

WAREHOUSE

FOR LEASE



PREMIER LOCATION



54 Joseph Street
Newark, New Jersey

130,980 SF AVAILABLE

COLD STORAGE OPPORTUNITY



Fully Racked Cold
Storage Facility

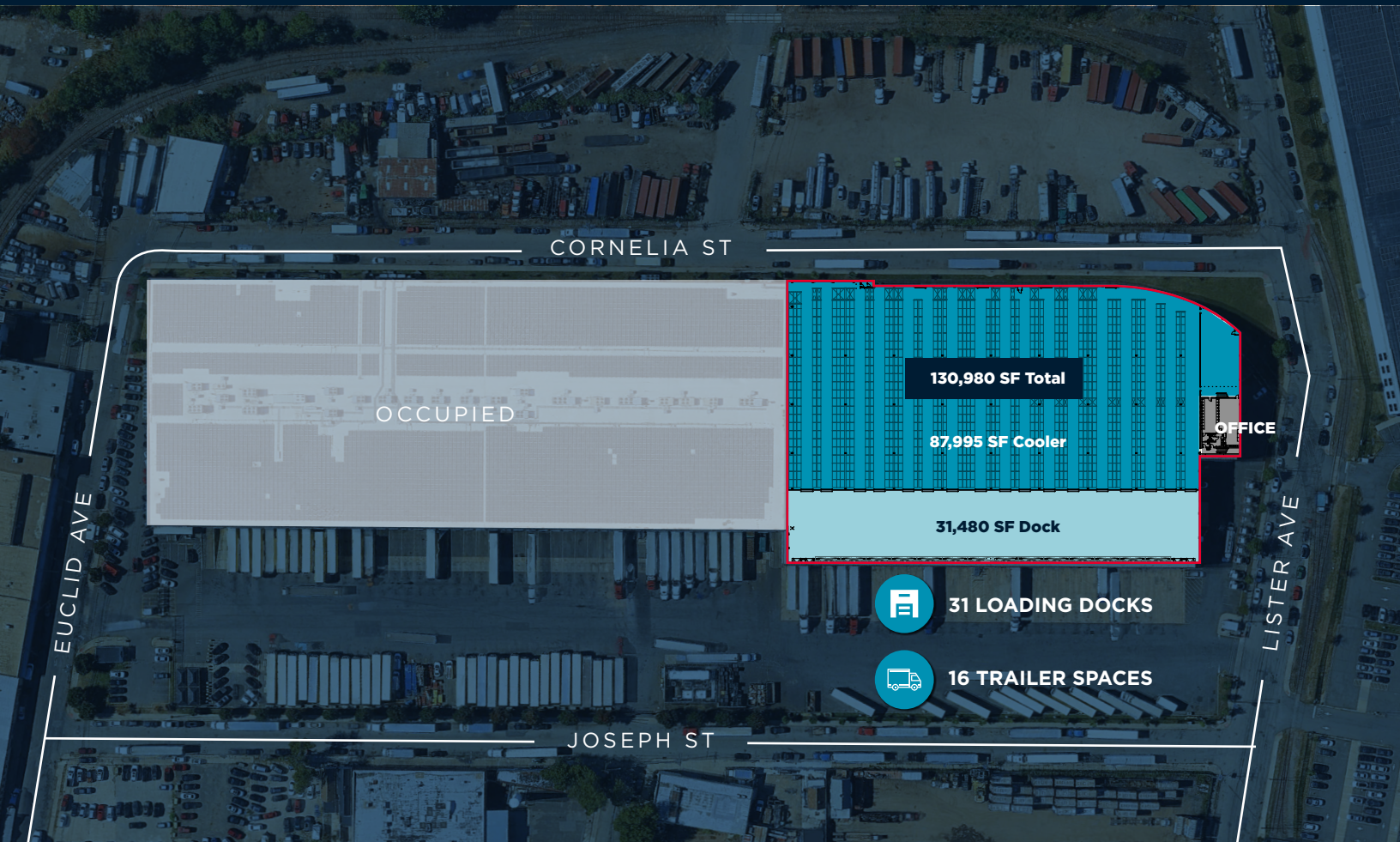


Close Proximity to
Port, Rt 1/9 &
NJ Turnpike



Ideal NYC Metro
Location

11,692 PALLET POSITIONS



PROPERTY OVERVIEW

- 87,995 SF | 28° F
- 31,480 SF Dock | 35° F
- ±4,000 SF | Office

Available SF	130,980 SF
Office	±4,000 SF (office/locker rooms)
Year Built	2015
Loading	31 Loading Docks (Rite-Hite Vertical Storing Dock Levelers)
Parking	Flexible Car Spaces 16 Trailer Spaces
Clear Height	34'
Sprinkler	ESFR
