



OAKTREE



XEBEC®

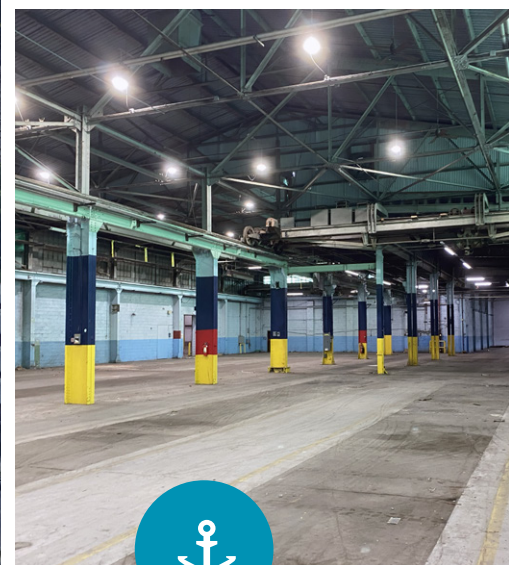
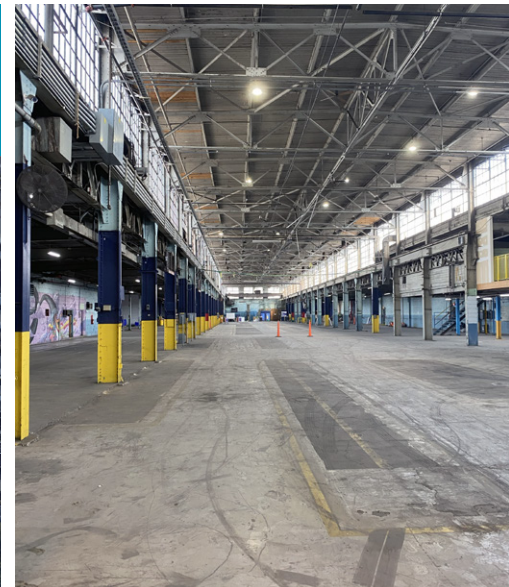


