

WAREHOUSE

FOR LEASE



PREMIER LOCATION



329 New Brunswick Avenue
Rahway, New Jersey

WAREHOUSE A: **±201,616 SF**

WAREHOUSE B: **±76,202 SF**



Abundant Loading
& Parking



Prime Port
Location



Strong Labor Pool

PROPERTY OVERVIEW

A

WAREHOUSE A: ±201,616 SF

B

WAREHOUSE B: ±76,202 SF





WAREHOUSE BUILDING A



Abundant Loading and Parking



Heavy Power

Available space	±201,616 SF
Office	±6,000 SF Interior to suit
Clear height	40'
Column spacing	Storage: 52' x 48', Speed Bay: 60'
Dock Doors	41 (with full packages)
Drive-in doors	2
Trailer Spaces	6
Car Spaces	177 (+8 Van Spaces)
Electrical service	3,000 amps, 277/480v, 3-phase
Sprinkler system	ESFR
ESG	EV ready, Solar ready

WAREHOUSE BUILDING B

Available space	±76,202 SF
Office	±3,200 SF Interior to suit
Clear height	40' 50' possible
Column spacing	Storage: 52' x 48', Speed Bay: 60'
Dock Doors	8 (with full packages)
Drive-in doors	1
Car Spaces	53
Electrical service	2,000 amp, 277/480v, 3-phase
Sprinkler system	ESFR
ESG	EV ready, Solar ready



Heavy Power



Ceiling Height possible up to 50ft



PREMIER LOCATION

A premier location that is close proximity to Route 35 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 35	1 min	0.2 mi
GSP Exit 132	5 min	3 mi
NJ Turnpike Exit 11	12 min	6 mi
NJ Turnpike Exit 12	15 min	6.5 mi
Goethals Bridge	15 min	6.5 mi
Newark Liberty Airport	22 min	14.5 mi
Verrazzano Bridge	25 min	15 mi
Port Newark/Elizabeth	28 min	16 mi
Holland Tunnel	30 min	24 mi
Lincoln Tunnel	30 min	27 mi
GW Bridge	40 min	33 mi



22 Minutes
to Newark Airport



28 Minutes
to Port of Newark

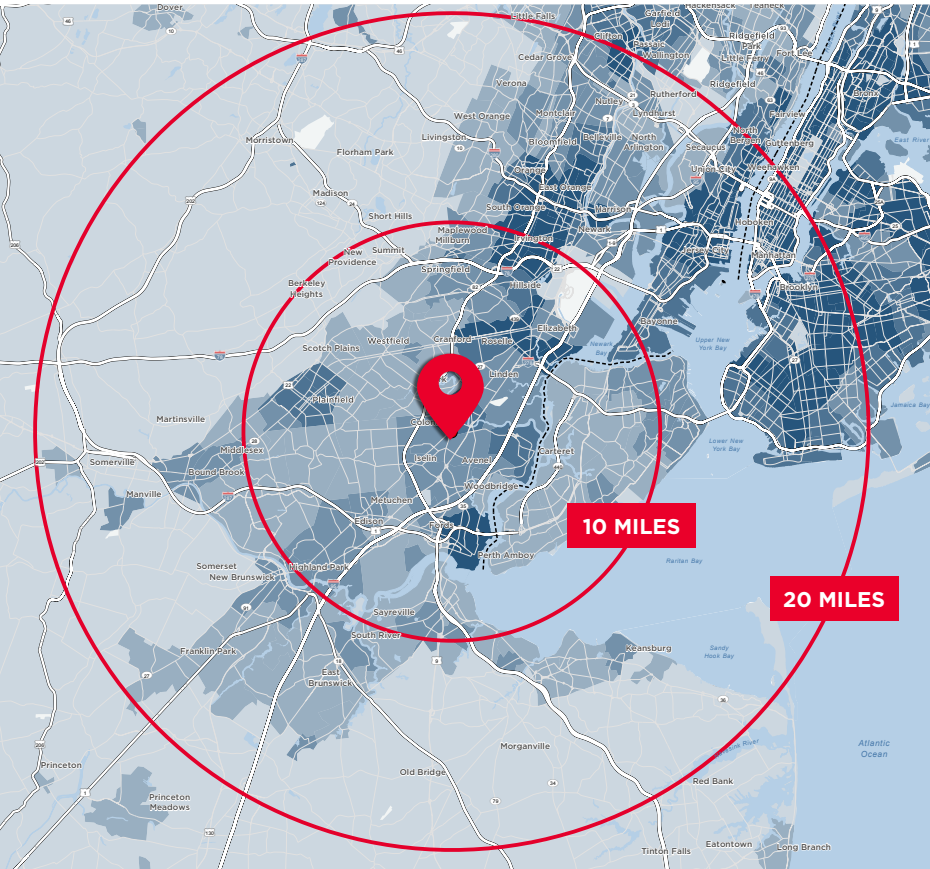


35 Minutes
to Midtown NYC



SITE DEMOGRAPHICS

Radius of 20 Miles



Warehouse Workers Resident Density (Per Sq. Mi.)



