

201 BAY AVENUE ELIZABETH, NJ

■ **306,351 SF** Available Immediately
Divisible to 119,521 SF

■ **Rental:** Upon Request

■ **Clear Ceiling Height** (Warehouse):
26'-6" at low point
30'-6" at high point

■ **Floor Load:** 500 LBS PSF

■ **Loading Docks:** 39 Doors Total

■ **Column Spacing:** 37' x 33'

■ **ESFR Sprinkler System**

■ **COMMENTS:**

- Location: The largest container port in the eastern United States.
- This building is an excellent warehouse distribution facility and is located in the heart of the Ports of Newark & Elizabeth, just off Exit 13A of the New Jersey Turnpike. Newark Liberty International Airport and Rt 1&9 are nearby.

For leasing information, please contact:

Charlie Reese • 201-272-5202
charlie.reese@hartzmountain.com

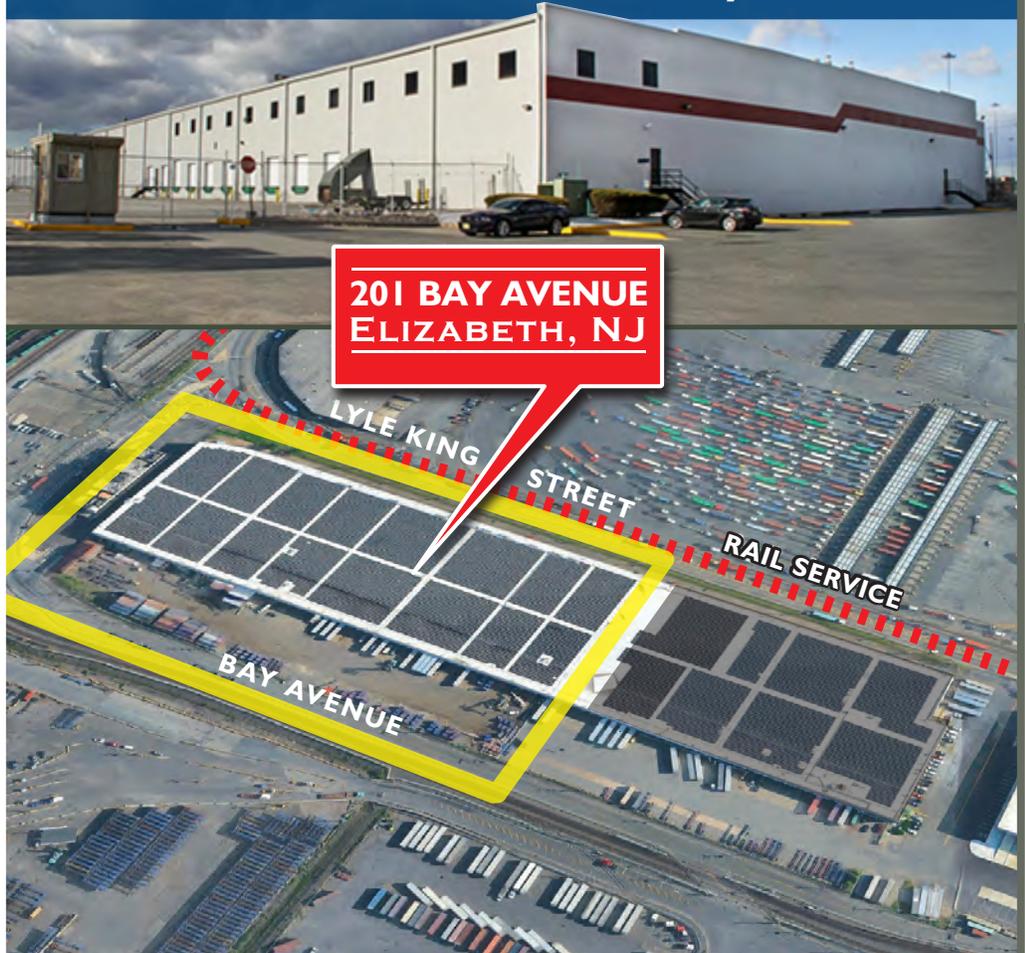
Stephen Benoit • 201-272-5214
stephen.benoit@hartzmountain.com

Industrial Warehouse Available

Located in Port Elizabeth

Double-track Rail Siding to the Building

Building Not Subject to
Waterfront Commission Payroll Tax



201 BAY AVENUE
ELIZABETH, NJ

LYLE KING STREET

APPROVED RAIL ACTIVATION

**UNIT A:
119,521 SF**

(10) 8' x 8' Overhead Doors,
w/pit levelers
10 TOTAL DOORS

**UNIT B:
186,830 SF**
including Office Area

(20) 8' x 8' Overhead Doors, w/pit-levelers
(9) 8' x 10' Overhead Doors, w/pit levelers
29 TOTAL DOORS

LEASED

Office Area
2,335 SF

BAY AVENUE