CUSHMAN &
WAKEFIELD

711 LIDGERWOOD AVENUE

ELIZABETH, NEW JERSEY | **FOR LEASE**

189,269 SF | IMMEDIATE AVAILABILITY



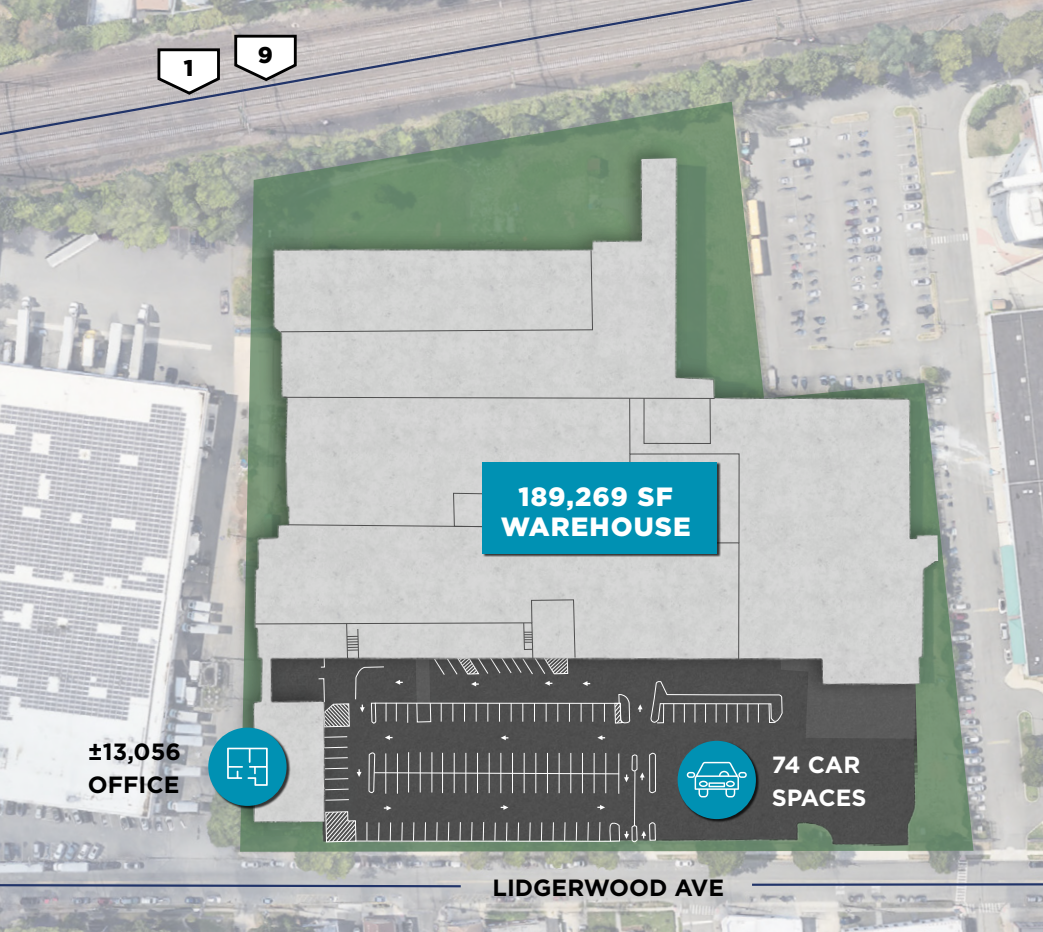
EXISTING
BUILDING



DIRECT ACCESS
TO ROUTE 1 & 9
& NJ TURNPIKE



PROXIMITY
TO PORT



PROPERTY OVERVIEW

Building Size 189,269 SF

Office Size ±13,056 SF (2 floors)

