

WAREHOUSE

FOR LEASE OR SALE



PREMIER LOCATION



711 Lidgerwood Avenue
Elizabeth, New Jersey

±173,126 SF

BUILD TO SUIT WAREHOUSE



High Power
Capacity



Extremely close
proximity to the
NJ Ports



Direct Access
To Route 1 & 9
& NJ Turnpike



Ideal for
Manufacturing
and Cold Storage

Plans are representative/potential
and can be customized



BUILD TO SUIT OPTION 1



**Abundant Loading
and Parking**



Proposed Plan

Building Size	±173,126 SF
Office Size	8,774 SF Possible Mezzanine/Office
Loading Docks	20 Docks
Drive-Ins	2 Drive-Ins with Ramps
Clear Height	40'
Parking	157 Car Spaces 20 Trailer Spaces
Sprinkler	ESFR
Power	Expandable 2,000+ Amps

Plans are representative/potential
and can be customized

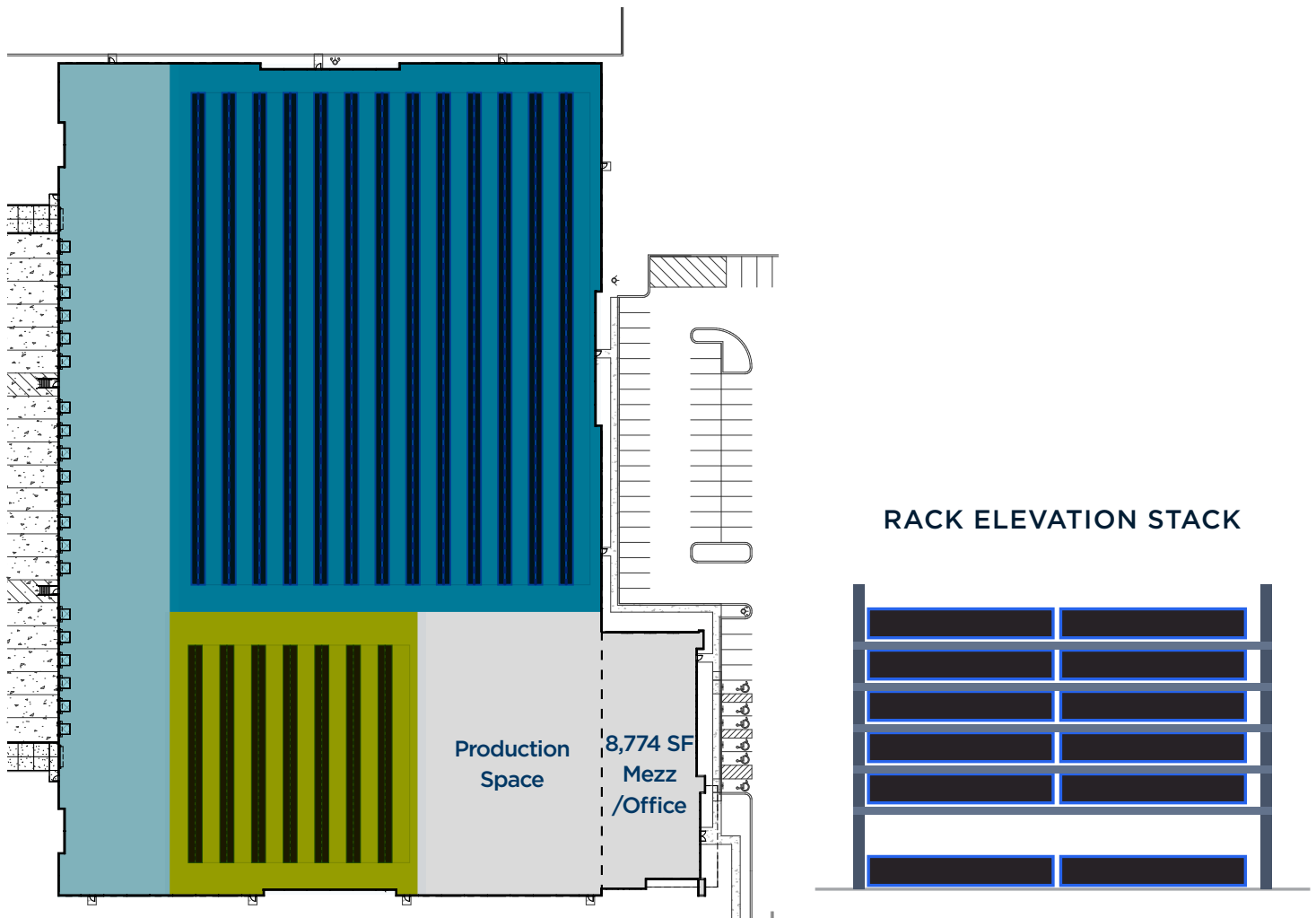


BUILD TO SUIT OPTION 2

Potential Cold Storage Buildout:

- Cooler Deck
- Freezer Storage
- Dry Storage

Building Size	±173,126 SF
Office Size	8,774 SF Possible Mezzanine/Office
Loading Docks	20 Docks
Drive-Ins	2 Drive-Ins with Ramps
Clear Height	40'
Parking	157 Car Spaces 20 Trailer Spaces
Sprinkler	ESFR
Power	Expandable 2,000+ Amps



PALLET CALCULATIONS

FREEZER STORAGE

FREEZER

Racked Area: 66,899 SF

Total Bays: 901

TOTAL PALLETS - 10,812

6 HIGH COUNT

DRY STORAGE

FREEZER

Racked Area: 15,592 SF

Total Bays: 210

TOTAL PALLETS - 2,520

6 HIGH COUNT

KEY MARKET ACCESS

Located less than two miles from NJ Turnpike Exit 13, the Port Elizabeth market is the preferred location for occupiers in a wide variety of industries due to its unparalleled location within the Northeast Distribution Corridor. This building benefits from extremely close proximity to the NJ Ports, Airports, NYC and entire Tri-State area.

Route 1 & 9	0.5 mi
NJ Turnpike	1.7 mi
Newark Liberty Airport	4 mi
Garden State Pkwy	4.3 mi
Goethals Bridge	4.8 mi
Port of Newark	5.2 mi
Outerbridge Crossing	13.9 mi



