

BRIDGE POINT WEST MEADOWLANDS

 **BRIDGE**

bridgepointwestmeadowlands.com | 625 Main Street, Belleville, NJ



LEASING OPPORTUNITY MEADOWLANDS SUBMARKET

HIGHLIGHTS

- New construction; Institutional Class A building
- Direct access to Routes 21, 3 and I-280 provides convenient access to NJ Turnpike (I-95) Exits 16W (5.7 miles) and 15W (6.8 miles)
- Strong labor supply: 70,554 warehouse and transportation workers in a 7.5-mile radius
- Total population of 1,663,481 people living in a 7.5-mile radius with a medium household income of \$67,479
- Proximate to an abundance of local amenities

*Source: ESRI Business Analyst 2021 data (the latest available).

**AVAILABLE FOR
IMMEDIATE OCCUPANCY**

AVAILABLE SPACE

226,169 SF

DIVISIBLE TO

96,250 SF

LAND SIZE

23.59 Acres

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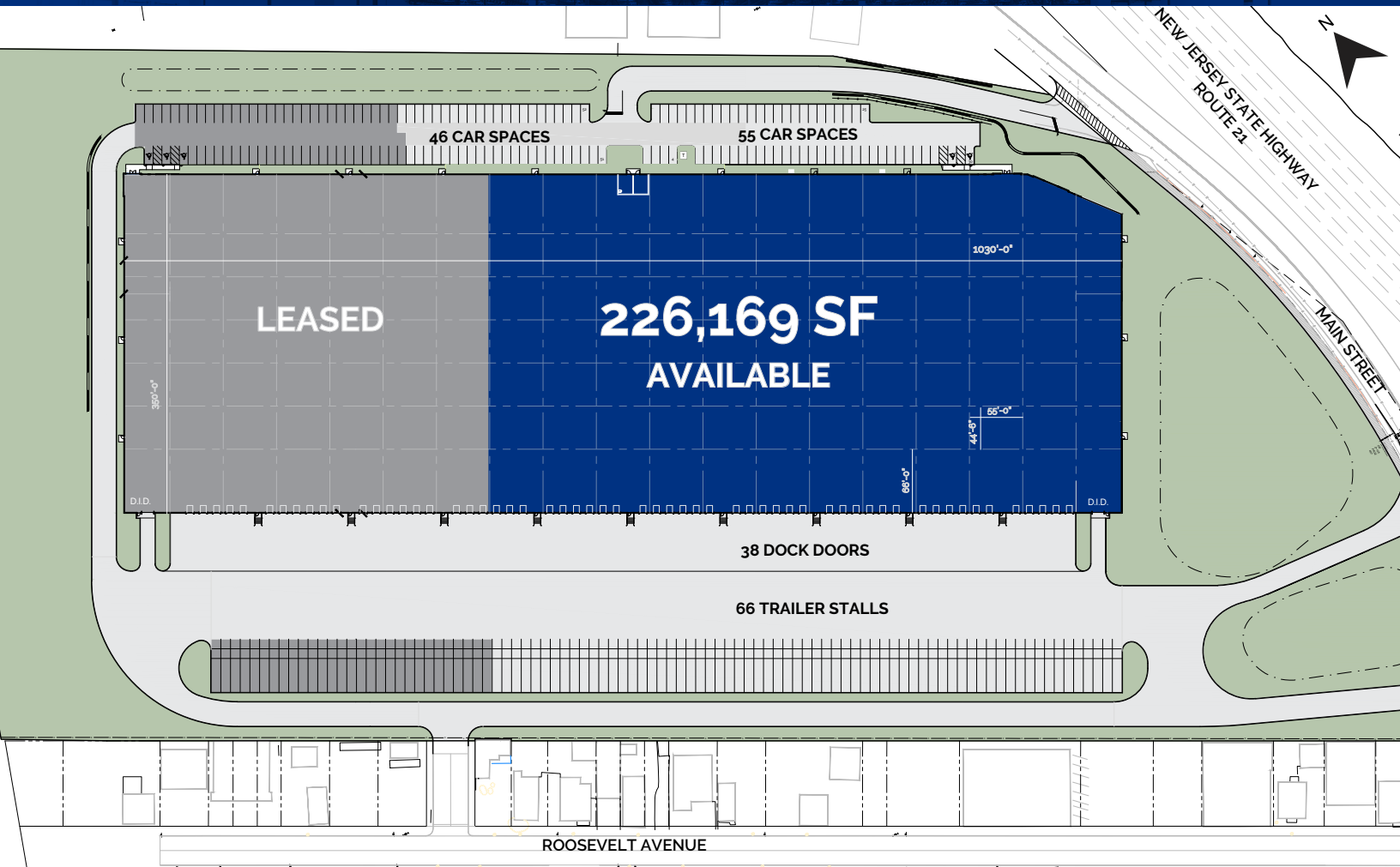
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Jones Lang LaSalle Brokerage, Inc.