7,106,553
2023 TOTAL POPULATION



2,731,940
2023 TOTAL HOUSEHOLDS



2.54
2023 AVG HOUSEHOLD SIZE



\$137,093
2023 AVG HOUSEHOLD INCOME



38.1
2023 MEDIAN AGE



\$702,684
2023 AVG HOME VALUE

EMPLOYMENT

8,191,195
2023 TOTAL DAYTIME POPULATION

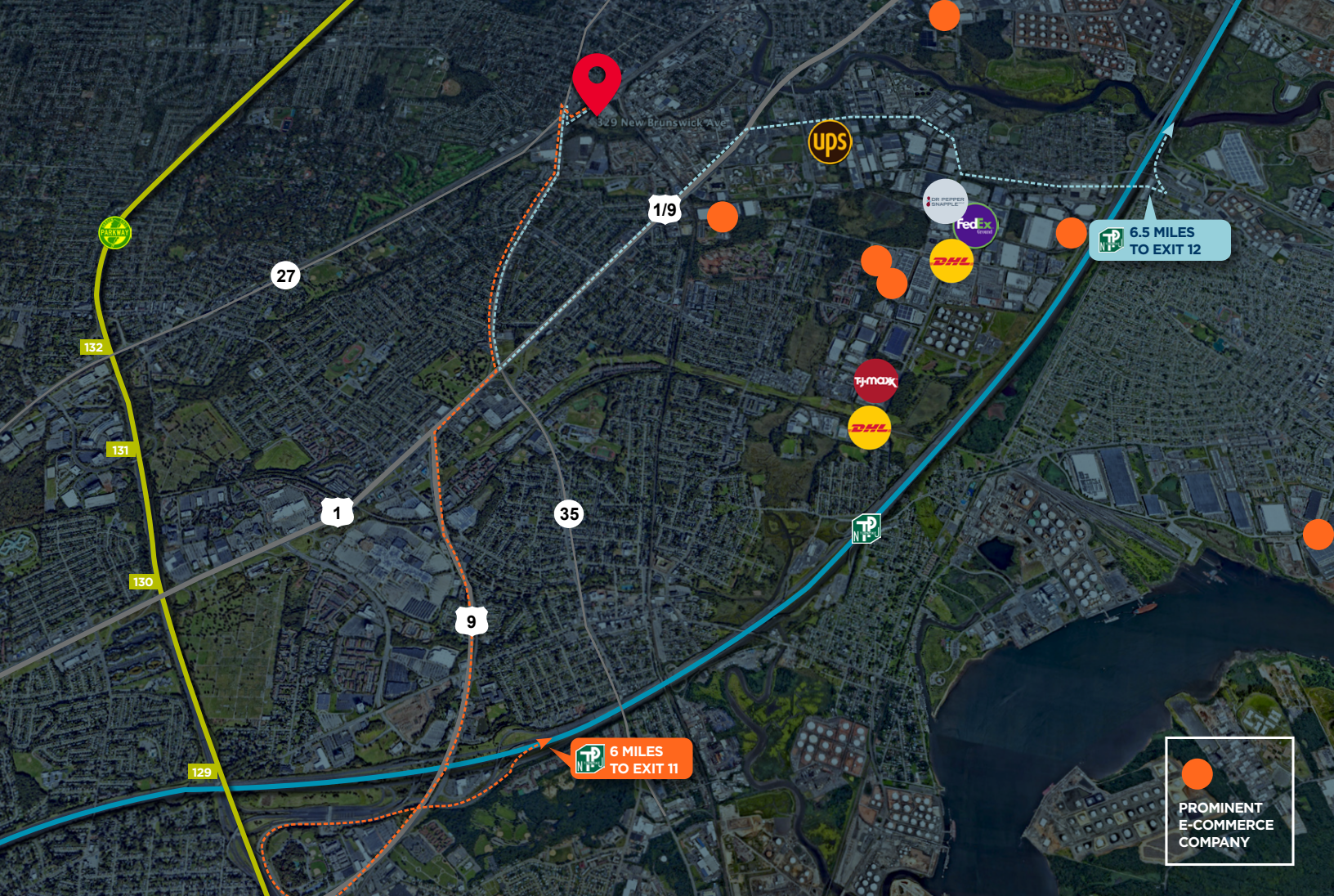
6,520.6
2023 DAYTIME POPULATION DENSITY (POP/SQ MI)

