

BRIDGE POINT PORT ELIZABETH

Kapkowski Road, Elizabeth, NJ

bridgepointportelizabeth.com

 **BRIDGE**

 **ELBERON**
DEVELOPMENT GROUP



FOUR BUILDING LEASING OPPORTUNITY

PORT/AIRPORT LOCATION

HIGHLIGHTS

- New construction; Modern state-of-the-art Class A industrial facility
- Located within a half mile of port and less than 1 mile from Newark Liberty International Airport
- Close proximity to Exit 13A of NJ Turnpike/I-95

**New Construction
Available**

TOTAL AVAILABLE SPACE

217,344 SF

80,800 SF

51,542 SF

26,762 SF

58,240 SF

May Divide

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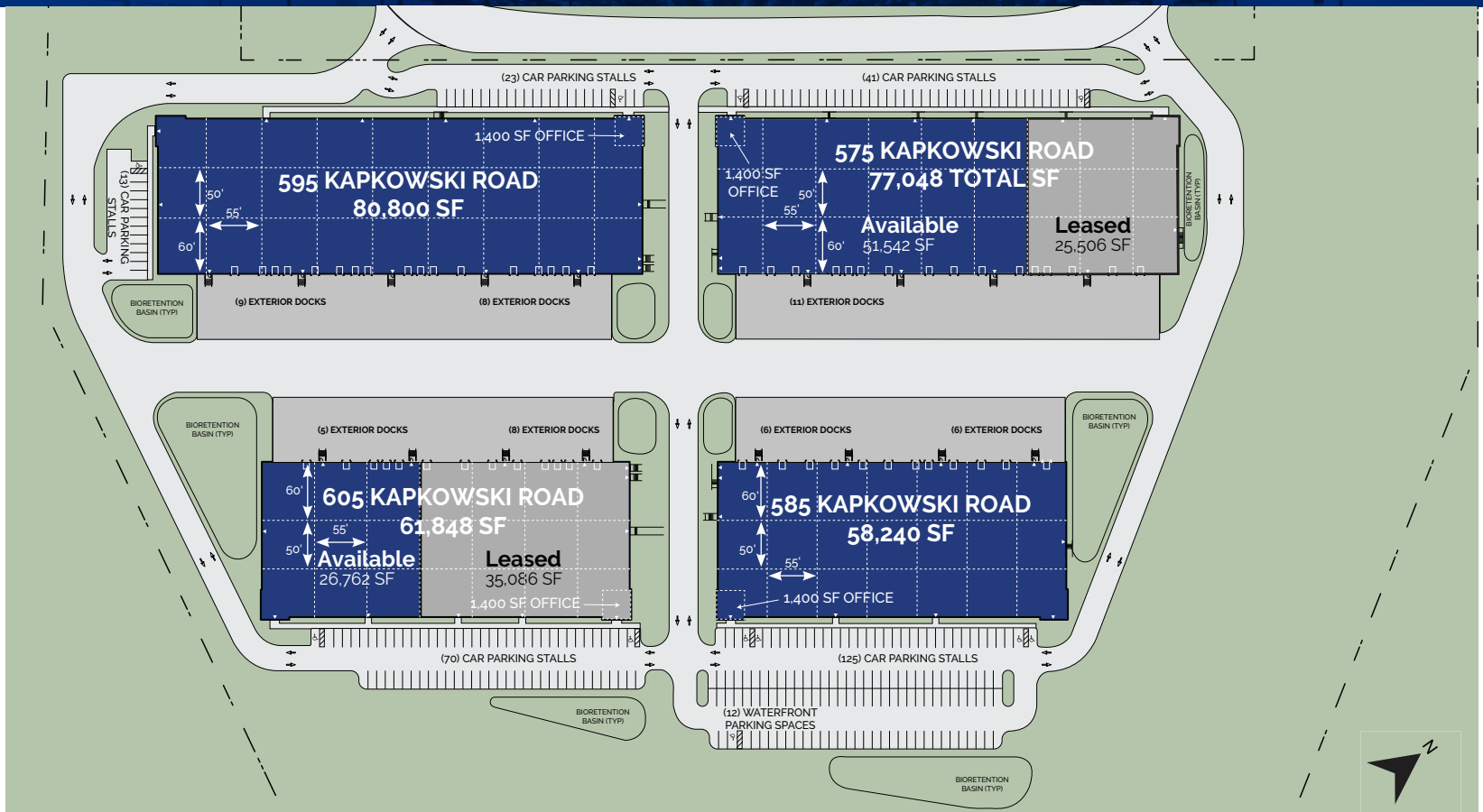
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JONES LANG LASALLE BROKERAGE, INC.

