

BRIDGE POINT CRAGWOOD ROAD BRIDGE

bridgepointcragwoodroad.com | 1 Cragwood Road | South Plainfield, NJ



NEW INFILL DEVELOPMENT ROUTE 287/EXIT 10 SUBMARKET

HIGHLIGHTS

- Ideally located in the prime Route 287/Exit 10 submarket
- Immediate access to Interstate 287
- State-of-the-art distribution warehouse with great building access points
- Abundant trailer and employee parking
- Excellent access to I-287, NJ Turnpike, Route 1-9 and other major highways
- Phenomenal access to the surrounding population.

AVAILABLE SPACE

167,281 SF

OF BUILDINGS

1

CLEAR HEIGHT

36'

LAND SIZE

14.8 Acres

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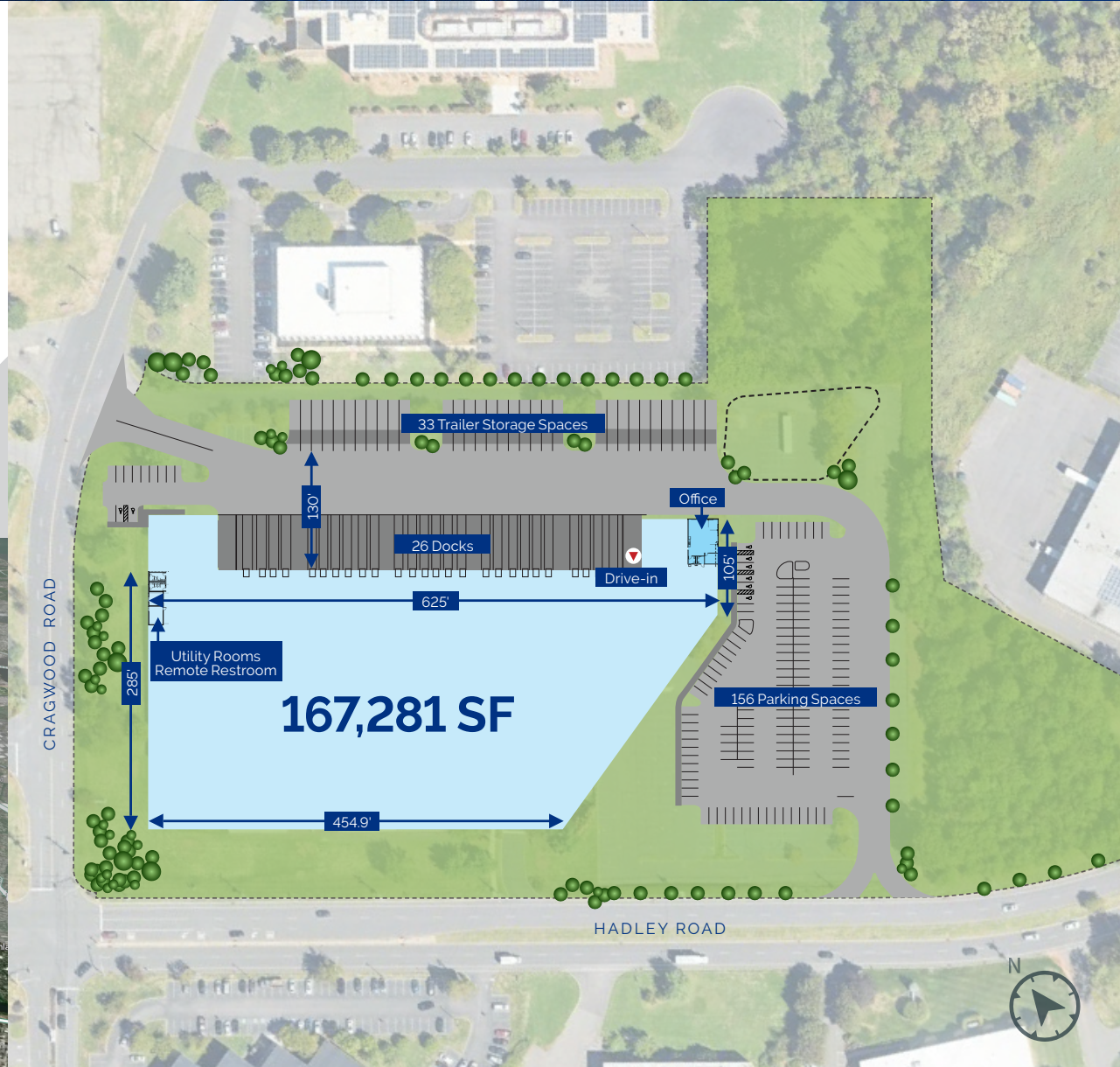
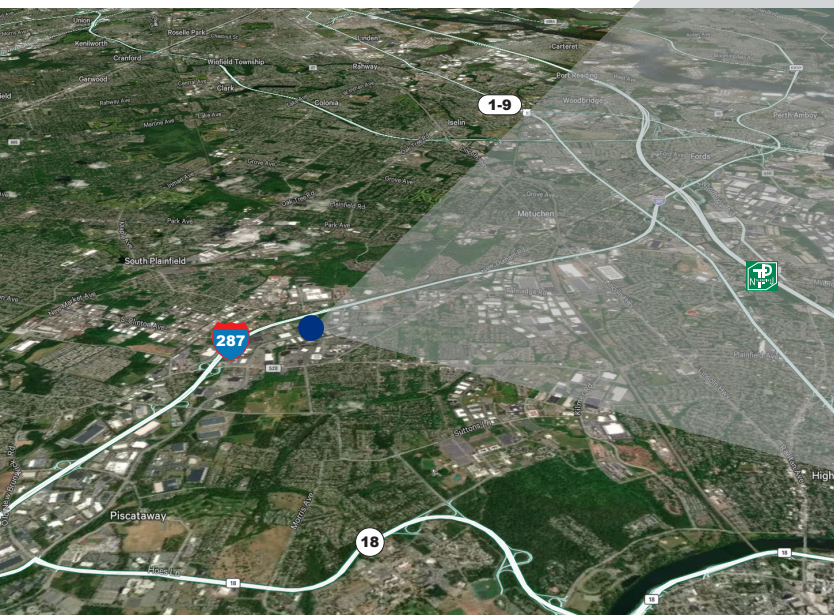
SITE PLAN



