

# BRIDGE POINT WEST MEADOWLANDS

bridgepointwestmeadowlands.com | 675 Main Street, Belleville, NJ

JLL BRIDGE



## 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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Jones Lang LaSalle Brokerage, Inc.

## BRIDGE





## 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)
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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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# 74 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	
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2022
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
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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