A licensed real estate broker | One Meadowlands Plaza, Suite 804, East Rutherford, NJ 07073 | +1 201 528 4400

OVERALL SITE PLAN



217,344 TOTAL SF AVAILABLE

Clear height 32' | ESRF wet sprinkler system

575 KAPKOWSKI ROAD:

- 51,542 SF available
- ±1,400 SF offices or to suit
- 11 loading docks
- 28 car parking spaces
- 323' x 160' dimensions
- 800 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing

595 KAPKOWSKI ROAD:

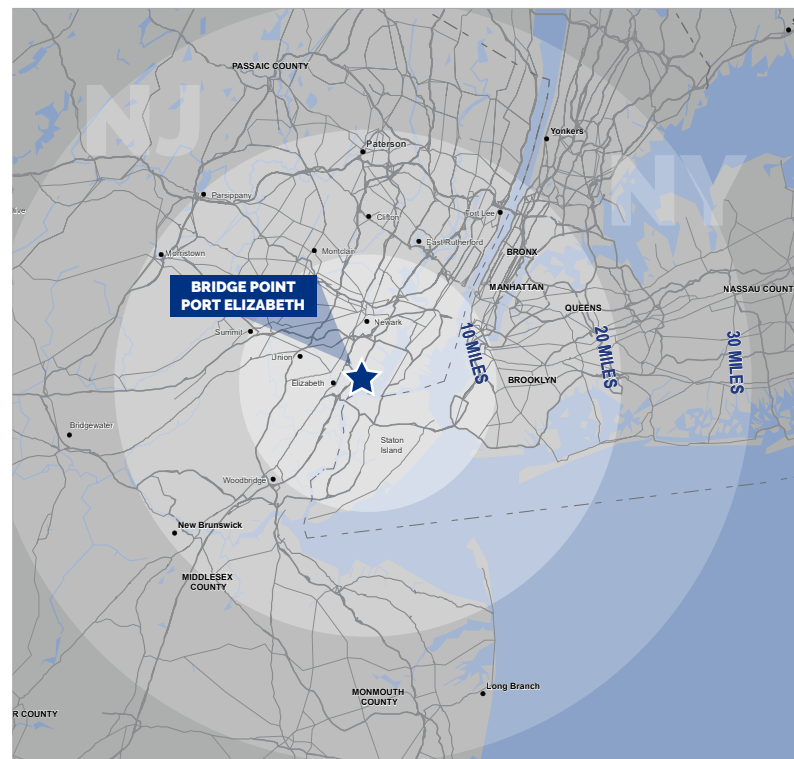
- 80,800 SF available
- ±1,400 SF offices or to suit
- 17 loading docks
- 36 car parking spaces
- 505' x 160' dimensions
- May divide
- ±1,200 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing

585 KAPKOWSKI ROAD:

- 58,240 SF available
- ±1,400 SF offices or to suit
- 12 loading docks
- 125 car parking spaces
- 364' x 160' dimensions
- May divide
- 1200 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing

