

**DISTANCES:**

New Jersey Turnpike EXIT 12 . . . . .	2.5 Miles	Philadelphia . . . . .	77 Miles
Port Newark/ Elizabeth . . . . .	12 Miles	Washington DC . . . . .	215 Miles
New York City . . . . .	23 Miles	Boston . . . . .	240 Miles
Brooklyn . . . . .	25 Miles		

**80,244 SF Distribution Facility  
FOR LEASE**

**80 Essex Avenue East,  
Avenel, NJ**



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**Prime EXIT 12 NJ Turnpike Location!**

EXCLUSIVE BROKERS:



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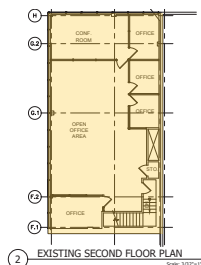
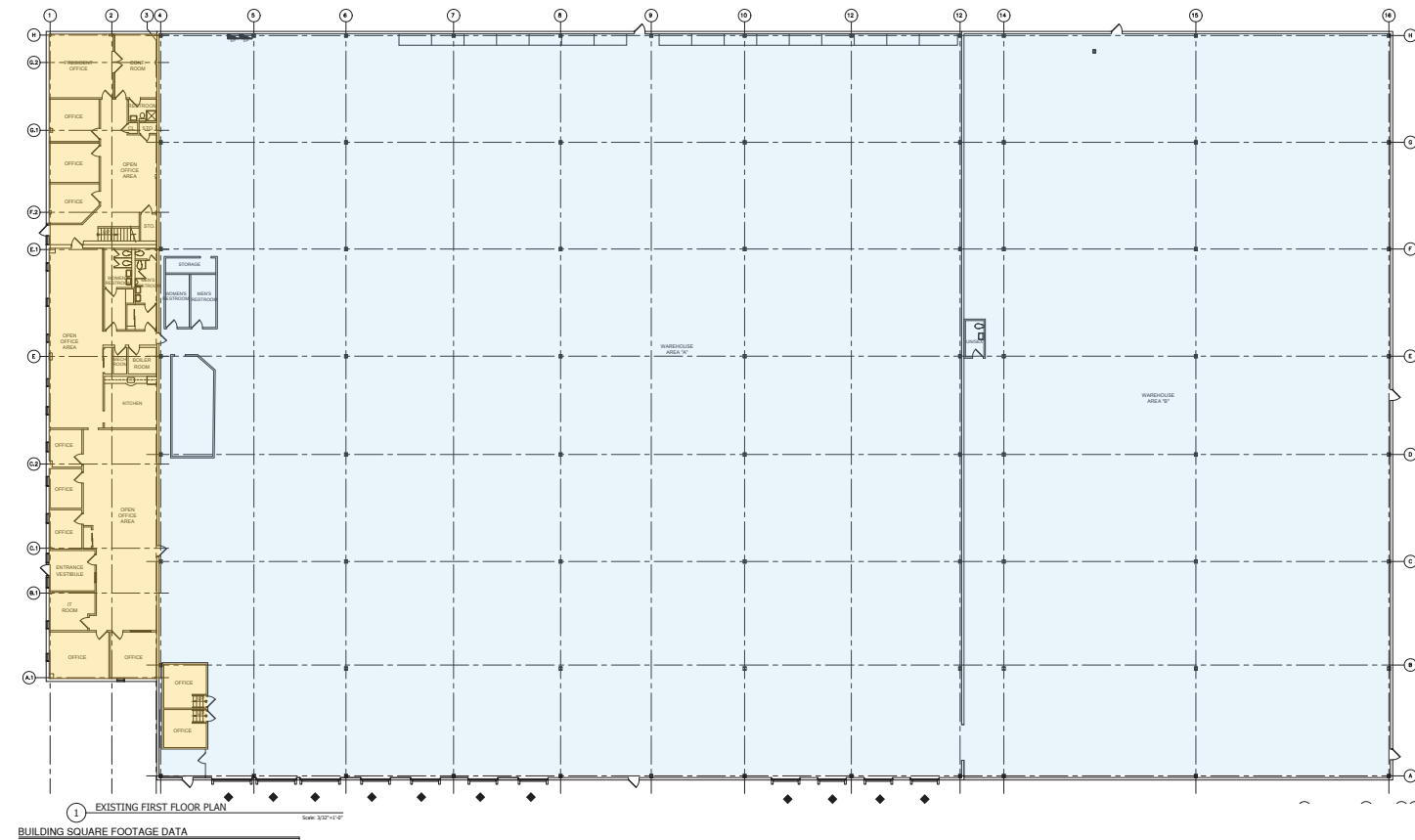


