

WAREHOUSE

FOR LEASE



PREMIER LOCATION



4AB Engelhard Avenue
Avenel, New Jersey

81,824 SF

AVAILABLE SEPTEMBER 1, 2026



Prime Exit 12
& Port Location



Excellent Labor
Market



Fenced Site
& Rail Served



RAIL SERVED

8 RAIL DOORS

±15,000 SF
outdoor storage
and trailer
parking

81,824 SF
AVAILABLE

44'-4"
37'-5"
Column
Spacing

SPRINKLER ROOM

SPRINKLER ROOM



18 CAR
SPACES



3,309 SF
OFFICE



22 LOADING
DOCKS

ENGELHARD AVE

PROPERTY OVERVIEW



Fenced Site with
±15,000 SF Trailer Lot



Rail Served with
8 Rail Doors

Building Size	81,824 SF
Office Size	3,309 SF
Loading	22 Loading Docks
Rail	8 Rail Doors
Parking	18 Car Spaces
Column Spacing	37'-5" x 44'-4"
Clear Height	27'
Power	800 amps, 480v, 3 phase
Lighting	Motion Sensor LED

PREMIER LOCATION

A premier Middlesex County location that is close proximity to Route 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 9	1.5 mi
NJ Turnpike Exit 12	3 mi
NJ Turnpike Exit 11	6 mi
Goethals Bridge	7 mi
Outerbridge Crossing	7 mi
Newark Airport	10 mi
Port Newark/Elizabeth	13.5 mi
GW Bridge	29 mi





4AB ENGELHARD AVE
AVENEL, NJ

CONTACT US

Stephen Elman

Executive Managing Director

+1 201 460 3363

steve.elman@cushwake.com

David Gheriani

Executive Managing Director

+1 908 675 5080

david.gheriani@cushwake.com

Michael Ugarte

Director

+1 732 690 1588

michael.ugarte@cushwake.com

Eric Schlett

Senior Associate

+1 201 268 5108

eric.schlett@cushwake.com

Terreno acquires, owns and operates industrial real estate in six major coastal U.S. markets. Exclusively. Functional, flexible, infill real estate located at the intersection of growing demand and limited, or even shrinking, supply.

Terreno owns 7 buildings at Avenel Logistics Center, totaling over 400,000 SF.



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