PROPERTY OVERVIEW

167,281 SF

Clear Height: 36'
Exterior Docks: 26
Drive-in Door: 1
Car Parking: 156
Trailer Parking: 33
Truck Court: 130'
Spec Office: 1,505 SF



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PROXIMITY MAP



TO INTERSTATE 287

0.5 miles
2 minutes

TO NJ TURNPIKE

5.5 miles
7 minutes

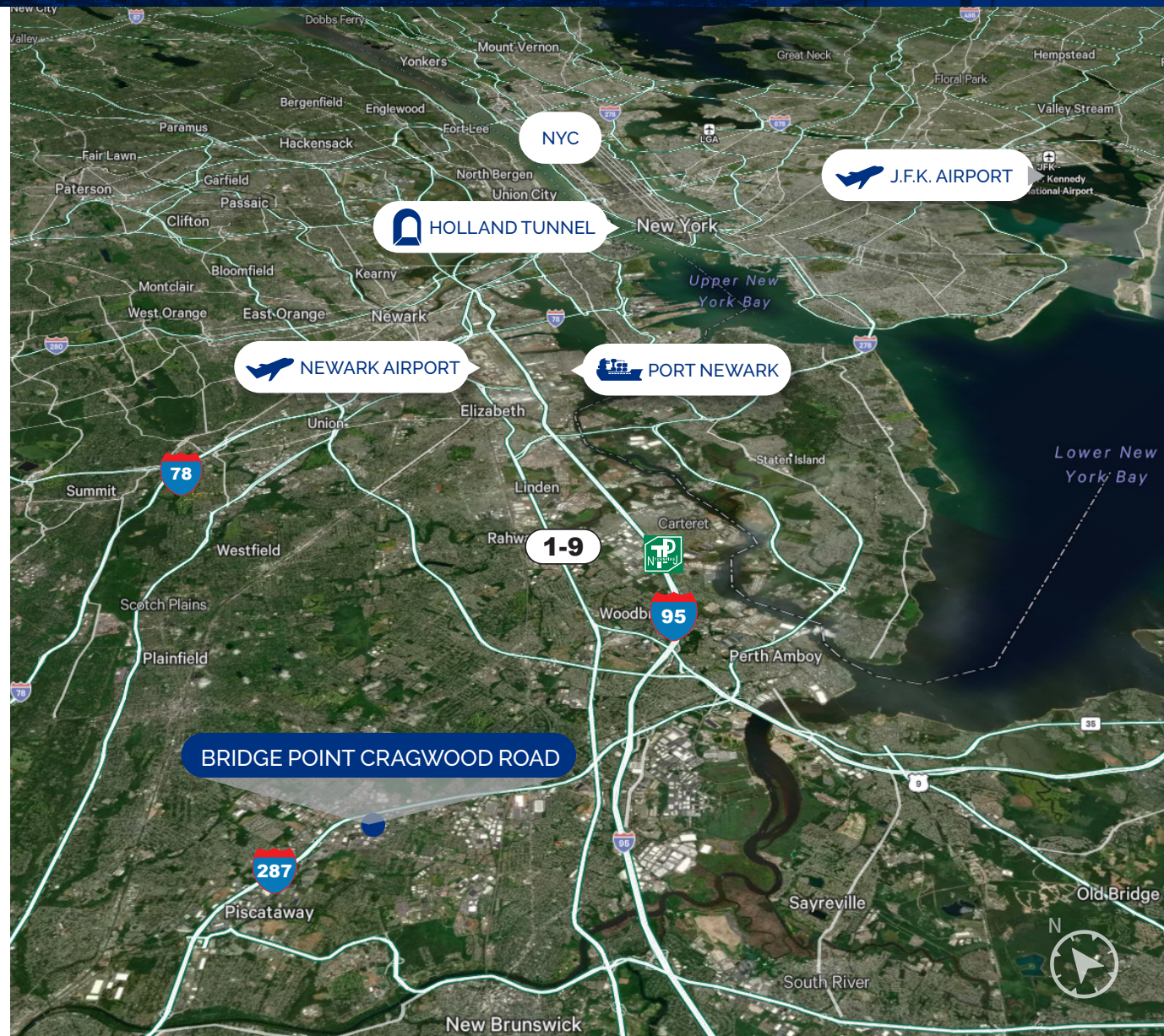
TO NEWARK AIRPORT

21 miles
22 minutes

HIGHLIGHTS

- Direct access to Rotue 287
- Located 5.5 miles from NJ Turnpike
- 21 miles from Newark Airport
- 25 miles from Port Newark
- 30 miles from Holland Tunnel

Approximate Drive Time/Miles



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CBRE

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.



HEADQUARTERS

444 W. Lake St., Chicago, IL 60606 | 312 683 7230

www.bridgeindustrial.com

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