

# INDUSTRIAL FOR SUBLLEASE



 **77 S 1st Street**  
Elizabeth, New Jersey

**80,000 SF AVAILABLE**

**PORT-ADJACENT WAREHOUSE**



6 mi. to Ports Newark/  
Elizabeth



Close proximity to NJ  
Tpke, I-95 and I-278



In high-demand  
port submarket

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## SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

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# PROPERTY OVERVIEW



<b>AVAILABLE</b>	80,000 SF
<b>OFFICE SIZE</b>	1,000 SF
<b>SUBLEASE EXPIRATION</b>	2/28/29
<b>CEILING HEIGHT</b>	22' Clear
<b>LAND SIZE</b>	8.2 AC
<b>DRIVE-INS</b>	1
<b>LOADING</b>	9 Docks & 1 Drive-in
<b>PARKING</b>	Ample
<b>SPRINKLER</b>	Wet

## 80,000 SF BUILDING

## ELIZABETH RIVER

399-8 1/2"

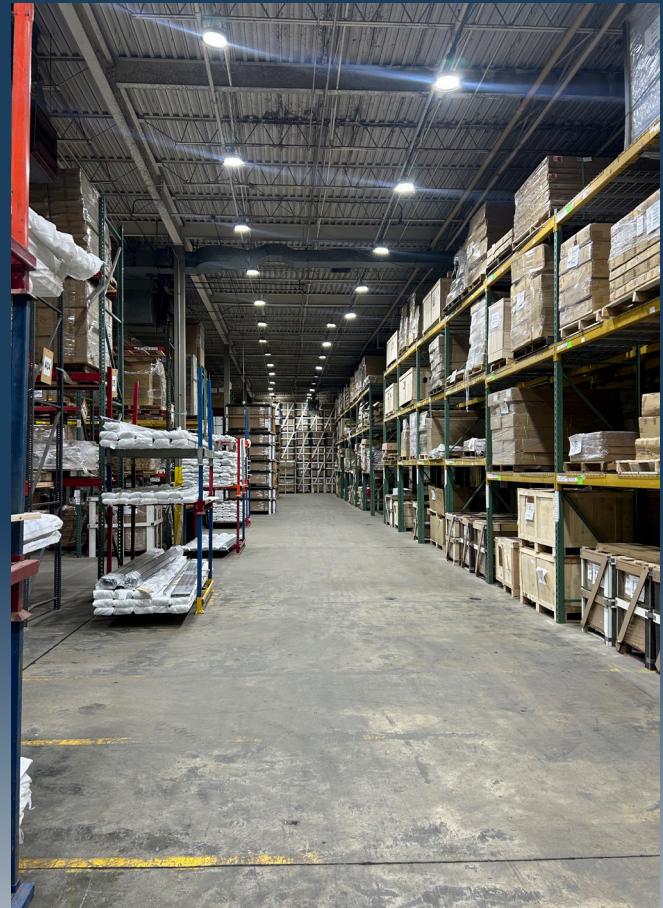
## **C 1 DRIVE-IN**

## LOADING

## 9 LOADING DOCKS

**80,000 SF  
Sublease Available**

## SOUTH 1ST STREET



77 S 1ST STREET, ELIZABETH, NEW JERSEY

# PRIME LOCATION

Strategically located just minutes from Newark Liberty International Airport, Port Newark-Elizabeth Marine Terminal, and major highways including I-95/NJ Turnpike, I-78, and Route 1&9, this location offers unparalleled connectivity and logistical efficiency. Additionally, this site is located in a high-demand port submarket with excellent regional connectivity. With easy access to the New Jersey Turnpike and close proximity to NYC, this location is a game-changer for distribution, warehousing, and manufacturing operations.

I-95/NJ Turnpike	1 mi.
U.S. Routes 1&9	1.5 mi.
Interstate 78	2 mi.
Newark Airport	3 mi.
Interstate 278	5 mi.
Port Newark/Elizabeth	6 mi.
Holland Tunnel	12 mi.
Lincoln Tunnel	15 mi.



## CONTACT US

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**10 Minutes**  
to Newark Airport



**10 Minutes**  
to Port Newark/Elizabeth



**25 Minutes**  
to New York City