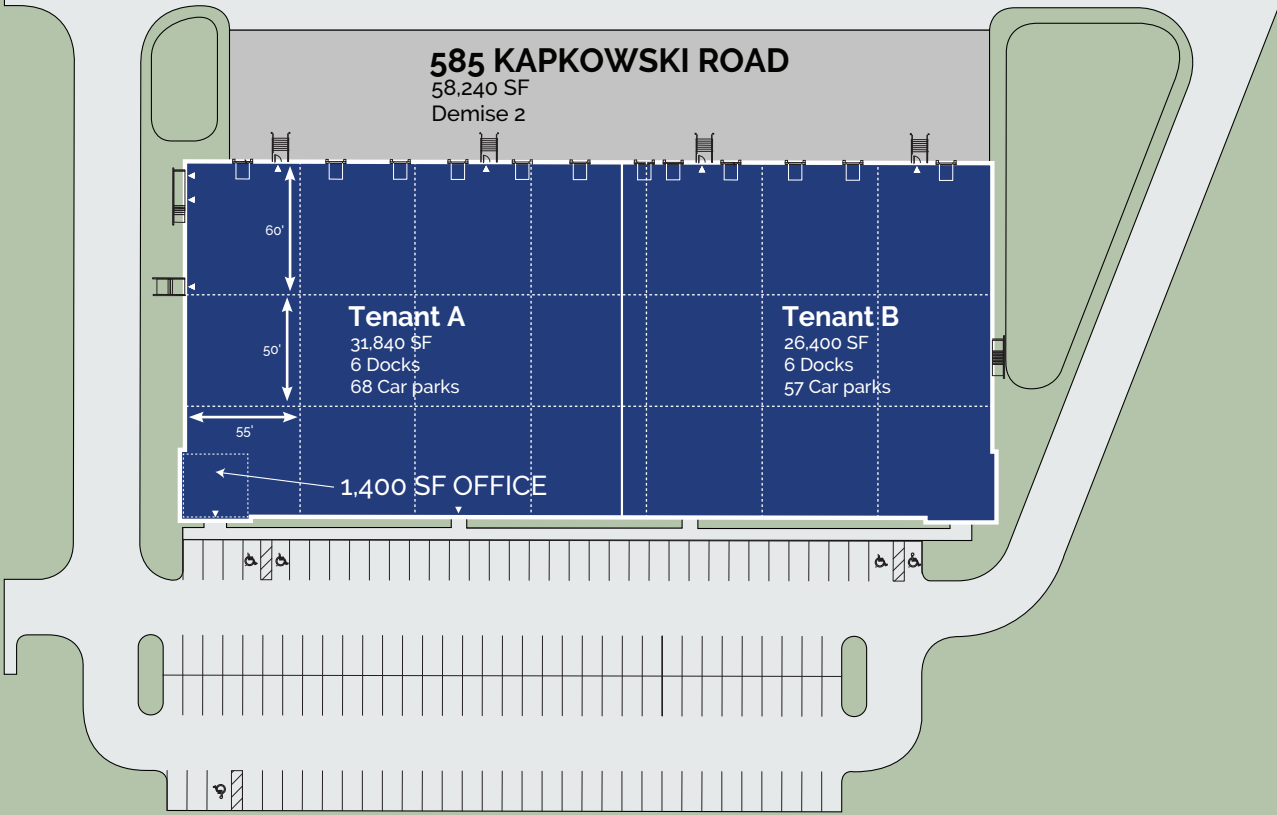
