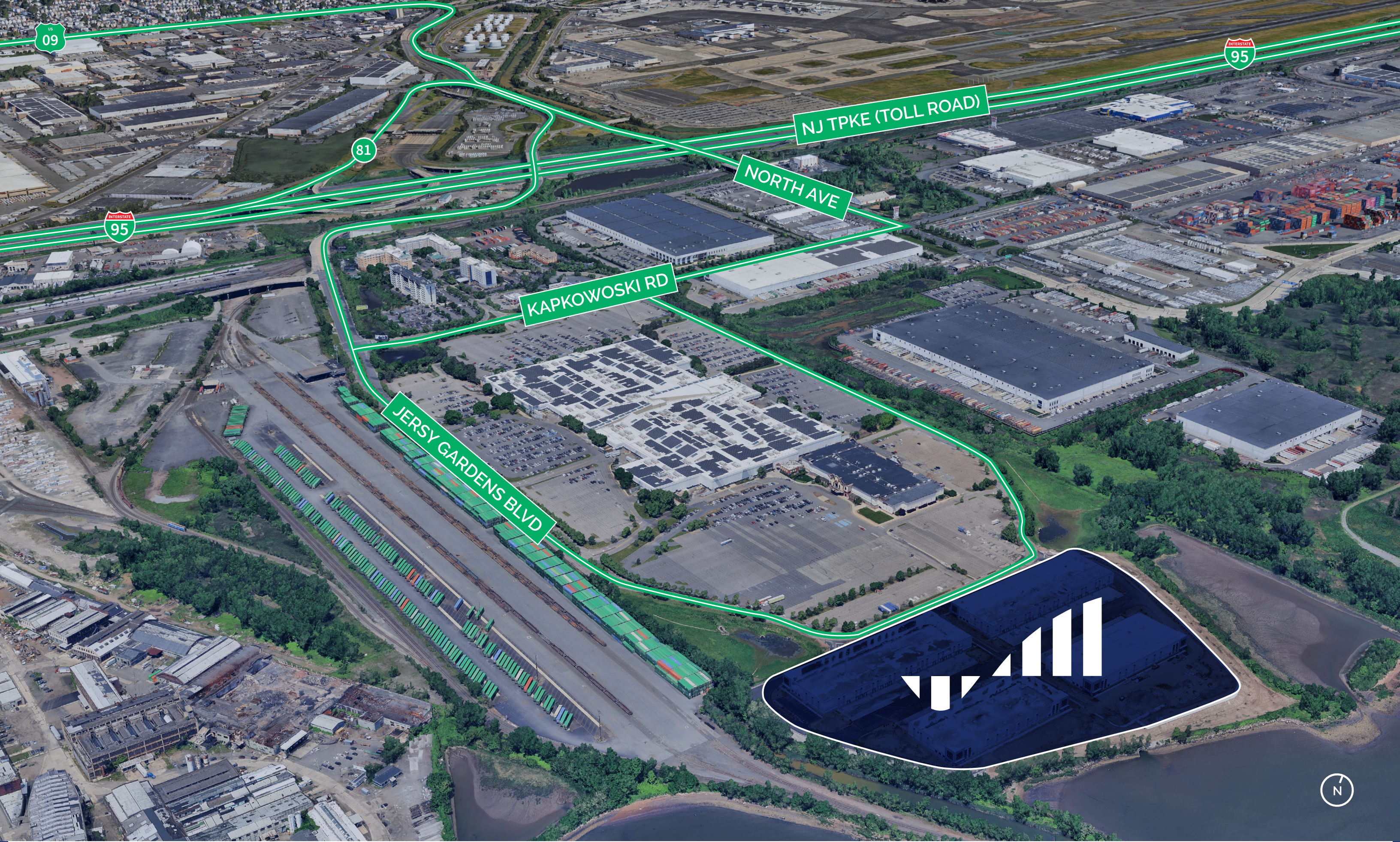




# BRIDGE POINT PORT ELIZABETH

FOUR BUILDING LEASING OPPORTUNITY  
PORT/AIRPORT LOCATION

KAPKOWSKI ROAD, ELIZABETH, NJ



US 09

INTERSTATE 95

81

NJ TPKE (TOLL ROAD)

