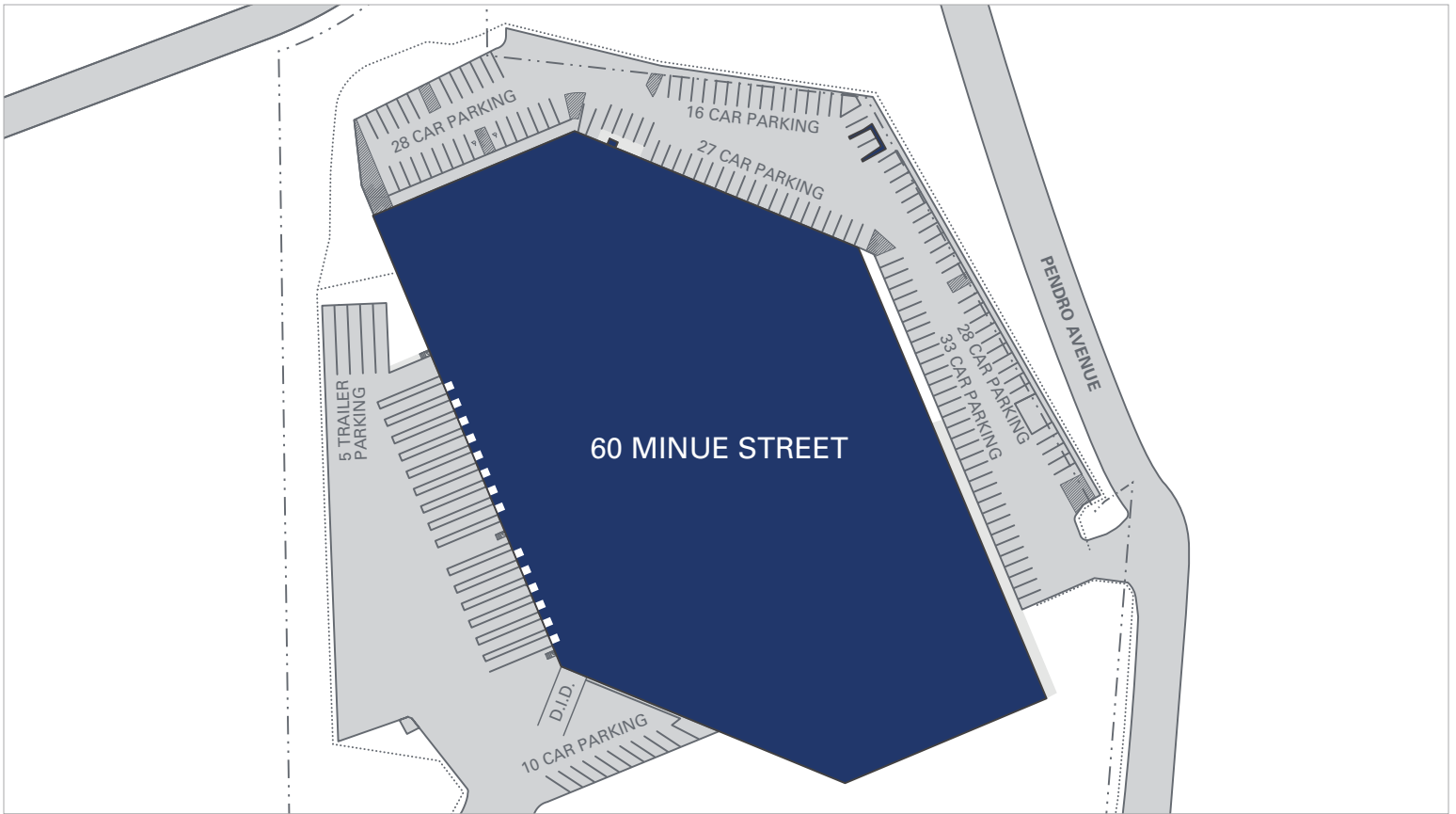


# CenterPoint Properties

60 Minue Street, Carteret, New Jersey





**For Lease | 157,425 SF Distribution Facility**  
**NJ Turnpike Signage (± 1,000,000 cars weekly)**  
**Located in an Urban Enterprise Zone**

**Property**

- |  |                               |
|--|-------------------------------|
| + Availability<br>157,425 SF — March 1, 2020                             | + Column spacing<br>42' x 42' |
| + Year built<br>1988   | + Heat<br>Gas-Fired Units     |
| + Site<br>8.66 Acres   | + Taxes<br>\$2.22 PSF         |
| + Office area<br>East Corner: +/- 7,495 SF<br>West Corners: +/- 4,700 SF | + CAM<br>\$0.30 PSF           |
| + Sprinkler<br>Upgrading Density   | + Insurance<br>\$0.09 PSF     |
| + Lighting<br>T5 Fixtures  |                               |