25 Minutes
to Newark Airport



30 Minutes
to Port of Newark

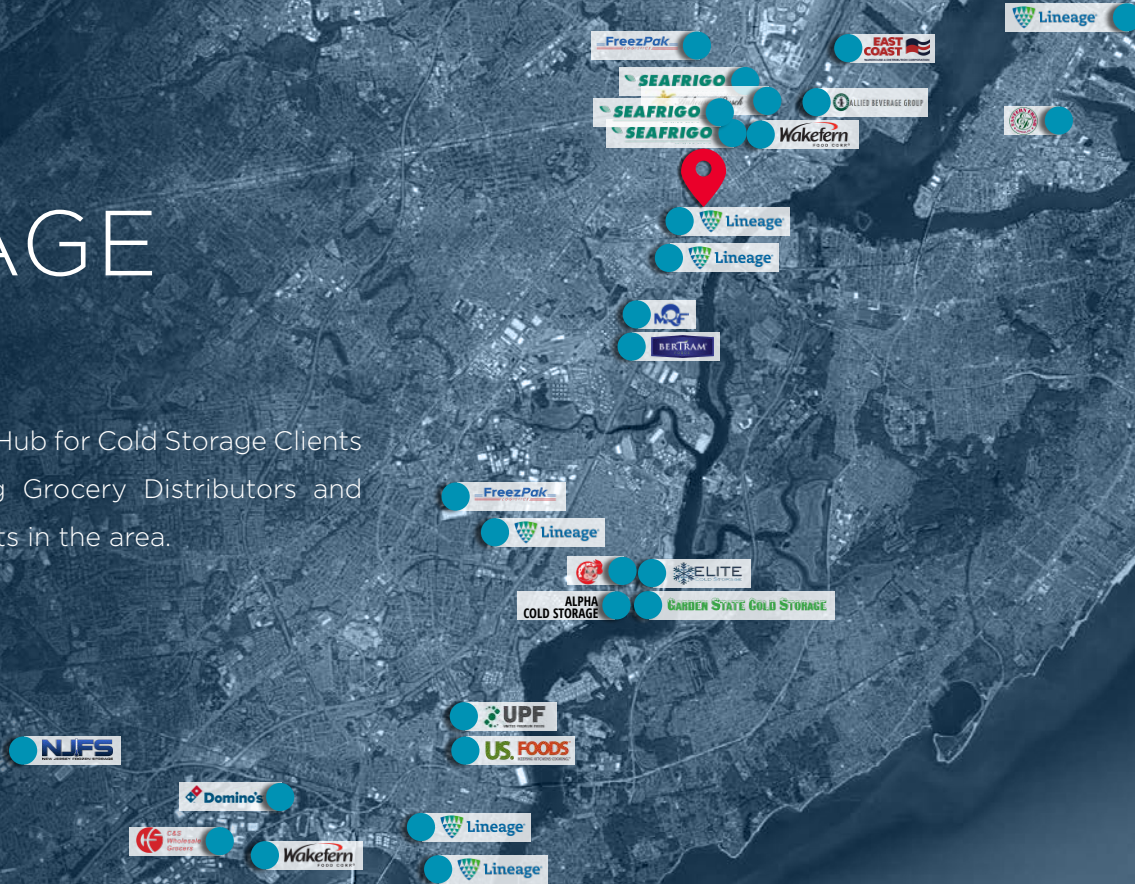


45 Minutes
to Midtown NYC



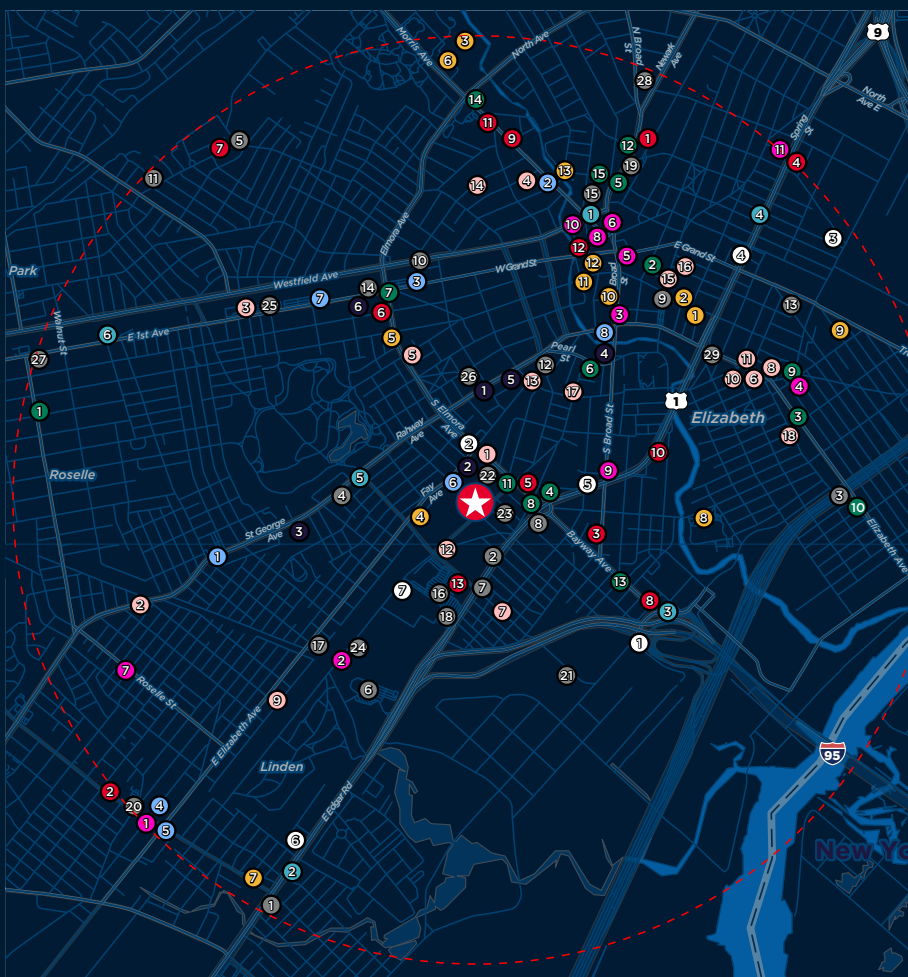
COLD STORAGE HUB

The corridor serves as a Hub for Cold Storage Clients with active neighboring Grocery Distributors and Cold Storage 3PL Tenants in the area.



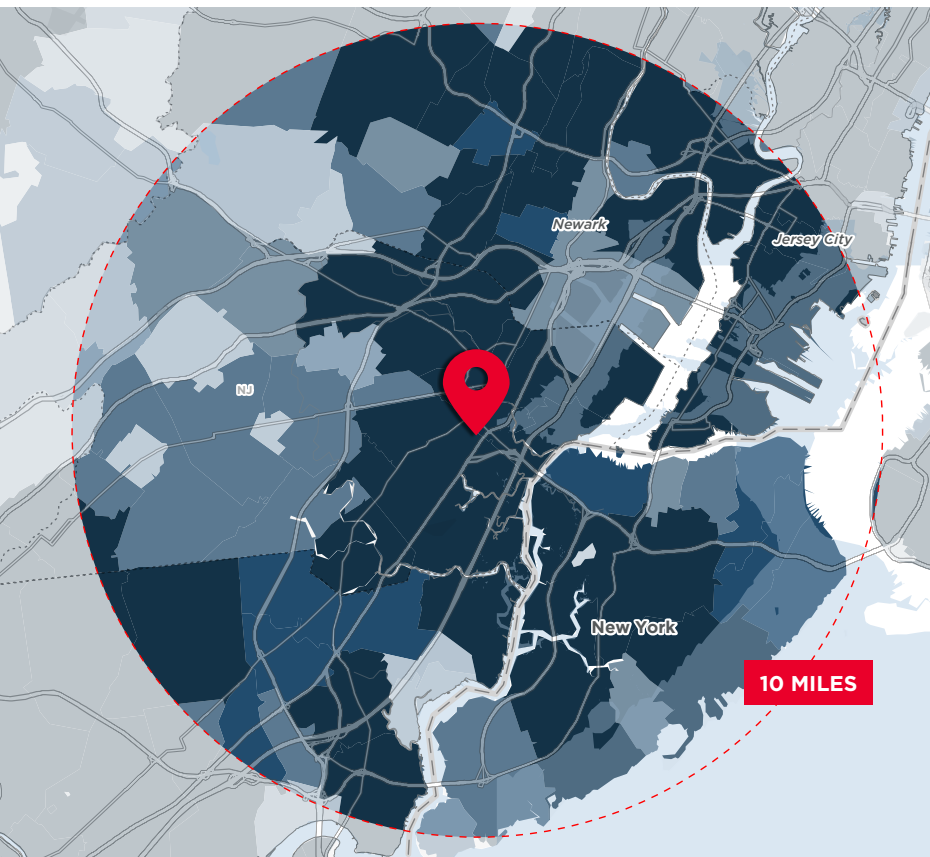
Entertainment		15	YMCA - Madison House
1	Belcher Ogden Mansion	16	YMCA - Elizabeth Branch
2	Boxwood Hall State Historic Site	17	Too Strong Movement
3	Galleries at Kean University	18	Zilla Boxing Club
4	Jersey Lanes	Hotels	
5	L & M Art Gallery	1	Budget Inn
6	Liberty Hall Museum	2	Edison Hotel
7	Linden Recreation Department	3	Flora Motel
8	Mattano Splash Pad	4	Oak Grand Motel
9	Miller Splash Pad	5	Ritz Motel
10	Snyder Academy	6	Swan Hotel & Suites
11	Vintage City Gallery	7	WoodSpring Suites Linden
12	Vintage City Studios	Restaurants	
13	Wendy's Garden	1	IHOP
Banks		2	Pho Minh's
1	Bank of America	3	Santillo's Brick Oven Pizza
2	Bank of America Financial Center	4	Sonic Drive-In
3	Capital One Bank	5-6	Subway
4	Chase Bank	7	Suspenders Restaurant & Pub