NORTH AVE

KAPKOWOSKI RD

JERSEY GARDENS BLVD



N

# OVERALL SITE PLAN

**132,342 TOTAL SF AVAILABLE**

Clear height 32' | ESFR wet sprinkler system

**575 KAPKOWSKI ROAD:**

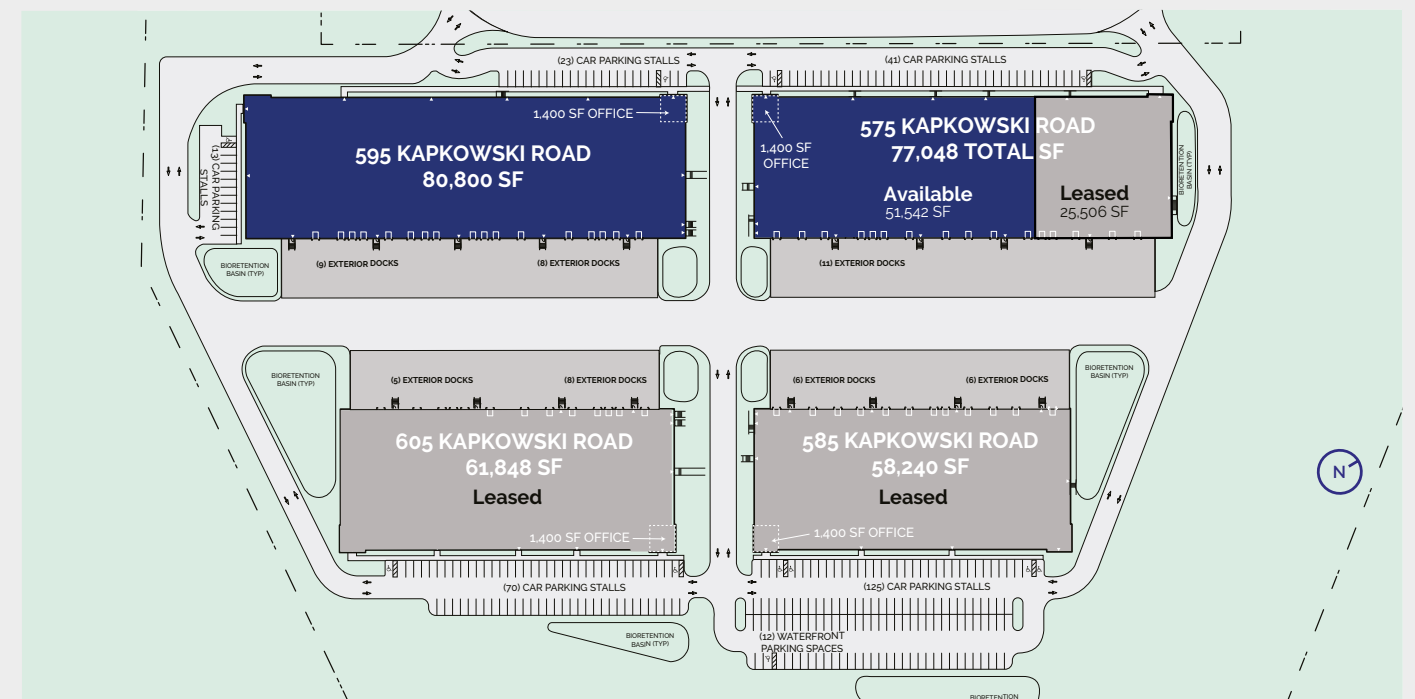
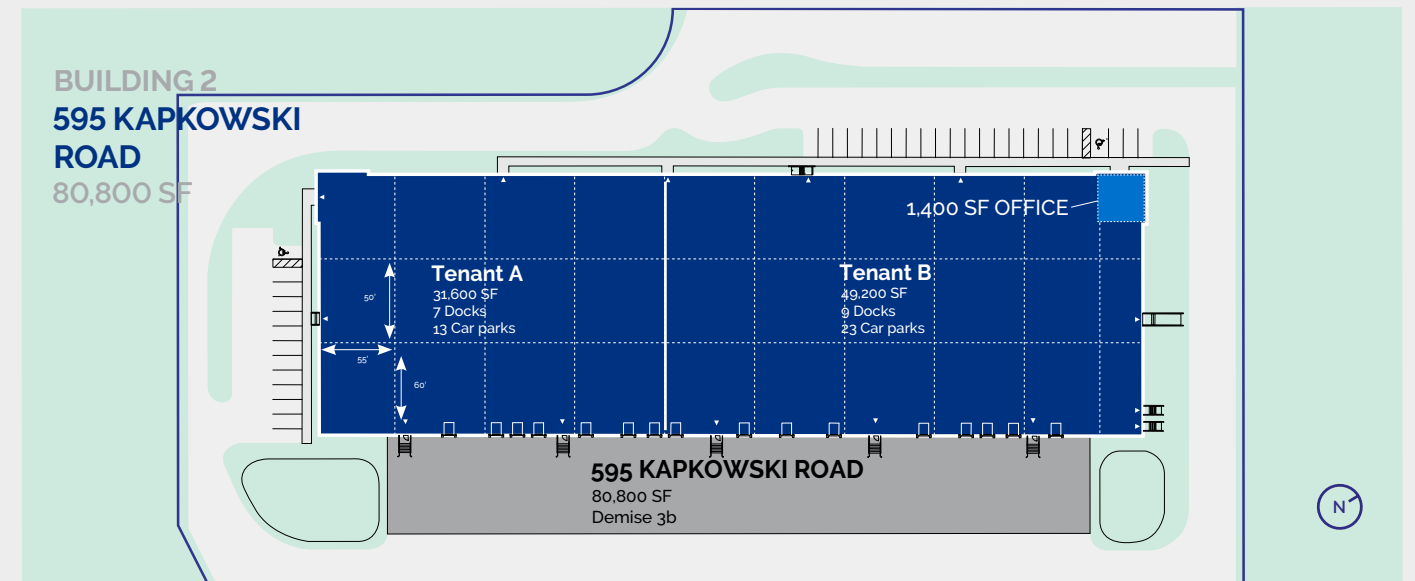
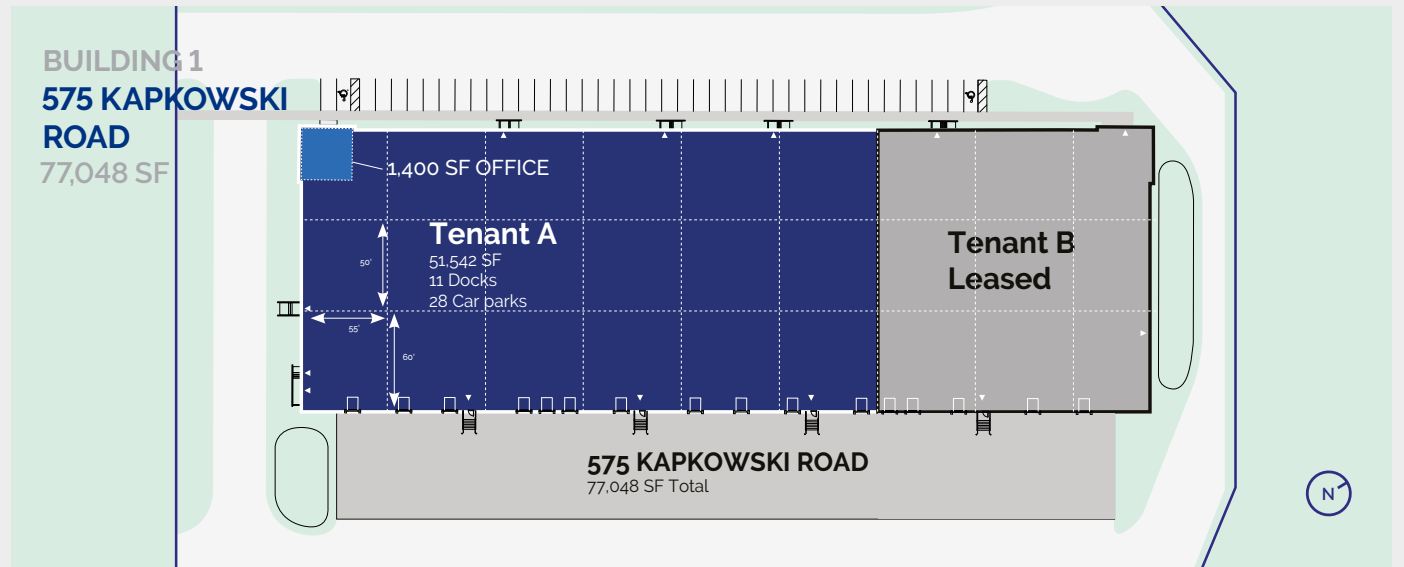
**51,542 SF**