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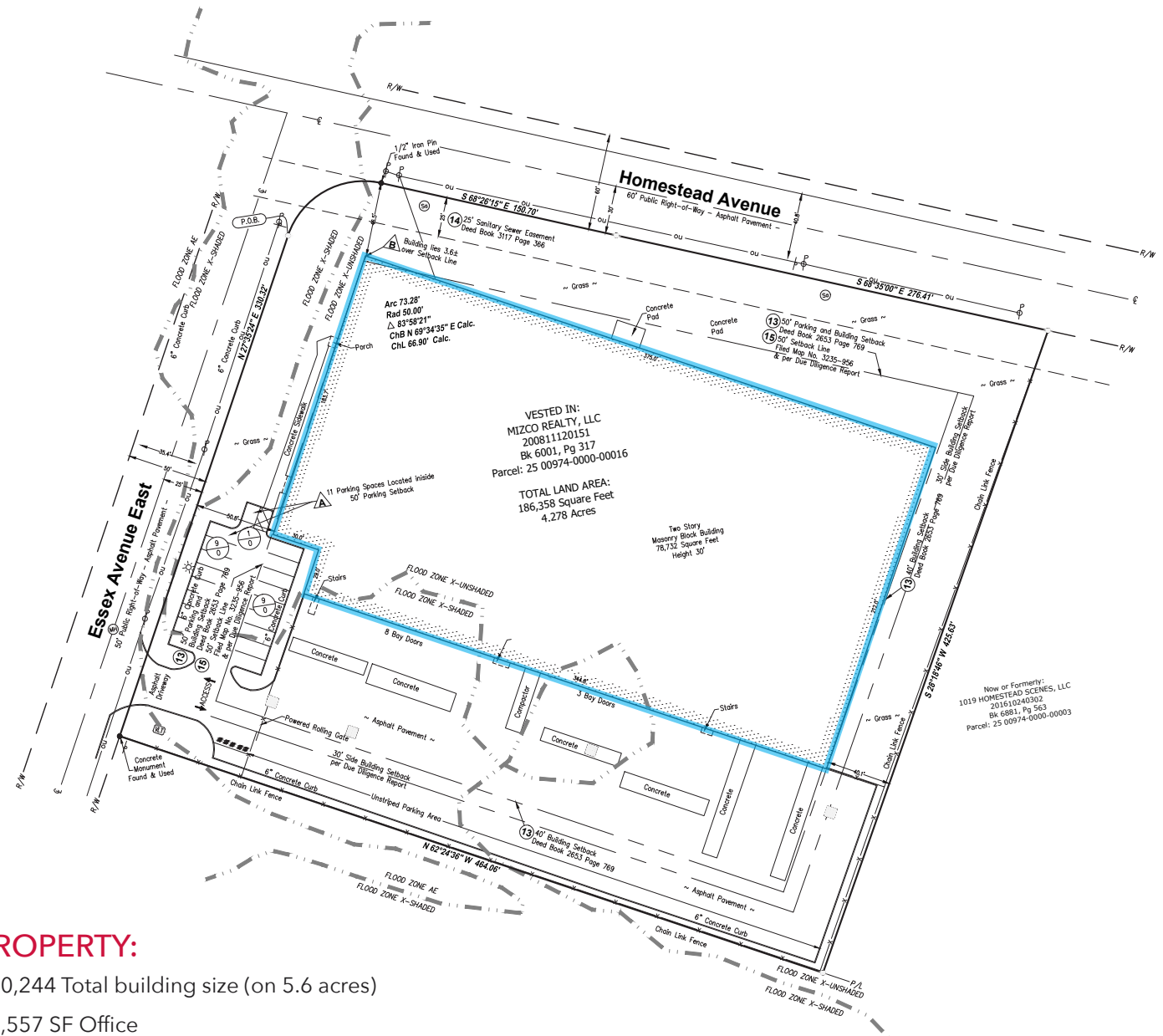
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**EXIT 12 SUBMARKET:**

The Exit 12 submarket is one of the largest and most desirable in the State of New Jersey made up of 18MM+ SF. Distributors here can reach more than a third of the U.S. population within a day's drive. Major tenants include Amazon, Fedex, DHL, and US Gypsum. Port Newark/Elizabeth, which is located just 2 exits north on the New Jersey Turnpike, provides a major source of warehousing demand to the Exit 12 submarket. Vacancies hit an all-time low in Q4 2018 at 1.7%. The robust demand for space, primarily in the logistics segment, but also in the general industrial sector, has fueled new construction with 1.9MM SF delivered since 2015. Positive absorption of 3.3 million SF was recorded during the same period of time.



**PROPERTY:**

- 80,244 Total building size (on 5.6 acres)
- 7,557 SF Office
- 25' Clear ceiling height
- 30 x 60 Column spacing
- 11 Dock doors (expandable to 14)
- 1 Drive-in door
- Fully fenced and secured
- 40 Car parking stalls
- +/- 20 Trailer parking stalls
- Wet sprinkler