
	<i>Rear Doors: 34 Cross-Docks, 9' x 9' on 10' Centers</i>
	<i>Additional Doors: 5 Potential at end of dock on 12' Centers</i>
Dock:	±20,460 SF, 60' Wide, Clear Span, Block and Steel Construction, 1 Ramp, Mercury Vapors and Fluorescent Lights, Sprinklered, Levelers and Spotlights at All Doors
Office:	±4,320 SF (2,520 SF + 1,800 SF Finished Basement), Gas Heat
Shop:	±3,762 SF two-bay drive thru (70' deep) plus 1 drive-in bay
Constructed:	1965, expanded in 1976, renovated in 2020
Yard:	Asphalt paved with concrete aprons and dolly pads, 6' chain-link perimeter fence, yard lights



±8.27 AC



58 Docks



Clear Span

IRREPLACEABLE LOCATION, ASSET QUALITY OPTIONALITY



OPTIONALITY

- 58-Door Terminal on 8.27 AC
- Divisible/Options
- 5-Door Maintenance Facility on 2 AC
- 2.5 AC IOS Parking Area
- Fenced, Paved and Lit

COMPELLING PORT MARKET FUNDAMENTALS

- Port volume at Newark and Elizabeth has surged for the fourth straight month
- Rents have stabilized
- NY Tri-State connects over 100 million consumers in a single day

IRREPLACEABLE LOCATION

- Excellent accessibility
- 0.5 miles – Route 1&9
- 5 miles to the NJ Turnpike
- 12.5 miles – EWR
- 12.5 miles – Elizabeth Port