5	Citizens Bank	8	Tiki Mojito
6	Crown Bank	9	Tropicana Diner and Bakery
7	PNC Bank	10	McDonald's
8	Popular Bank	11	Parador Rojo Restaurant
9-11	Santander Bank Branch	12	Rancho Mateo Colombian Steakhouse
12	Spencer Savings Bank	13	TGI Fridays
13	TD Bank	Retail	
14	Wells Fargo Bank	1-4	7-Eleven
Bars		5	A-Glamour Pet Grooming Spa
1	Amsterdam Alley Bar & Restaurant	6	BJ's Wholesale Club
2	Cheezy's	7-8	BP
3	Dolce	9-10	CVS
4	Ella's Bar & Grill	11	CVS Photo
5	First Republic Lounge & Restaurant	12-14	Dollar General
6	Kanella's Lounge, Tavern & Banquet Hall	15	Harbor Freight
7	Mike's Tavern	16	Jersey E-Bikes - Linden
8	New Station House Bar & Grill	17	Kohl's
9	Portugal Express	18	New Jersey Cycles
10	Sabor y Arte	19	Parth Jewelers
11	Terminal One Sports Bar	20	Phillips 66
Cafe's		21	Rainbow Shops
1	Brisas Bakery & Restaurant	22	Rockbros USA
2-4	Dunkin'	23	South Jersey Books
5	Park Diner and Pancake House	24	The Home Depot
6	Penguin Italian Ice	25-26	Walgreens
Fitness		27	Whiteway Pet Shop
1	America's Finest Karate & Kickboxing Academy	Shopping Centers	
2	Candy Life All Star Cheerleading & Tumbling, Inc.	1	High "A" Plaza