- ±1,400 SF offices or to suit
- 11 loading docks
- 28 car parking spaces
- 323' x 160' dimensions
- 800 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing

**595 KAPKOWSKI ROAD:**

**80,800 SF**

- ±1,400 SF offices or to suit
- 17 loading docks
- 36 car parking spaces
- 505' x 160' dimensions
- ±1,200 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing
- May divide



# LOCATION

## HIGHLIGHTS

- Less than a half mile to Port Newark/Elizabeth
- Waterfront location
- Less than 1 mile to Newark Liberty International Airport
- Located in close proximity to Exit 13A of the NJ Turnpike/I-95
- New construction; Modern state-of-the-art Class A industrial facility
- Located within a half mile of port and less than 1 mile from Newark Liberty International Airport
- Close proximity to Exit 13A of NJ Turnpike/I-95
- Located next to Jersey Gardens Mall and in close proximity to an abundance of local amenities
- Strong labor supply: 173,125 warehouse and transportation workers in a 10 mile radius
- Total population: 3,046,690 people living in a 10 mile radius with a median household income of \$92,056

NJ Turnpike (EXIT 13A)  
**1.8 miles**

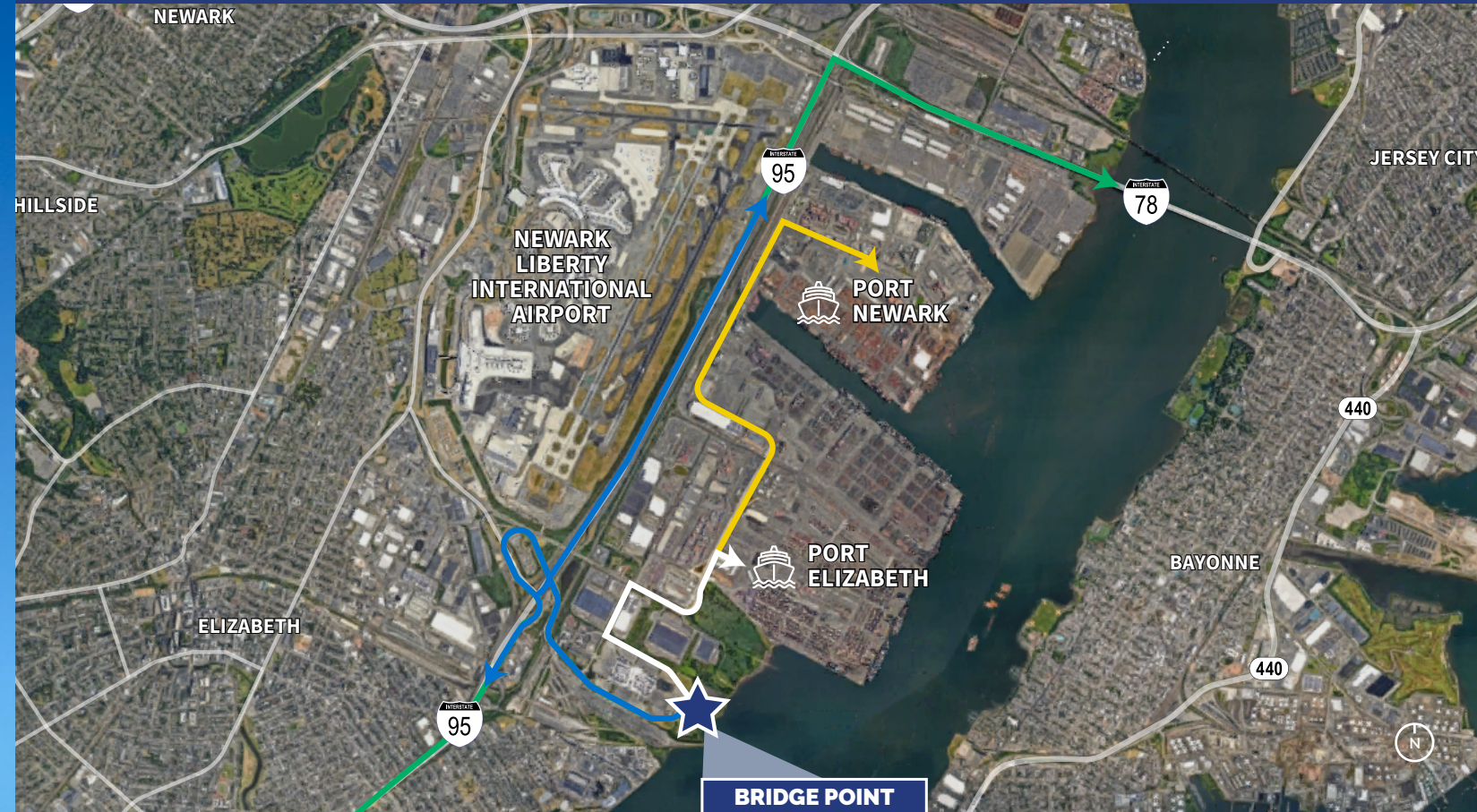
Route 78  
**~4 miles**

Goethals Bridge  
**3.6 miles**

Holland Tunnel  
**14 miles**

Lincoln Tunnel  
**16 miles**

G.W. Bridge  
**21.7 miles**



## ABOUT BRIDGE

**74M+ SF** NATIONWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the acquisition and development of Class A industrial real estate in the supply constrained core markets in the U.S. and the U.K.

Our people embrace COMPLEXITY and execute with CREATIVITY and CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