AT A GLANCE



PORT PLAY

FENCED & SECURED

58 LOADING DOCKS
5 DRIVE-IN

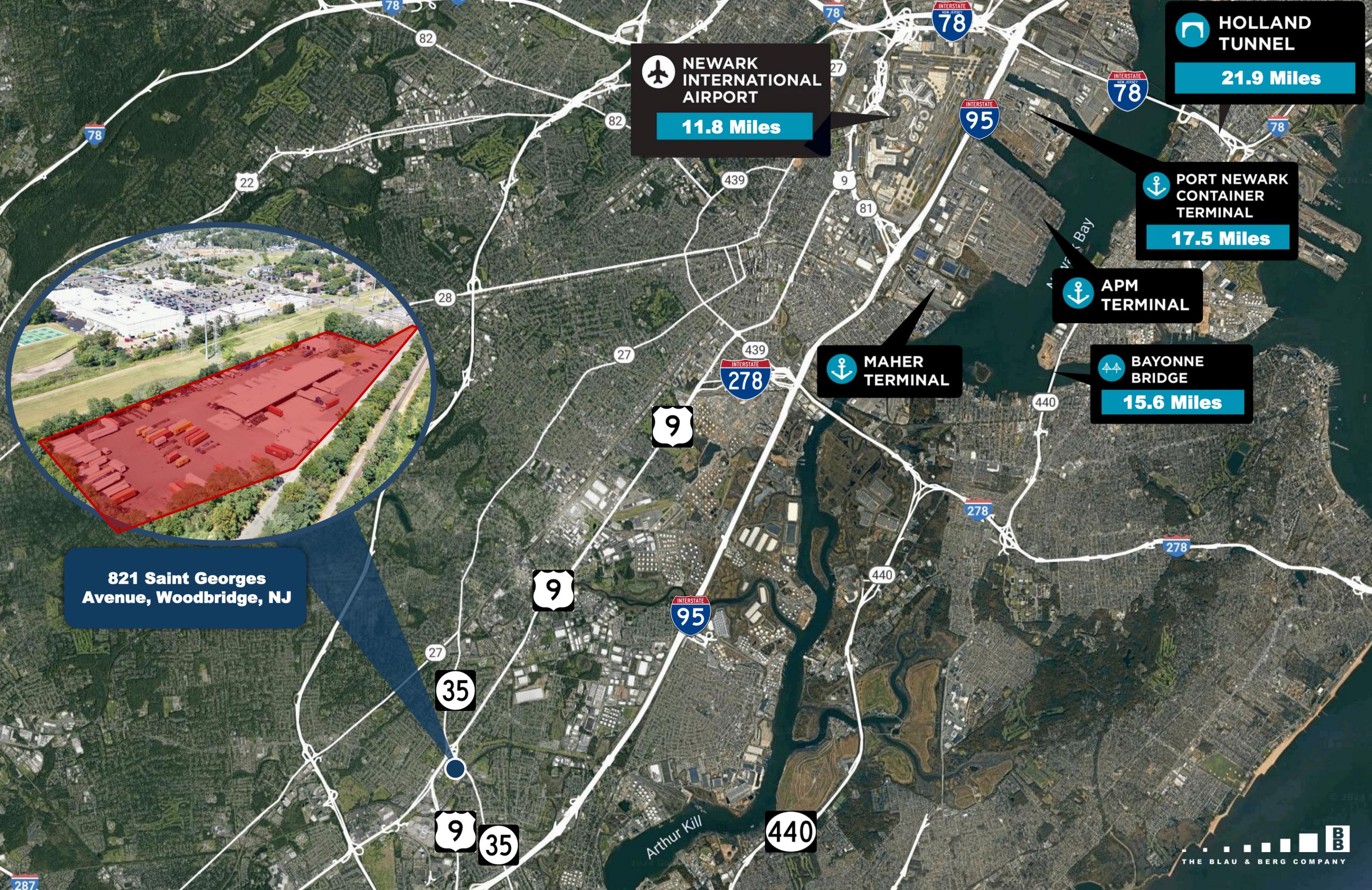


±28,542 SF
20,460 SF Terminal
4,320 SF Office
3,762 SF Shop

Divisible with offices
on both sides of
terminal

60' wide terminal
70' deep shop





 **NEWARK INTERNATIONAL AIRPORT**
11.8 Miles

 **HOLLAND TUNNEL**
21.9 Miles

 **PORT NEWARK CONTAINER TERMINAL**
17.5 Miles

 **APM TERMINAL**

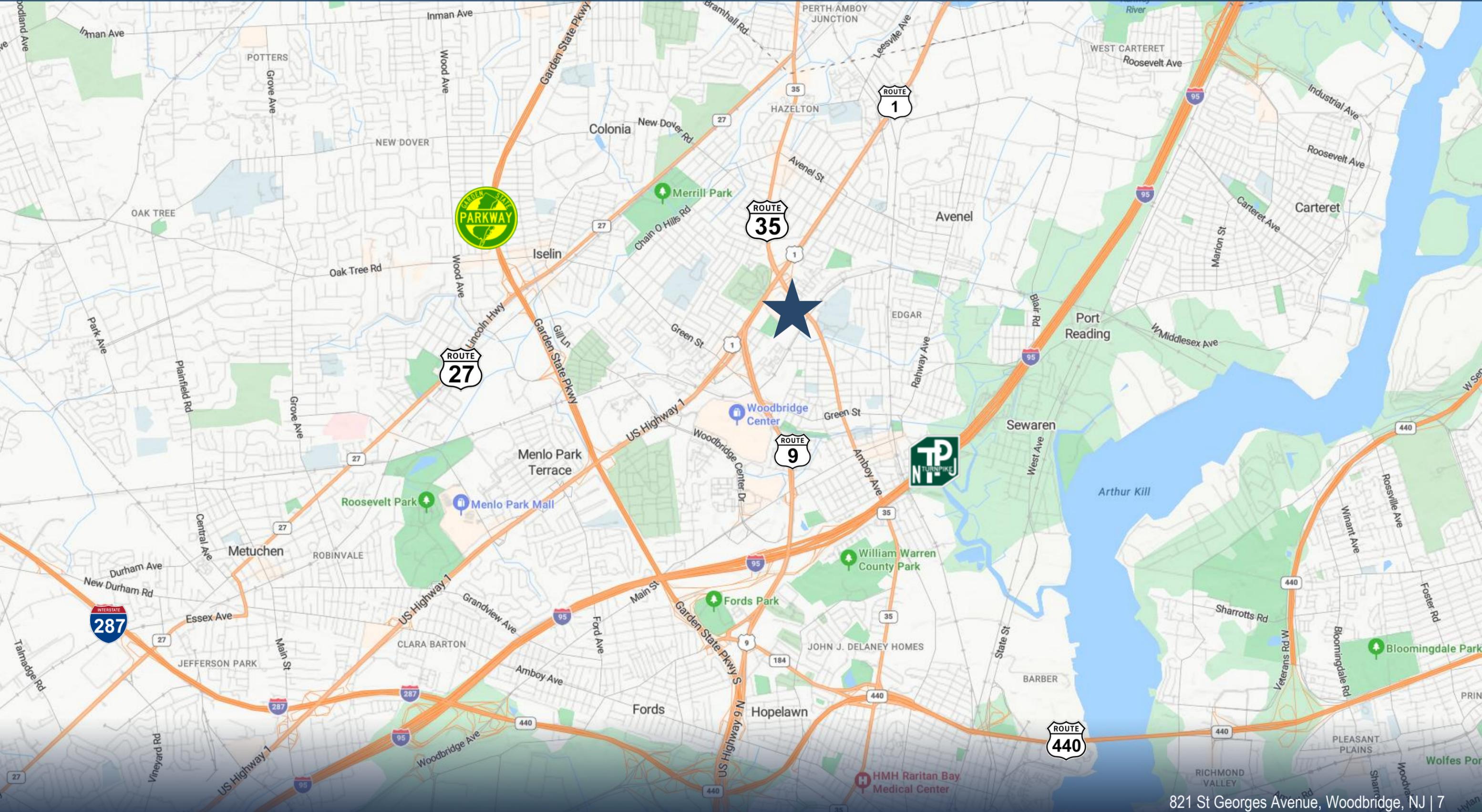
 **MAHER TERMINAL**

 **BAYONNE BRIDGE**
15.6 Miles

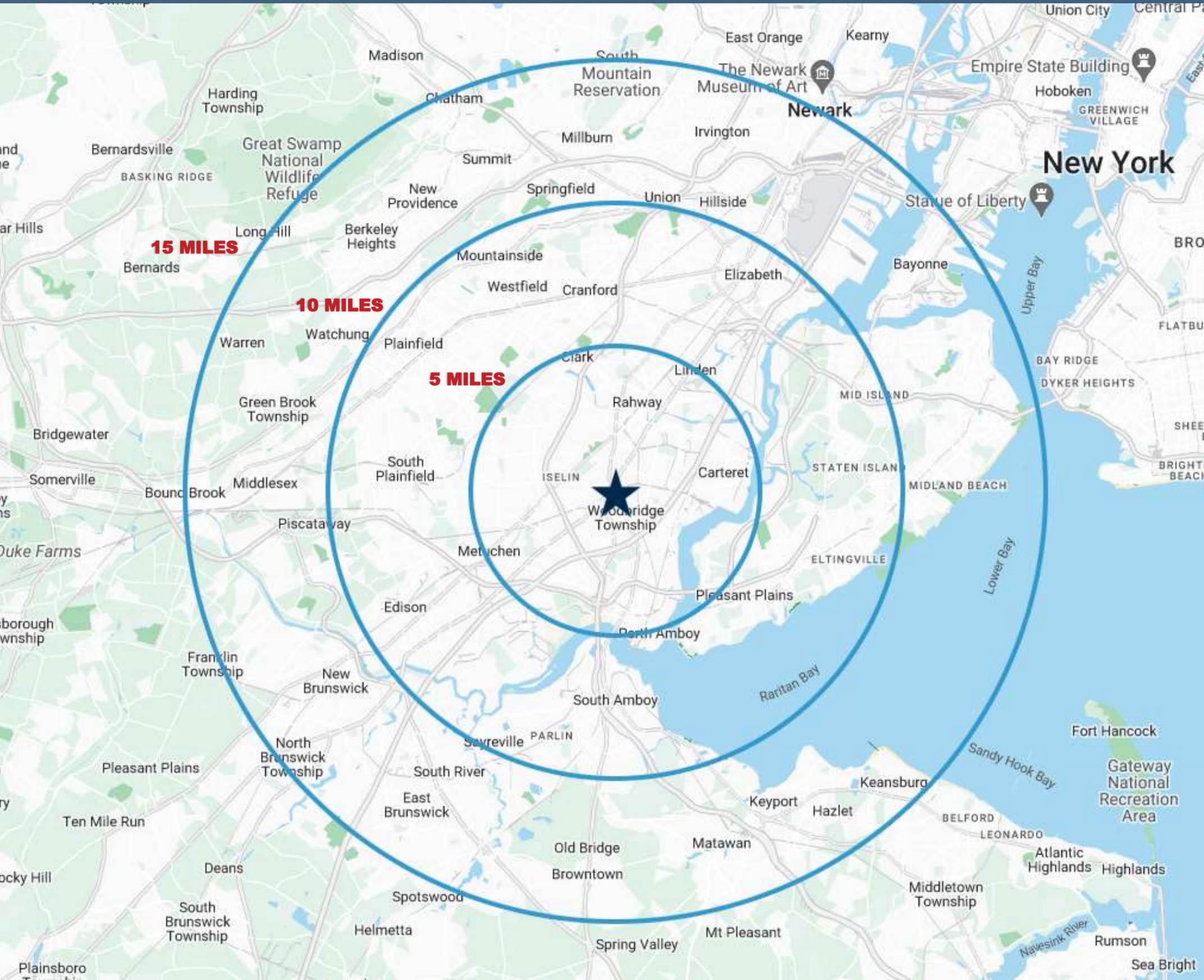


821 Saint Georges Avenue, Woodbridge, NJ

ROAD MAP



DEMOGRAPHICS



5 MILES

- Total Population: 362,107
- Households: 130,130
- Median Household Income: \$110,233
- Average Household Size: 2.8
- Transportation to Work: 177,015
- Labor Force: 293,340

10 MILES

- Total Population: 1.41M
- Households: 500,929
- Median Household Income: \$108,514
- Average Household Size: 2.8
- Transportation to Work: 703,194
- Labor Force: 1.14M

15 MILES

- Total Population: 2.88M
- Households: 1.04M
- Median Household Income: \$105,626
- Average Household Size: 2.7
- Transportation to Work: 1.42M
- Labor Force: 2.32M

FOR MORE INFORMATION

PLEASE CONTACT:

JASON M. CRIMMINS, SIOR, CCIM

President

973.379.6644 ext 122

jmcrimmins@blauberg.com

ALESSANDRO (ALEX) CONTE, SIOR, CCIM

Executive Vice President

973.379.6644 ext 131

aconte@blauberg.com

PETER J. MURANO, JR., SIOR

Executive Managing Director

973.379.6644 ext 114

pjmurano@blauberg.com

RICK VANDERBECK

Executive Director

973.379.6644 ext 237

rvanderbeck@blauberg.com

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OFFERING MEMORANDUM