Acreage 9.75 Acres

Year Built 1940

Loading Docks 11

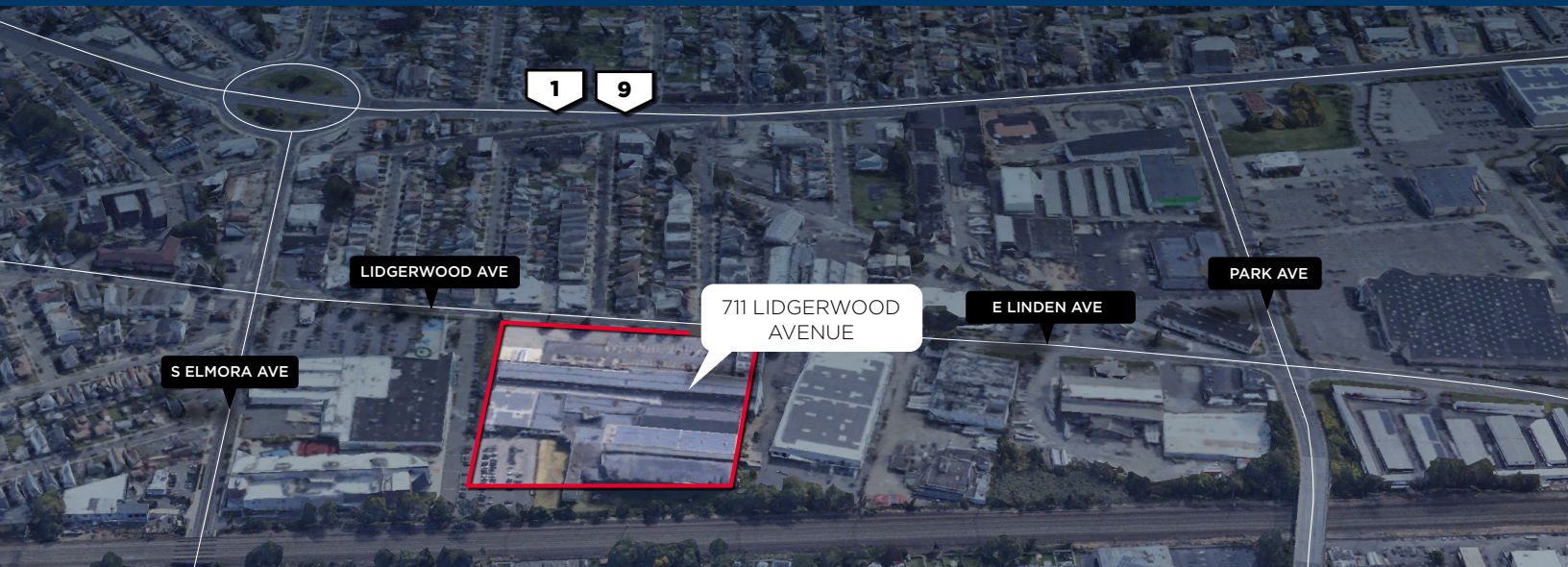
Drive-Ins 2

Clear Height Varied; 14' - 30'

