

WOODBIDGE, NEW JERSEY
LOGISTICS HUB COMING 2ND QUARTER 2021



85 NEW BRUNSWICK AVENUE



616



1.5 miles to
Interstate 95/NJTP
entrance via Route 9

.4 miles to Garden
State Parkway
entrance

.2 miles to Route 9
entrance

440



.3 miles to Route 440
entrance and Route 35
via Route 440
Outerbridge Crossing

± 101,425 SF
FOR LEASE

Easily accessible from the New Jersey Turnpike, Garden State Parkway, Route 9 and Route 440

AN IDEAL LOCATION FOR A REGIONAL HUB, HEADQUARTERS OR
LAST MILE DELIVERY CENTER



FLEXIBLE & EFFICIENT DESIGN | STATE-OF-THE-ART BUILDING FEATURES

BUILDING SPECIFICATIONS

BUILDING SIZE	± 101,425 SF
OFFICE SPACE	To Suit
CLEAR HEIGHT	36'
ACRES	4.87
DOCK DOORS	12 (Expandable to 24)
CAR PARKING	45 Spaces
LIGHTING	LED Lighting
SPRINKLERS	ESFR
POWER	1200 amp, 3-phase, 480/277 v
COLUMN SPAN	56' x 51' with 60' Speed Bay
DIMENSIONS	455' W x 215' D

30-YEAR PILOT

PROXIMITY

- Easily accessible from the New Jersey Turnpike, Garden State Parkway and Route 9
- Immediate access to major highways
- Strong labor pool
- 14.5 miles to Newark Liberty Airport

ACCESS TO LABOR

- Diverse labor pool
- Strong labor pool
- 1.8 miles to Perth Amboy train station

STRATEGICALLY LOCATED IN ONE OF THE MOST VIBRANT INDUSTRIAL HUBS IN THE U.S.



SITE
85 New Brunswick Avenue

EXIT 11
Distance - 1.5 miles
Travel Time - 4 minutes

PORT OF NEWARK
Distance - 19 miles
Travel Time - 30 minutes

EXIT 10
Distance - 2.8 miles
Travel Time - 4 minutes

OUTERBRIDGE CROSSING
Distance - 2.8 miles
Travel Time - 3 minutes

Access:	Distance	Travel Time:
Route 440	.3 miles	<1 minute
Route 1/9	.2 miles	<1 minute
GSP	.4 miles	<1 minute
EWR/Port	14 miles	15 minutes
Verrazano Bridge	18 miles	20 minutes
Holland Tunnel	24 miles	30 minutes
Lincoln Tunnel	27 miles	35 minutes

CONTACT US FOR MORE INFORMATION

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