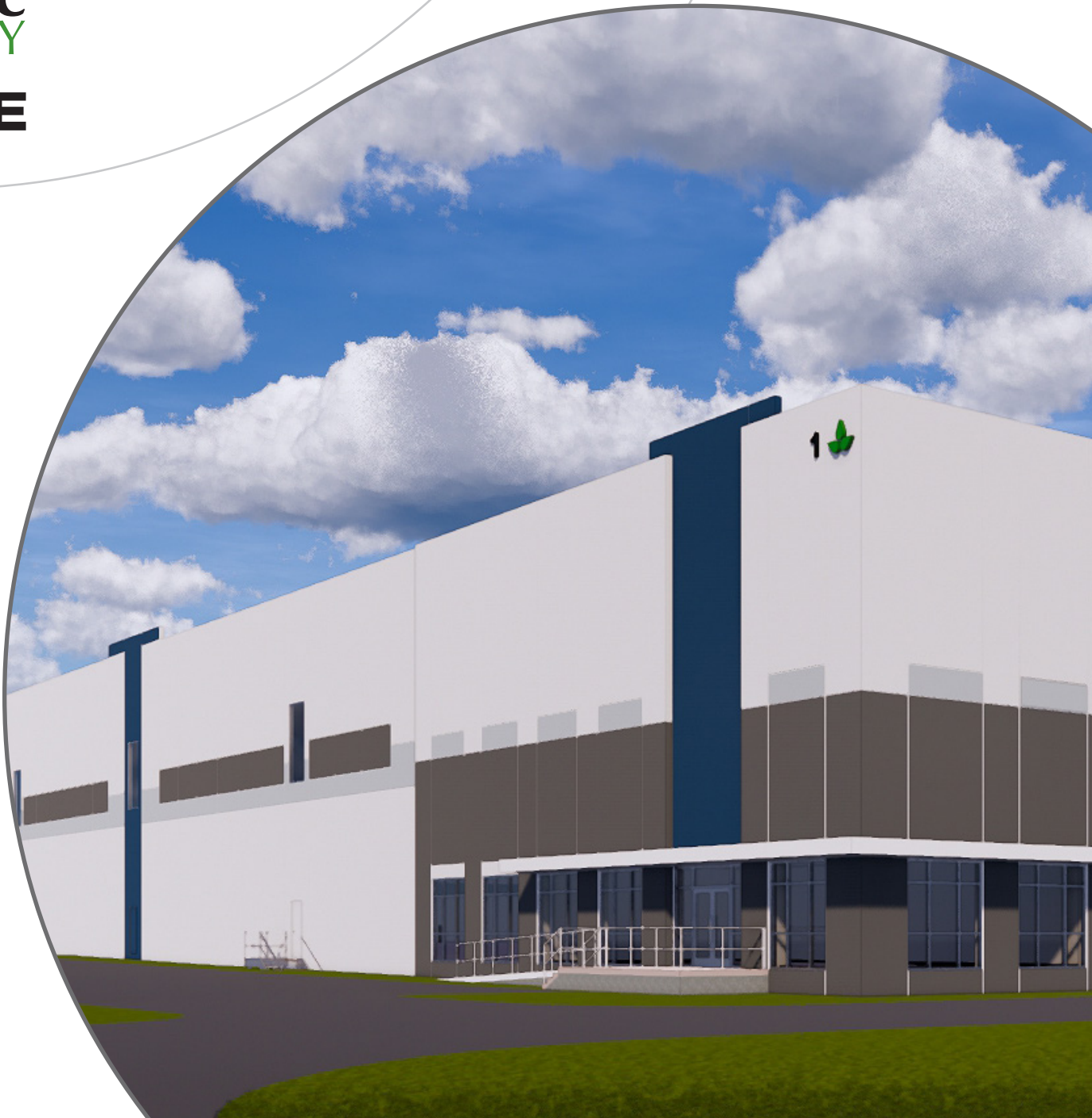


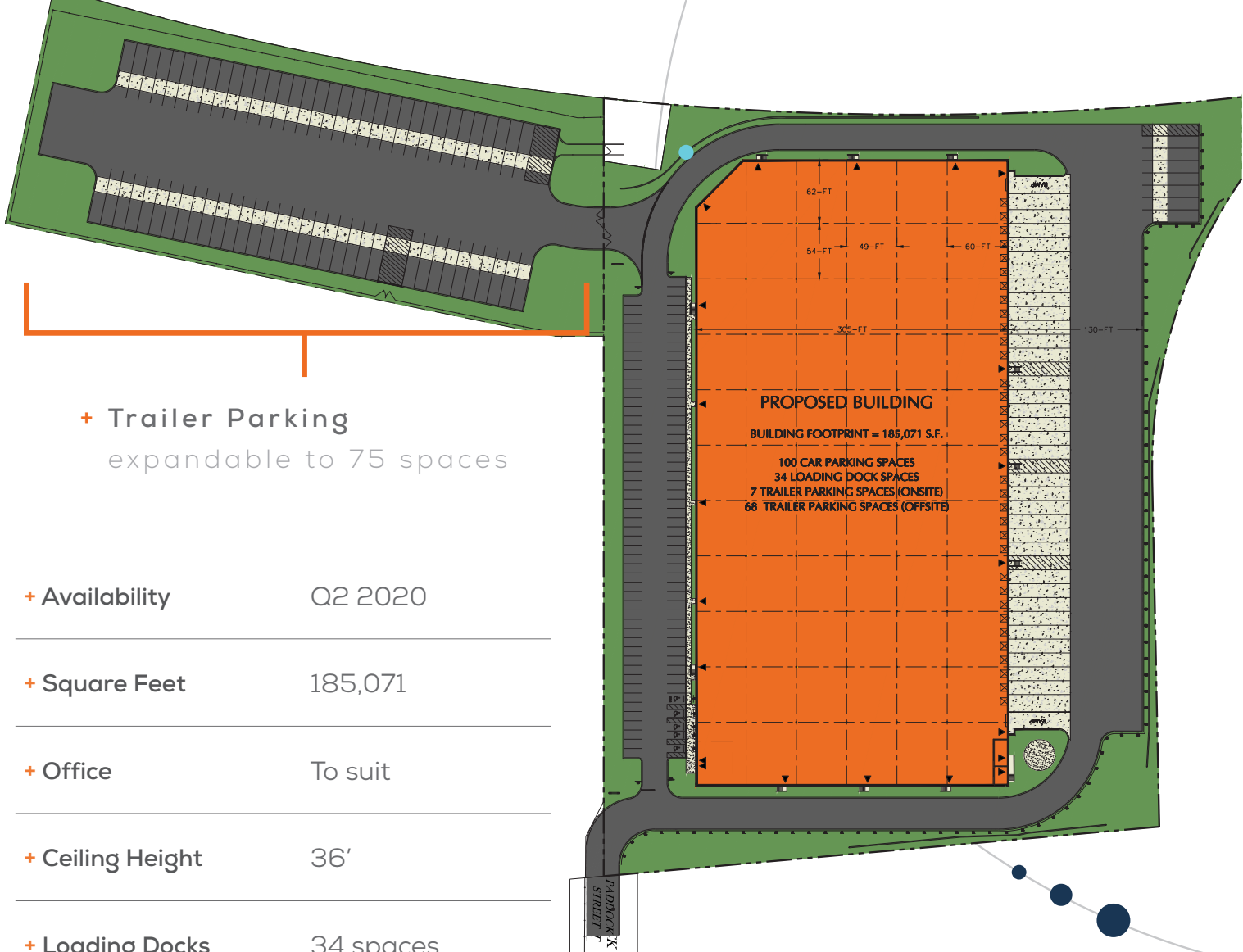
# ONE PADDOCK STREET

New **185,000 sq. ft.** last mile development for lease at Exit 12 in Avenel, New Jersey. Delivering in **early 2020.**

[cbre.us/1Paddock](http://cbre.us/1Paddock)



+ ONE PADDOCK STREET AVENEL, NEW JERSEY



+ Trailer Parking  
expandable to 75 spaces

+ Availability	Q2 2020
+ Square Feet	185,071
+ Office	To suit
+ Ceiling Height	36'
+ Loading Docks	34 spaces
+ Drive-In Doors	2
+ Column Spacing	54' x 49'
+ Car Parking	100 spaces
+ Trailer Parking	7 spaces, expandable to 75
+ Truck Court	130'
+ Lighting	LED
+ Sprinkler System	ESFR
+ Conrail Connectivity	Possible

### Proximity

- 30 minutes to largest city in the U.S.
- 15 minutes to Newark Liberty International Airport and the largest port on the East Coast
- Access the ports and airport **toll-free** via Routes 1 & 9

### Visibility

- Exposure on Routes 1 & 9

### Access to Labor

- Diverse labor pool
- 1 mile from Avenel Train Station
- 1.2 miles from East Hazelwood Avenue Bus Stop

**ONE** PADDOCK STREET



+ ONE Paddock STREET AVENUE, NEW JERSEY





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