226,169 SF REMAIN

WILL DIVIDE FURTHER TO 96,250 SF

Total Building: 358,586 SF

Clear Height: 40'

Column Spacing: 55'-0" x 44'-6"

Exterior Docks: 38 remain

Drive-in Doors: 2

Speed Bays: 66'-0"

Car Parking Spaces: 101 remain

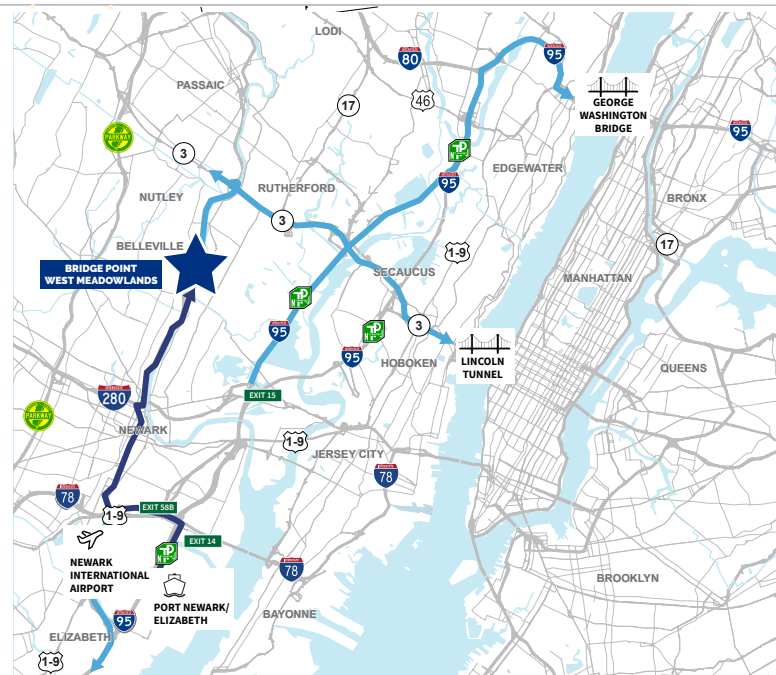
Trailer Parking: 66 remain

Truck Court: 180'

Spec Office: To Suit

Power: 1,800 AMP,
3-phase/480 V

Floor: 8" thick unreinforced
concrete



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HIGHLIGHTS

- Located directly off Route 21
- Direct access to Routes 21, 3 and I-280 provides convenient access to NJ Turnpike (I-95) Exits 16W (5.7 miles) and 15W (6.8 miles)
- Strong labor supply: 70,554 warehouse and transportation workers in a 7.5-mile radius
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ROUTE 3

2.3 miles

INTERSTATE 280

3.6 miles

NJ TURNPIKE (EXIT 15W)

6.8 miles

PORT NEWARK/ELIZABETH

8.7 miles

LINCOLN TUNNEL

11.2 miles

G.W. BRIDGE

16.5 miles



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72 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in 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	
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

HEADQUARTERS

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www.bridgeindustrial.com