3	CKO Kickboxing Roselle	2	Color Plaza
4	Club Metro USA	3	St. George Square
5	DisciplineHealth	4	Supremo Plaza
6	Elizabeth Fitness Club	5	Taurus Plaza
7	Fierce Lioness Fitness	6	Victoria Center
8	Forgiven Muay Thai Fitness and Martial Arts Program	Supermarkets	
9	Gym Outlaws	1	ALDI
10	Gym Santiago	2	Bravo Supermarket
11	NJ Fitness Club	3	FOOD BAZAAR
12	Powerhouse Gym Linden	4	Janoski Polish Slavic Market
13	Razer Boxing Gym	5	Pulaski Meat Products
14	Sittes Street MMA	6	Seabra's Market
		7	ShopRite of Elizabeth
		8	Supremo Supermarket of Elizabeth

AMENITIES

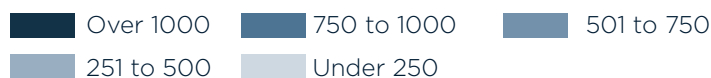


SITE DEMOGRAPHICS

Radius of 10 Miles | 2025



Warehouse Workers Resident Density (Per Sq. Mi.)



EMPLOYMENT

18.8%
SERVICES

21.4%
BLUE COLLAR

59.9%
WHITE COLLAR

AGE STATS

21.7%
AGE <18

62.4%
AGE 18-64

15.9%
AGE 65+



2,160,545
TOTAL POPULATION



\$142,097
MEDIAN NET WORTH



2.74
AVG HOUSEHOLD SIZE



\$87,914
AVG HOUSEHOLD INCOME



38.6
MEDIAN AGE



\$598,330
AVG HOME VALUE



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OAKTREE



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