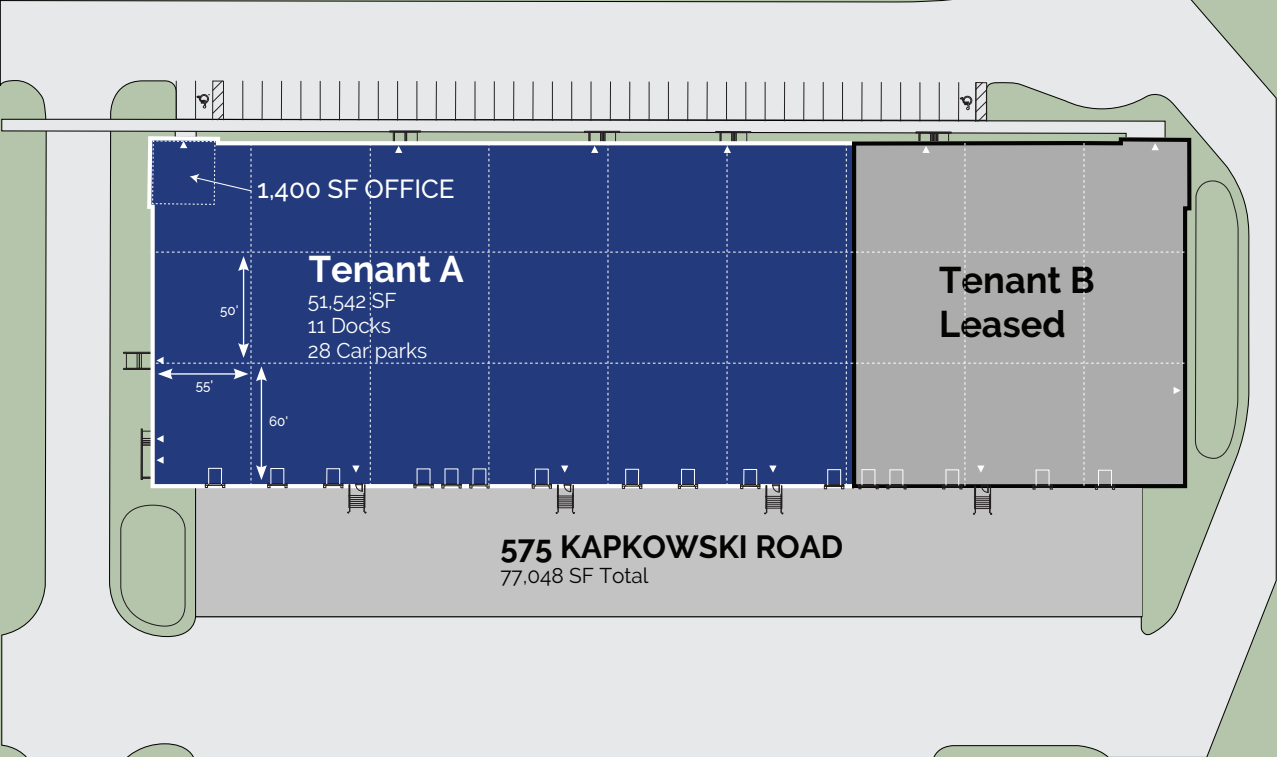
605 KAPKOWSKI ROAD:

- 26,762 SF available
- ±1,400 SF offices or to suit
- 5 loading docks
- 50 car parking spaces
- 165' x 160' dimensions
- May divide
- 800 amps @ 480 volts electric service
- 55' x 60' (speed bay) and (2) at 55' x 50' column spacing



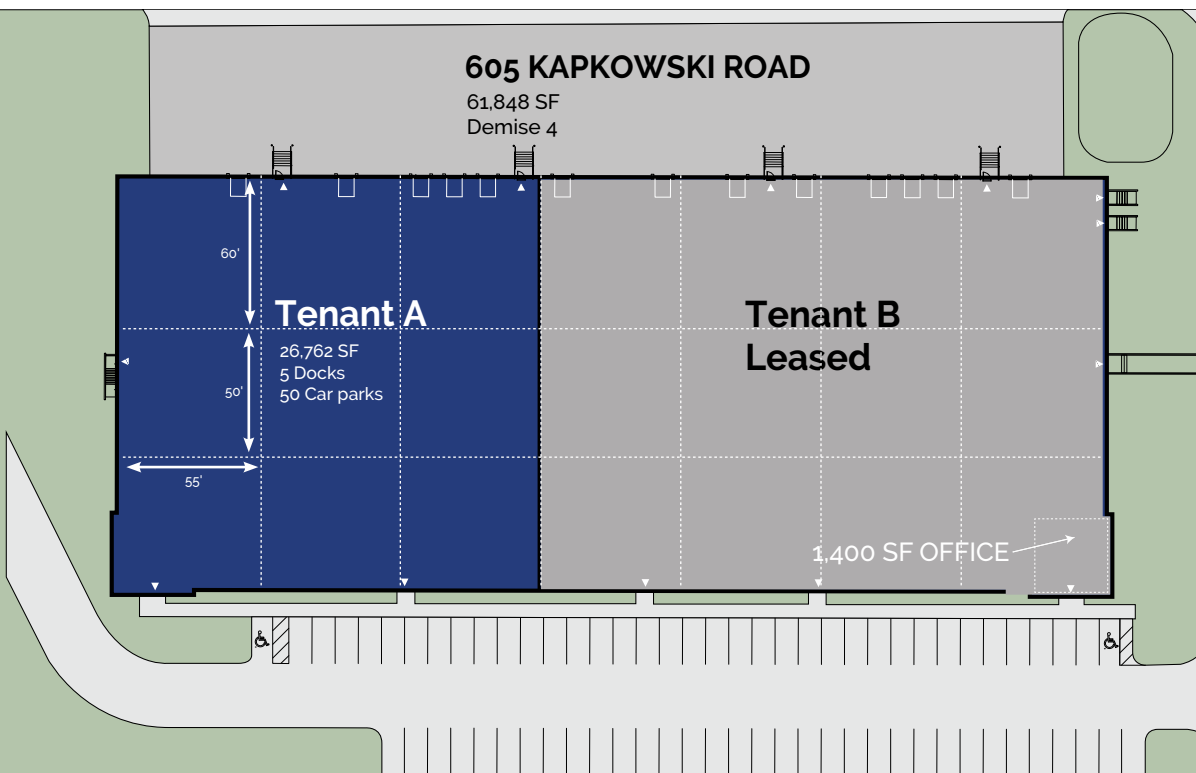
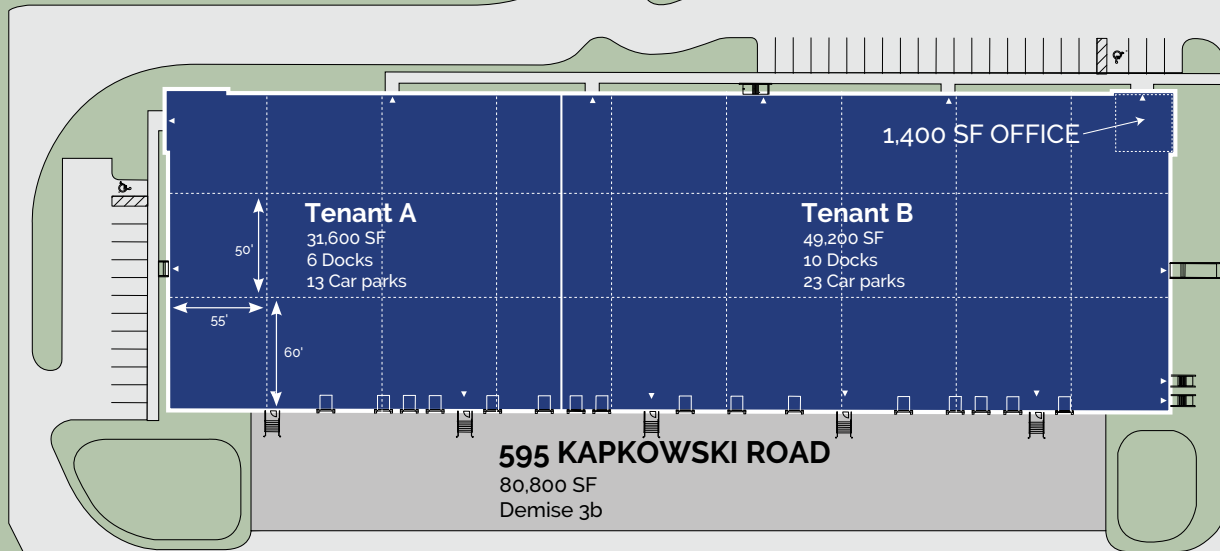
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POTENTIAL BUILDING DIVISION PLANS



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POTENTIAL BUILDING DIVISION PLANS



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LOCATION

BRIDGE



HIGHLIGHTS

- Less than a half mile to Port Newark/Elizabeth
- Waterfront location
- Less than 1 mile to Newark Liberty International Airport
- Located in close proximity to Exit 13A of the NJ Turnpike/I-95
- Located next to Jersey Gardens Mall and in close proximity to an abundance of local amenities
- Strong labor supply: 119,241 warehouse and transportation workers in a 10 mile radius
- Total population: 3,054,765 people living in a 10 mile radius with a medium household income of \$82,996

NJ TURNPIKE (EXIT 13A)