56%
2023 DAYTIME POPULATION: WORKERS

292,783
2023 TOTAL (SIC01-99) BUSINESSES

44%
2023 DAYTIME POPULATION: RESIDENTS

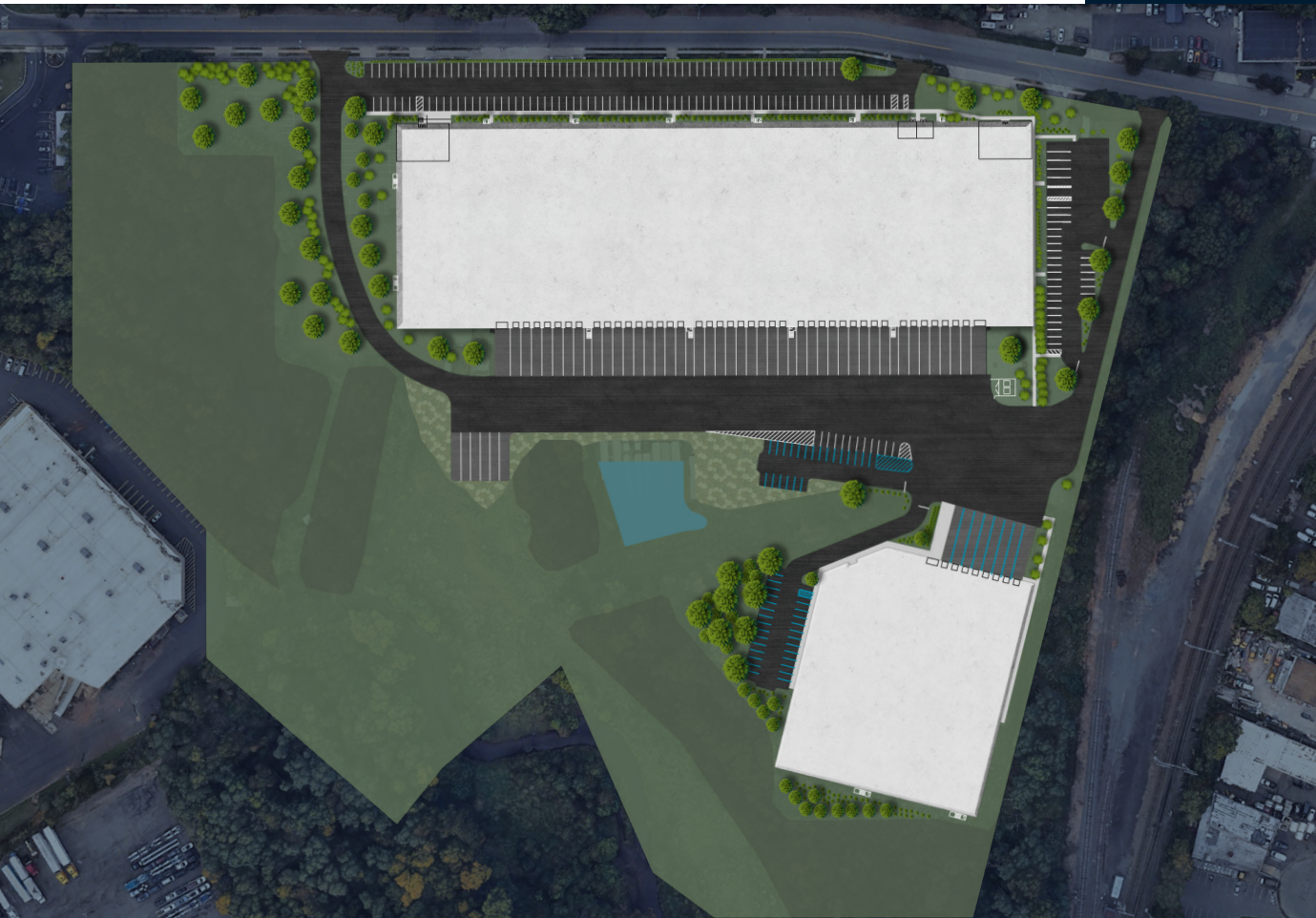
3,965,523
2023 TOTAL (SIC01-99) EMPLOYEES



ACCESS & LOCATION

An ideal Northern New Jersey location and hub of high-quality neighboring tenants with convenient access to transportation routes and nearby amenities for warehouse employees.





329 NEW BRUNSWICK AVE | RAHWAY, NJ

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