



OAKTREE



CUSHMAN &
WAKEFIELD

711 LIDGERWOOD AVENUE

ELIZABETH, NEW JERSEY | **FOR LEASE OR SALE**

±173,126 SF | BUILD TO SUIT WAREHOUSE



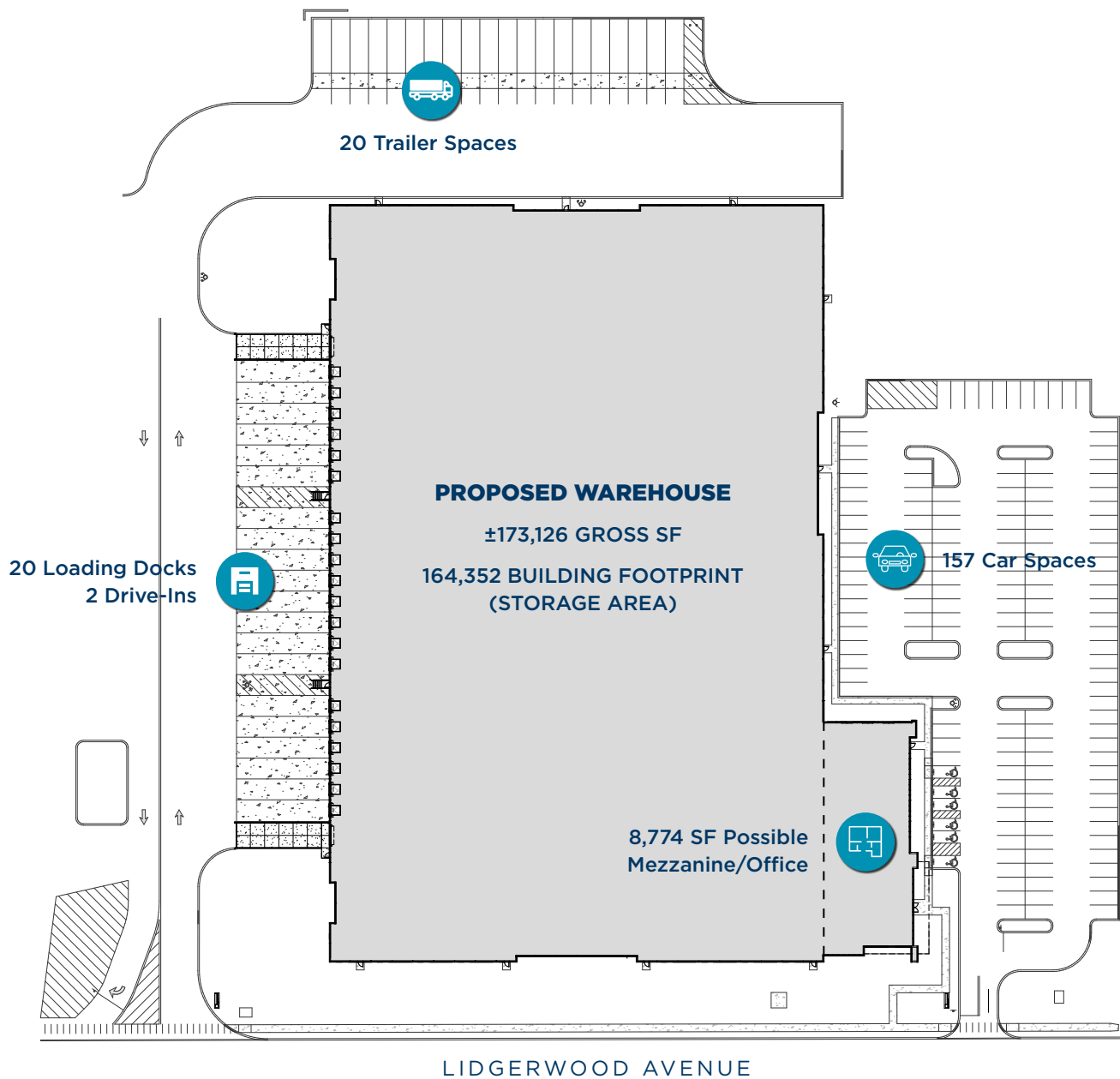
PROPOSED
BUILDING



DIRECT ACCESS
TO ROUTE 1 & 9