## AWARDS

Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, IREJ	2021
Industrial Project of the Year, SFBJ	2020, 2018
Deal of the Year, NAIOP New Jersey	2020, 2018

\*Source: ESRI Business Analyst 2026 data



CHICAGO • LA • MIAMI • NJ • NY • PHILADELPHIA • SF • SEATTLE • LONDON



## ABOUT ELBERON

Founded in 1920, Elberon Development Group brings a rich history of local expertise to the commercial real estate industry.

With a portfolio of over 3 million square feet in strategically located warehouse facilities in and around the Port of Elizabeth and Newark International Airport, Elberon Development Group continues to create buildings that meet the needs of an ever evolving global economy.

100 Years of Experience = 21<sup>ST</sup> Century Solutions

ULI Northern New Jersey Industrial Excellence Award	2022
NAIOP New Jersey Industrial Deal of the Year Award	2021, 2016, 2012



### HEADQUARTERS

633 Division Street, Elizabeth, NJ 07201 | 908 272 7555  
[www.elberon.com](http://www.elberon.com)

For further information please contact the below agents:



**Chris Hile**  
chris.hile@jll.com  
+1 201 304 3427

**Gary Politi**  
gary.politi@jll.com  
+1 908 391 9059

**Douglas Rodenstein**  
douglas.rodenstein@jll.com  
+1 617 893 0202

**JONES LANG LASALLE BROKERAGE, INC.**  
A licensed real estate broker | One Meadowlands Plaza, Suite 804, East Rutherford, NJ 07073 | +1 201 528 4400

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.