**142 Autos, 5 Trailers**



**Suite 1: 12 Dock Doors, 1 Drive-in**  
**Suite 2: 5 Dock Doors, 1 Drive-in**



**Ceiling Height:**  
**28' Clear**



# 60 Minue Street | Carteret, NJ

## Location Advantages



### **Logistical Access**

Minutes to New Jersey Turnpike Exit 12, and Routes 1 & 9



### **Air & Port Location**

Minutes to Ports Newark & Elizabeth



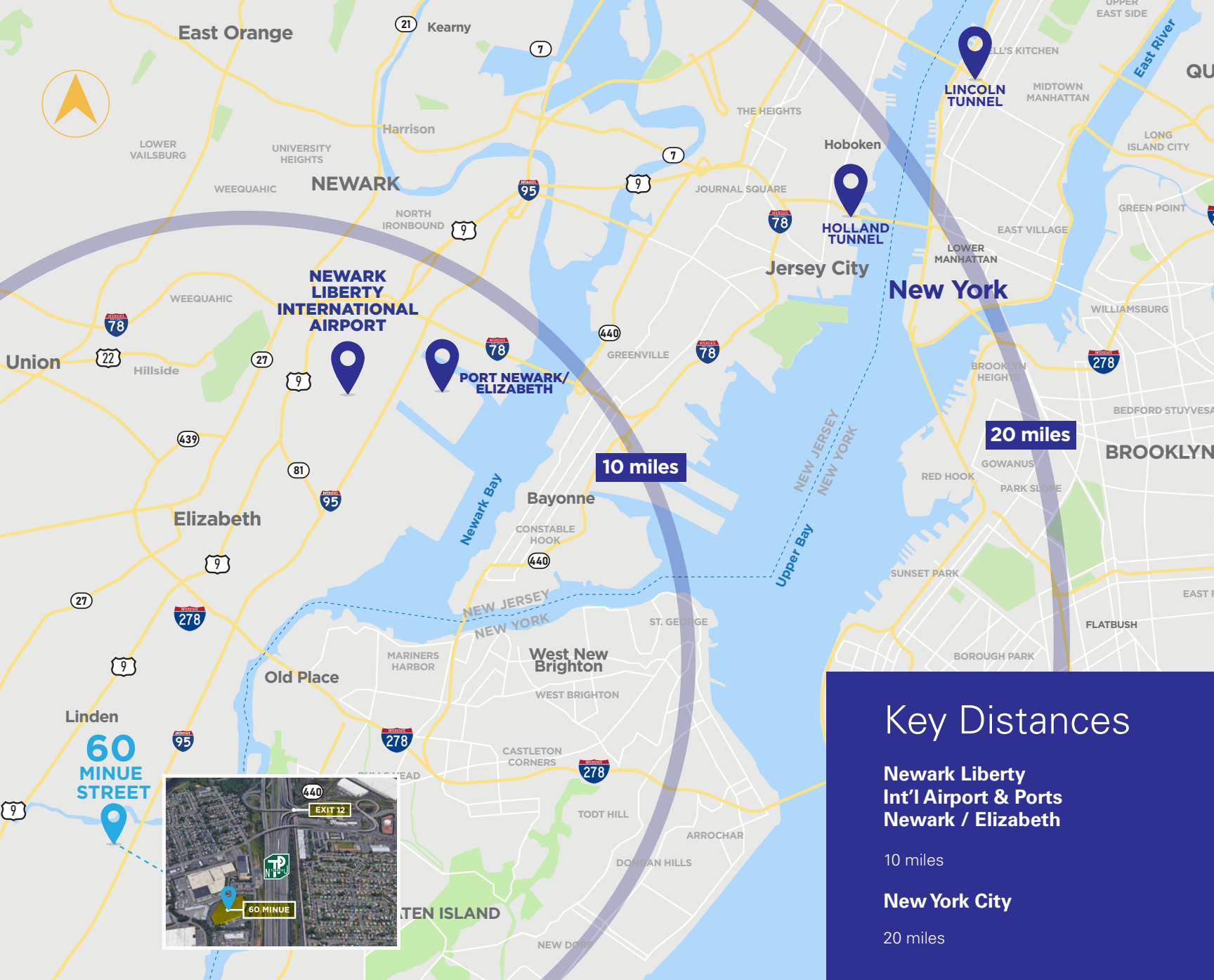
### **Labor Pool**

Access to large labor pool



### **Incentives**

New Jersey Urban Enterprise Zone location



## 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.

[centerpoint.com](http://centerpoint.com)

All information is subject to verification and no liability for errors or omissions is assumed.

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