& NJ TURNPIKE

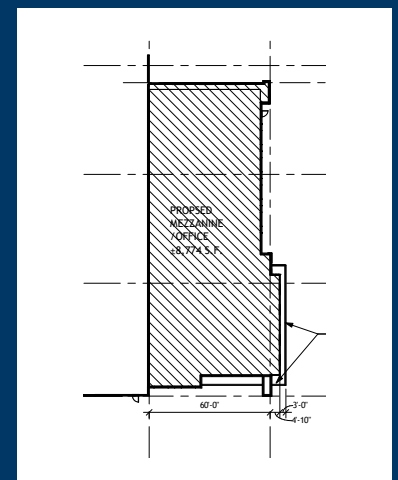


PRIME PORT
LOCATION



PROPERTY OVERVIEW

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	2,000 amps

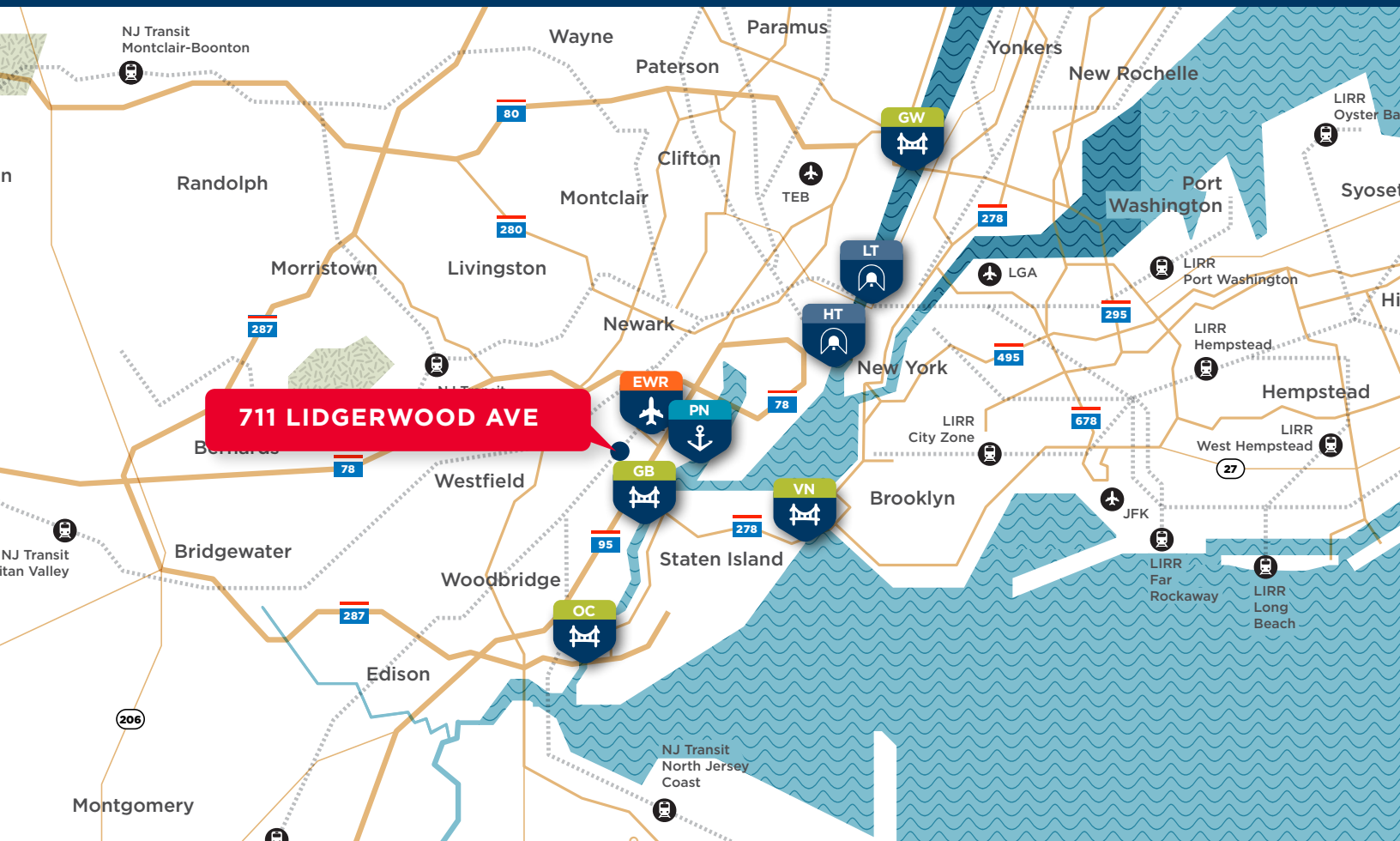


POSSIBLE
MEZZANINE/OFFICE