Car Parking 74 Spaces

Sprinkler Partially Sprinklered

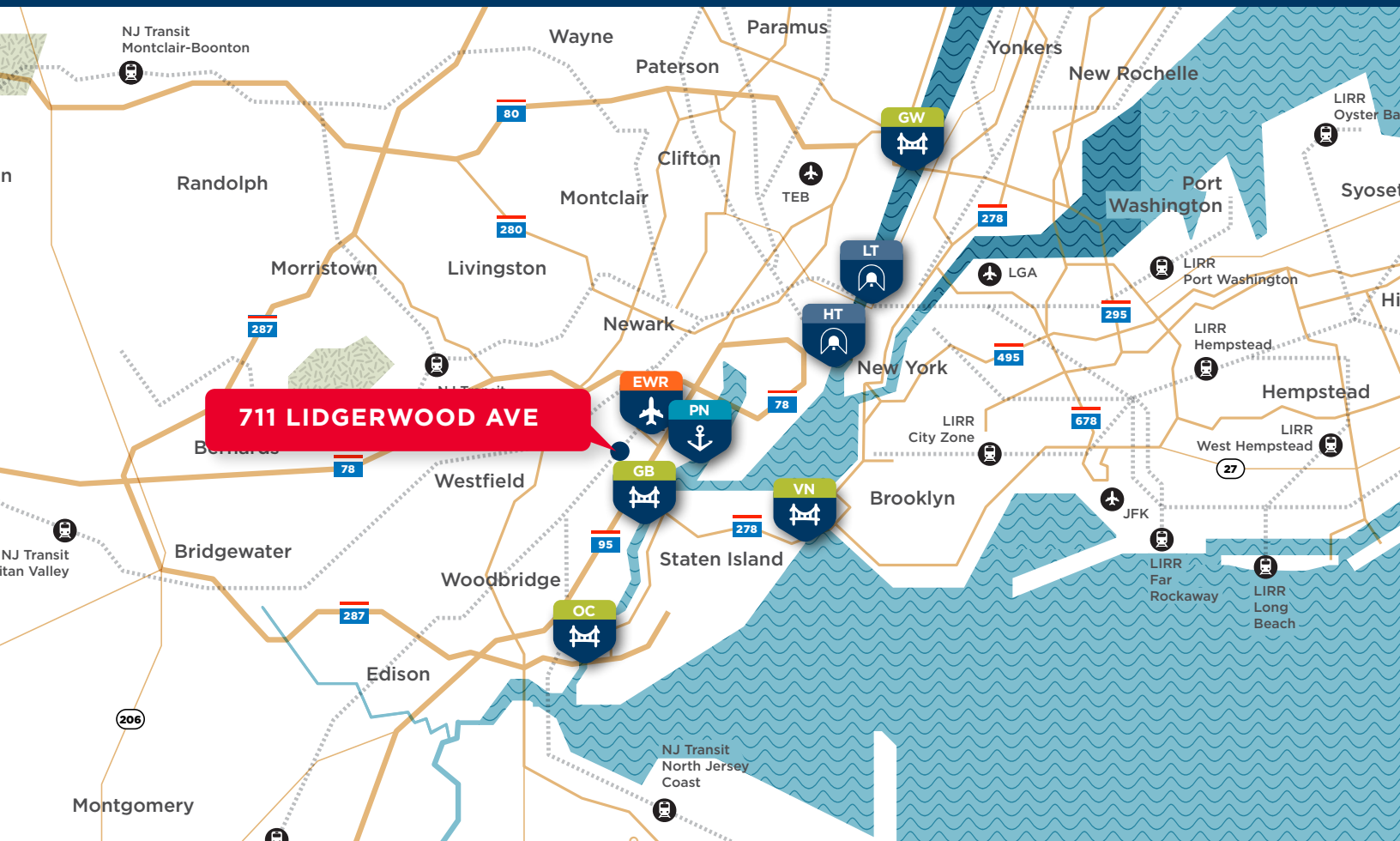
Power 2,000 Amps



EXCELLENT HIGHWAY CONNECTIVITY

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



10 Minutes
to Newark Airport



10 Minutes
to Port of Newark



45 Minutes
to Midtown NYC

DEMOGRAPHICS

10 mile radius from
711 Lidgerwood Ave | 2023



2,163,460
Total Population



776,786
Total Households



2.7
Avg Household Size



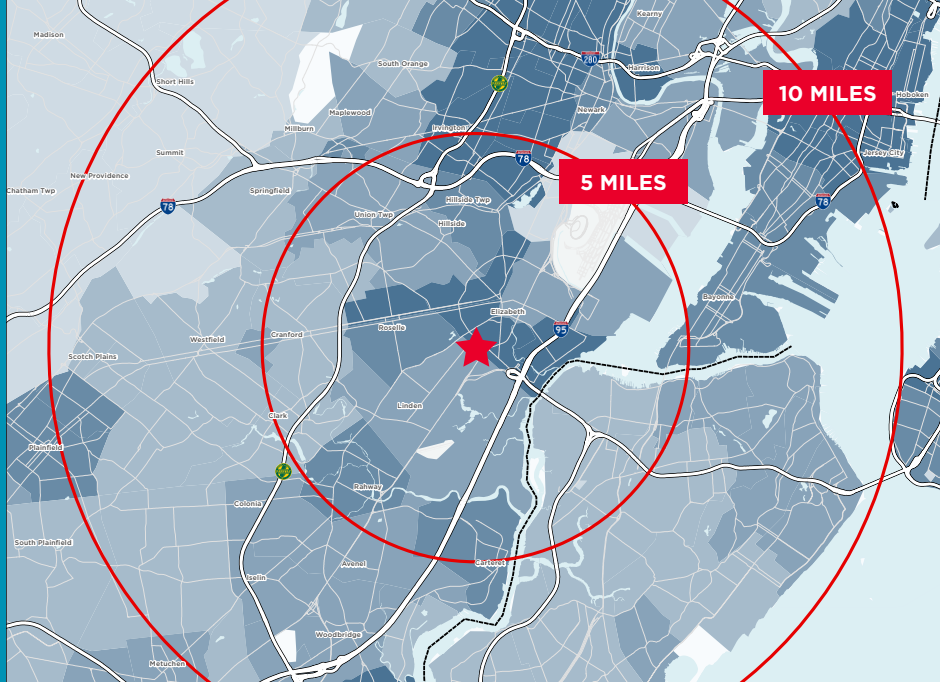
\$115,309
Avg Household Income



38.3
Median Age



\$562,274
Avg Home Value



2,002,202 Total Daytime Population

43% Daytime Population: Workers

57% Daytime Population: Residents

6,378 Daytime Population Density (Pop/sq mi)

57,347 Total (SIC01-99) Businesses

765,759 Total (SIC01-99) Employees

Warehouse Workers Resident Density (Per Sq. Mi.)



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