# **BRIDGE POINT** BAYONNE

**BRIDGE** 

bpbayonne.com | 63 Hook Road, Bayonne, NJ



### **LEASING OPPORTUNITY PORT SUBMARKET**

#### **HIGHLIGHTS**

- Located directly off Route 440
- · Convenient access to Exit 14A of I-78 and within close proximity to I-95 and the Holland Tunnel
- Strong labor supply: 81,836 warehouse and transportation workers in a 7.5-mile radius
- Total population of 2,425,711 people living in a 7.5-mile radius with a median household income of \$85,257
- · Proximity to many options of local amenities

**AVAILABLE SPACE** 

355,580 SF

I AND SIZE

**17.6 Acres** 

ANTICIPATED DELIVERY

**June 2024** 

#### **CHRIS HILE**

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Licensed Real Estate Salesperson Licensed Real Estate Salesperson

#### **GARY POLITI**

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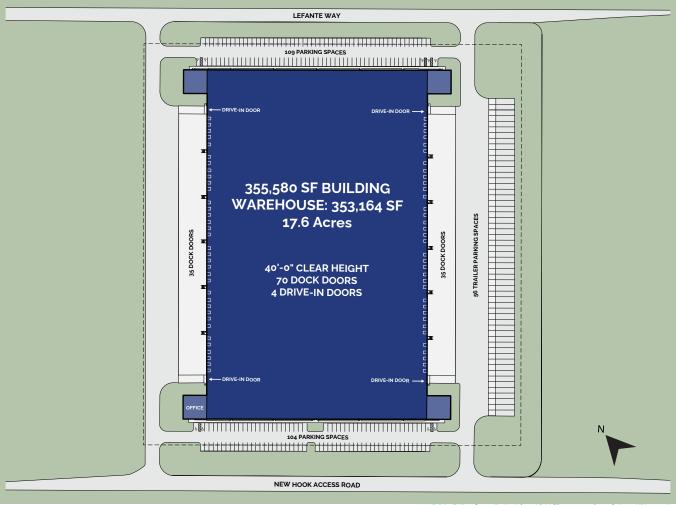
#### **DAVID KNEE**

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Licensed Real Estate Salesperson Licensed Real Estate Salesperson







### 355,580 SF

**ACRES: 17.6** 

CLEAR HEIGHT: 40'-0"

**DOCK DOORS: 70** 

**DRIVE-IN DOORS: 4** 

CAR PARKING SPACES: 213

TRAILER PARKING SPACES: 56

COLUMN SPACING: 55' (W) X 50' (D)

SPEED BAYS: 55' (W) X 60' (D)

TRUCK COURT: 130'

POWER: 2.000 AMPS

FLOOR THICKNESS: 8" UNREINFORCED



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**BAYONNE BRIDGE** 

3.1 miles

I-95/NJ TURNPIKE

6.2 miles

**HOLLAND TUNNEL** 

7.9 miles

PORT NEWARK/ELIZABETH

8.1 miles

LINCOLN TUNNEL

**16.2 miles** 

G.W. BRIDGE

**23.4 miles** 

WAREHOUSE & TRANSPORTATION WORKERS IN A 7.5-MILE RADIUS

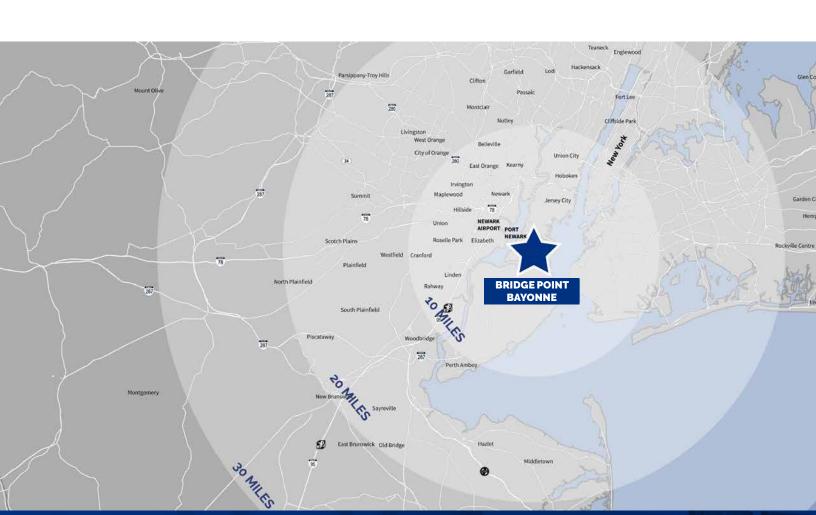
81,836

**TOTAL POPULATION IN A 7.5-MILE RADIUS** 

2,425,711

MEDIAN HOUSEHOLD INCOME

\$85,257



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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