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



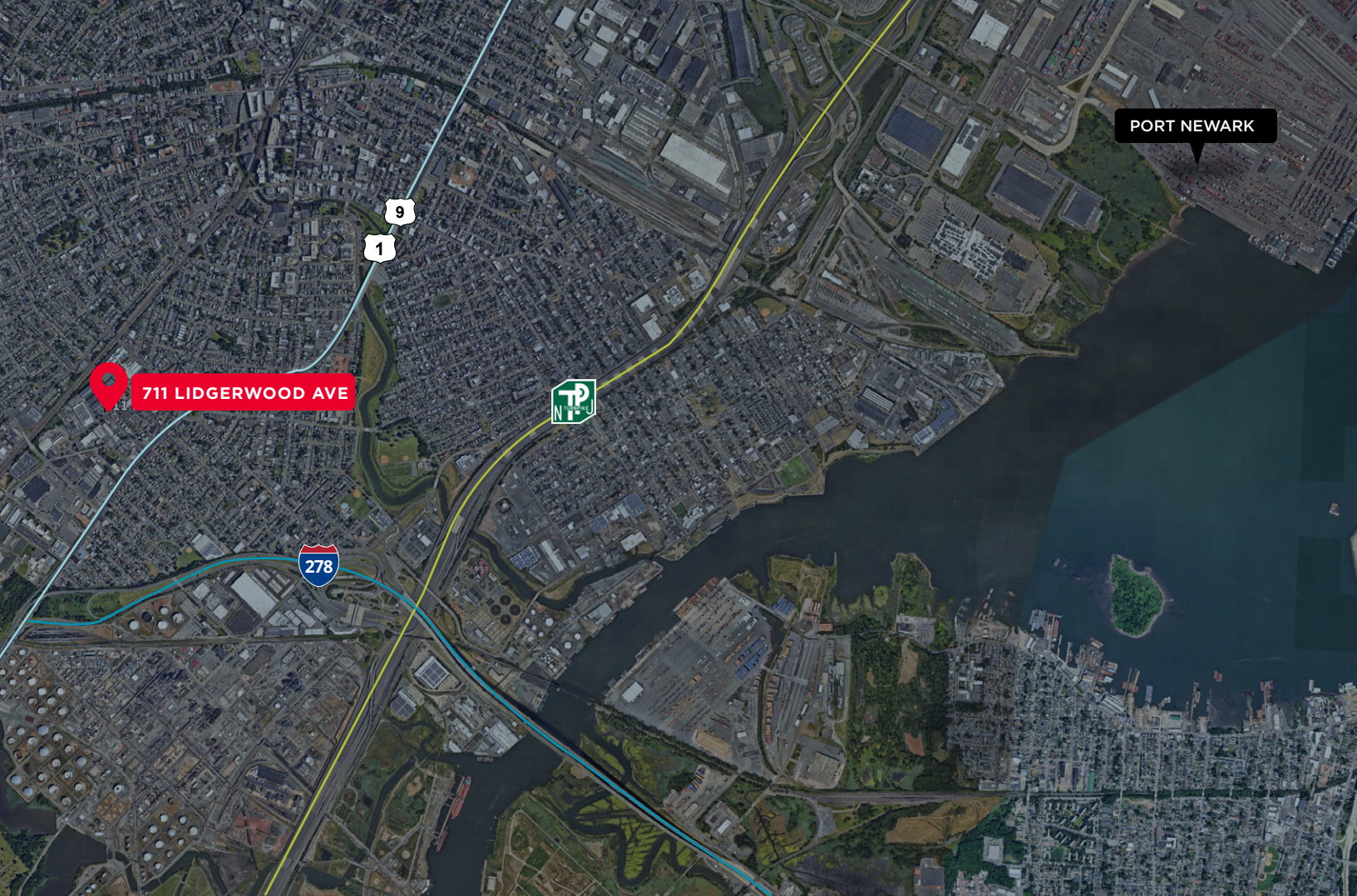
10 Minutes
to Newark Airport



10 Minutes
to Port of Newark



45 Minutes
to Midtown NYC



CONTACT US

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