Power	Heavy
Lighting	LED

PREMIER LOCATION

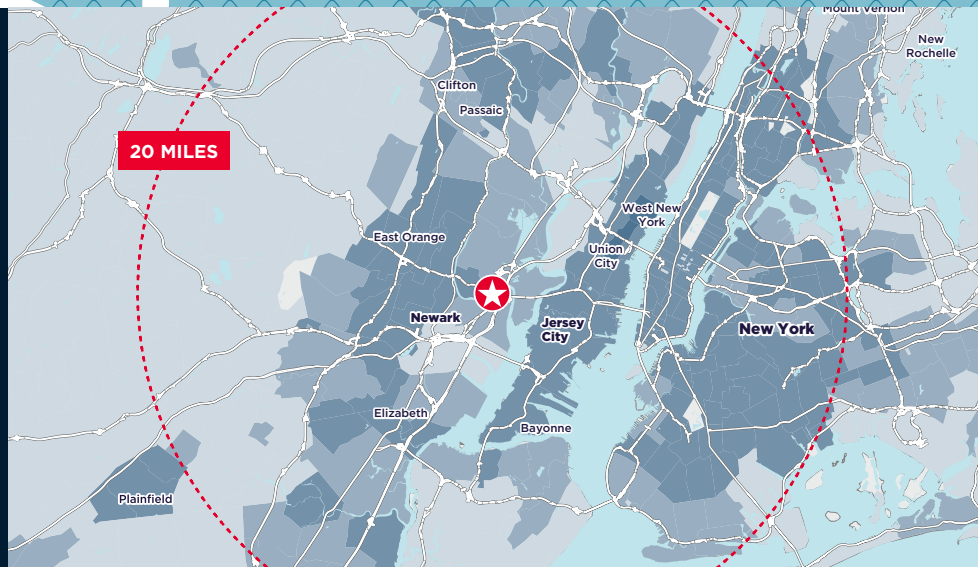
A premier location that is close proximity to Route 1/9 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

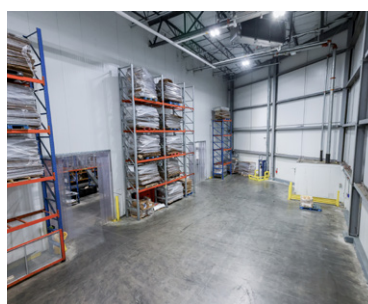
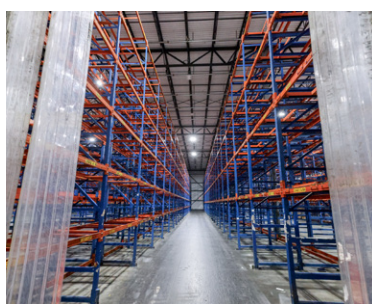
Route 1/9	1 mi
NJ Turnpike Exit 15	1.5 mi
Route 280	2 mi
Holland Tunnel	3 mi
Route 78	3.5 mi
Lincoln Tunnel	3.8 mi
Garden State Pkwy	5.5 mi
Newark Airport	5.5 mi
Port Newark/Elizabeth	6 mi



Warehouse Workers Resident Density (Per Sq. Mi.)

Radius of 20 Miles | 2024





54 JOSEPH ST
NEWARK, NJ

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