1.8 miles

ROUTE 78

~4 miles

GOETHALS BRIDGE

3.6 miles

HOLLAND TUNNEL

14 miles

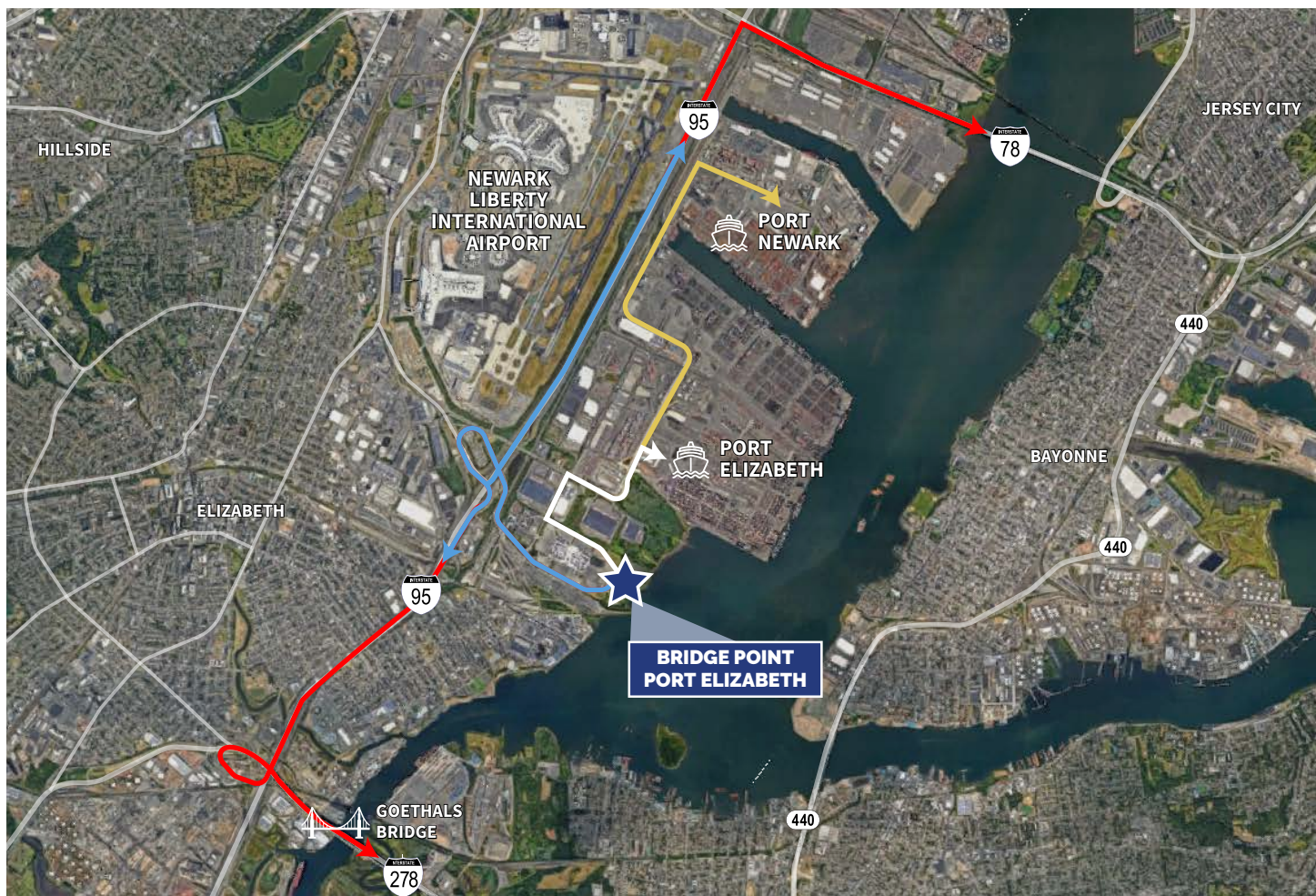
LINCOLN TUNNEL

16 miles

G.W. BRIDGE

21.7 miles

*Source: ESRI Business Analyst 2022 data (latest available)



bridgepointportelizabeth.com

Kapkowski Road, Elizabeth, NJ Township, NJ



ABOUT BRIDGE



74+ MILLION SF NATIONWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL REAL ESTATE** in the 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 Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, IREJ	2021
Industrial Project of the Year, SFBJ	2020, 2018
Deal of the Year, NAIOP New Jersey	2020, 2018

HEADQUARTERS

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www.bridgeindustrial.com

ABOUT ELBERON

100 Years of Experience = **21ST** Century Solutions

Founded in 1920, **Elberon Development Group** brings a rich history of local expertise to the commercial real estate industry.

With a portfolio of over 3 million square feet in strategically located warehouse facilities in and around the Port of Elizabeth and Newark International Airport, **Elberon Development Group** continues to create buildings that meet the needs of an ever evolving global economy.



ULI Northern New Jersey Industrial Excellence Award	2022
NAIOP New Jersey Industrial Deal of the Year Award	2021, 2016, 2012



HEADQUARTERS

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www.elberon.com