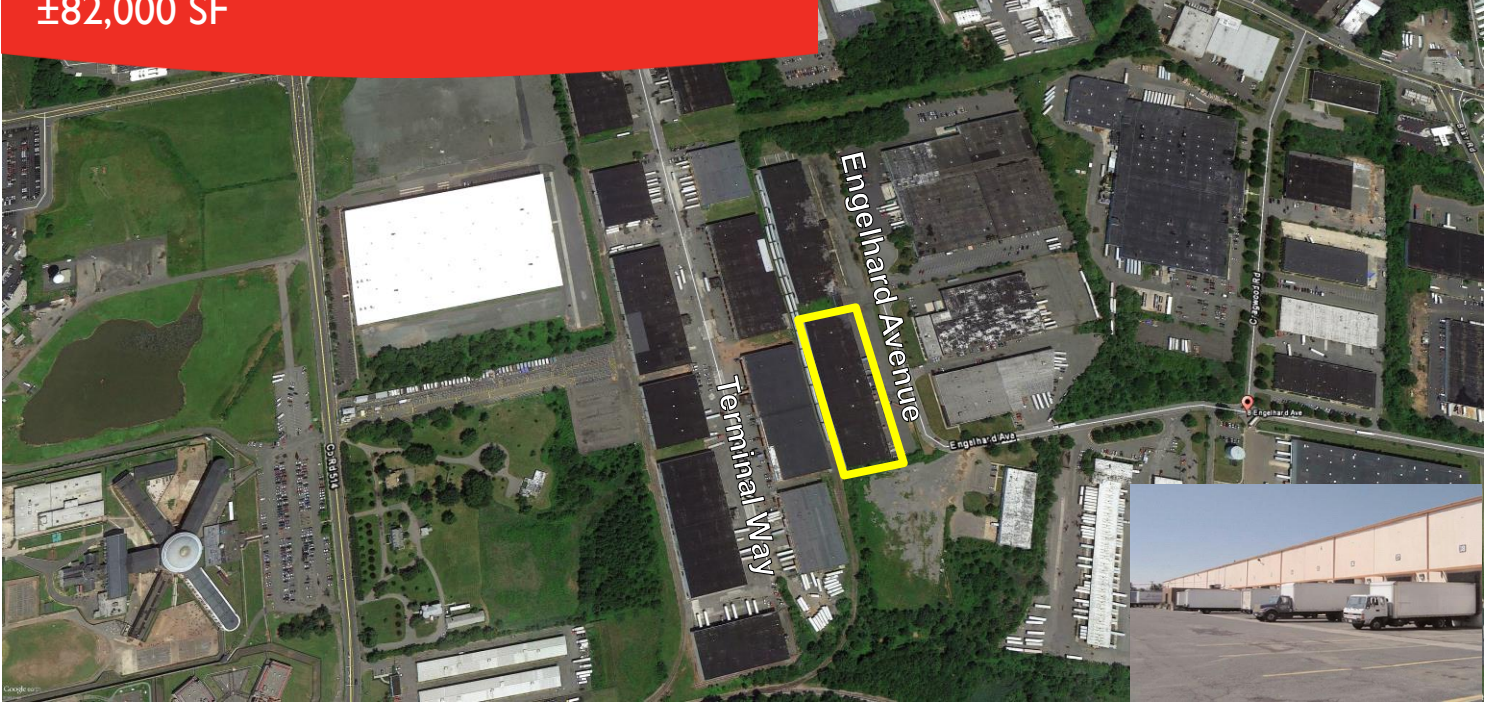


# AVENEL LOGISTICS CENTER 8 AB ENGELHARD AVENUE AVENEL, NJ 07001

INDUSTRIAL WAREHOUSE FOR LEASE

±82,000 SF



## PROPERTY FEATURES

- 2 Miles from Exit 12 of the New Jersey Turnpike
- Easy access to Route 1&9, 95 and the Garden State Parkway
- Close proximity to Port Newark and Elizabeth
- Excellent blue and white collar labor market.
- **RAIL SERVED**
- **FENCED LOT**

## BUILDING FEATURES

TOTAL SQUARE FEET	±82,000 sf
TOTAL AVAILABLE	±82,000 sf
OFFICE	+1,200 sf
CEILING HEIGHT	28' Clear
LOADING	19 Tailgates
	5 with Levelers
	14 with Edge of Docks
COLUMN SPACING	44' x 37'
POWER	1,200 AMP
SPRINKLER	ESFR
LIGHTING	Energy Efficient Motion Sensor Lighting
RAIL	Yes
PARKING	12 Cars (Expandable)

For more information, please contact:

**STEPHEN ELMAN**  
Executive Director  
(201) 460-3363  
steve.elman@cushwake.com

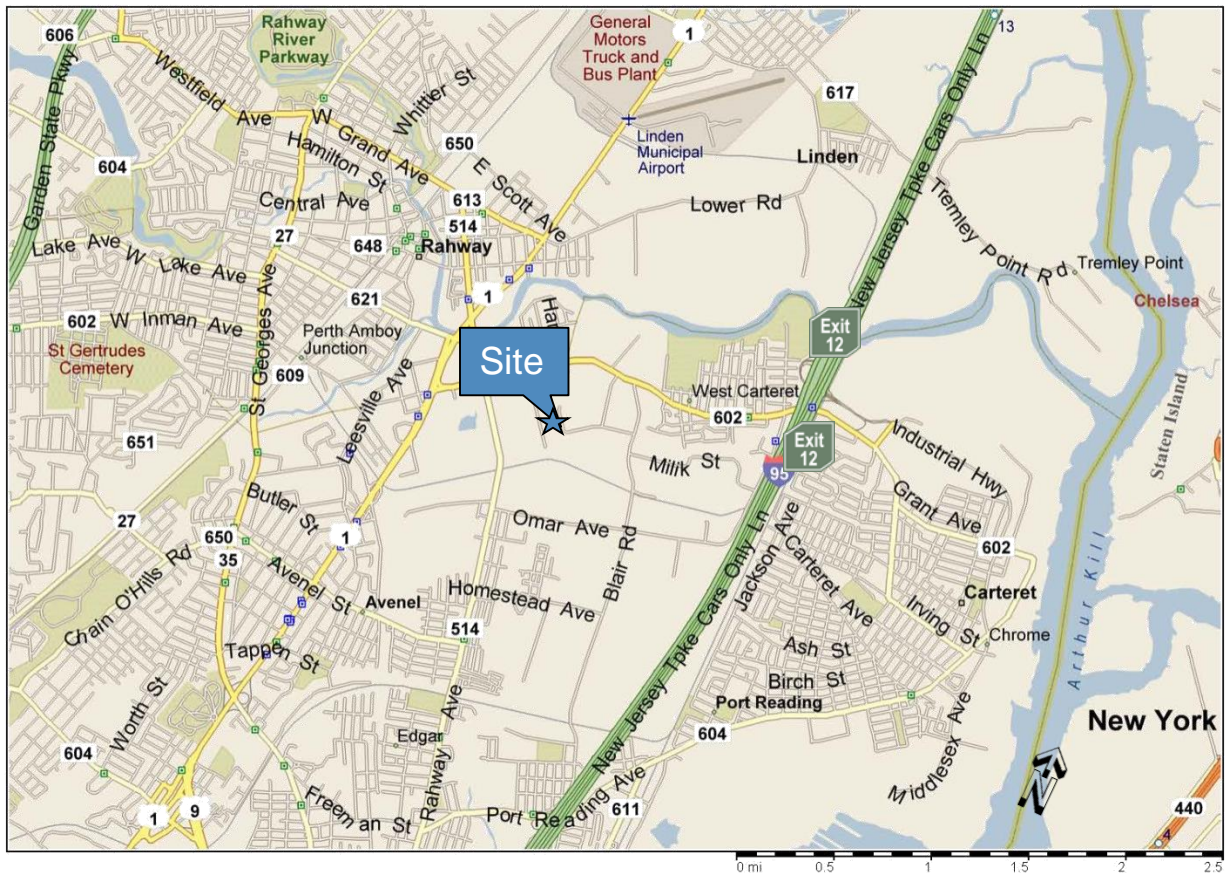
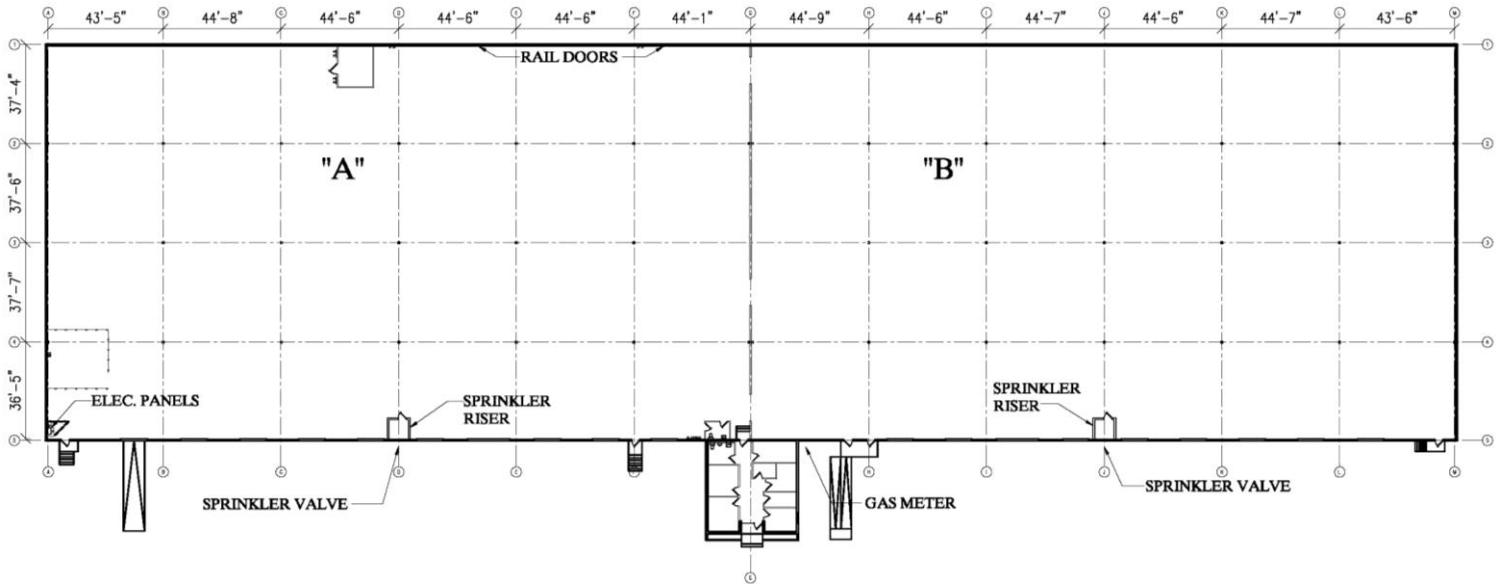
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**CUSHMAN & WAKEFIELD OF NEW JERSEY, LLC**  
Licensed Real Estate Broker  
One Meadowlands Plaza, 7<sup>th</sup> Floor  
East Rutherford, NJ 07073  
www.cushmanwakefield.com

# 8 AB ENGELHARD AVENUE, AVENEL, NJ

±82,000 SF  
AVAILABLE

## Industrial Warehouse For Lease



For more information, please contact:

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