



BAY
AVE

FREEZER & COLD STORAGE
❄️ **CAPACITY AVAILABLE**

**30-YEAR TAX
PILOT IN PLACE**

MODERN DISTRIBUTION SPACE WITH EXCEPTIONAL PORT, AIRPORT, & HIGHWAY ACCESS.



CLASS A INDUSTRIAL READY FOR OCCUPANCY

171,128 SF FOR LEASE

5-61BAYAVE.COM

5-61 BAY AVENUE | ELIZABETH, NJ



CBRE

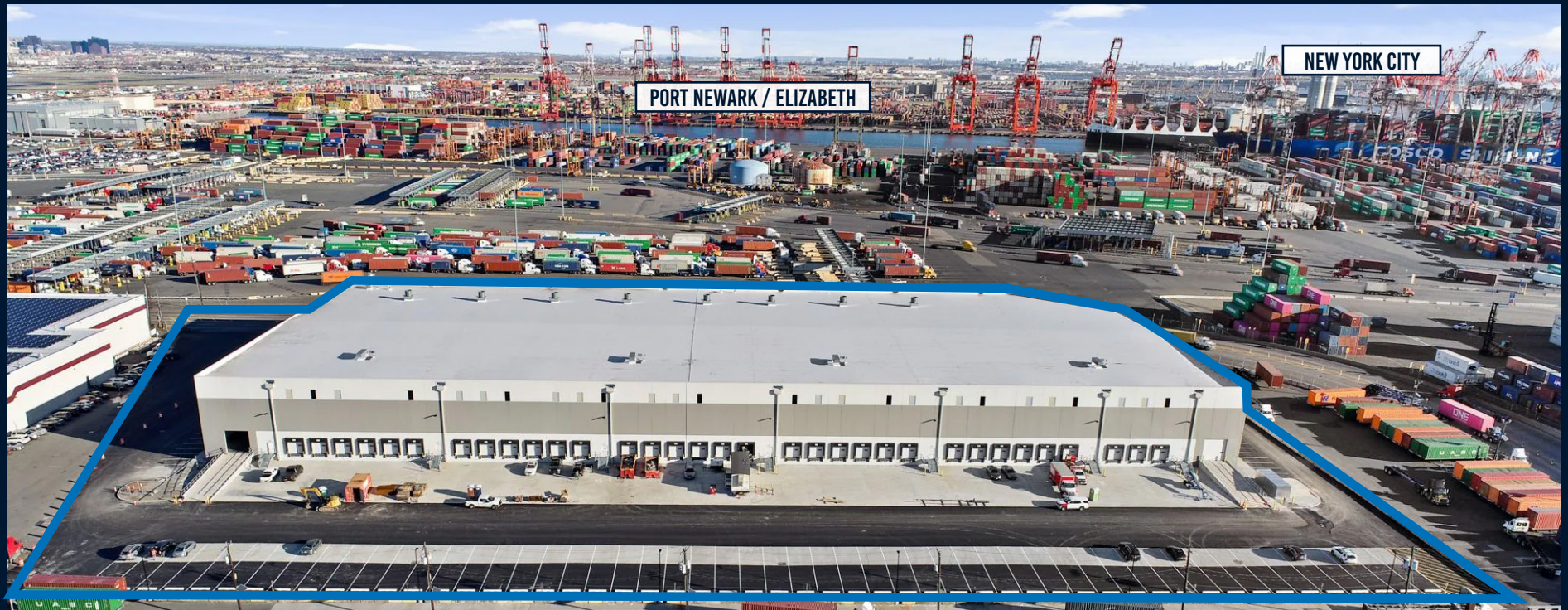
PROPERTY OVERVIEW

5-61 BAY AVENUE | ELIZABETH, NJ



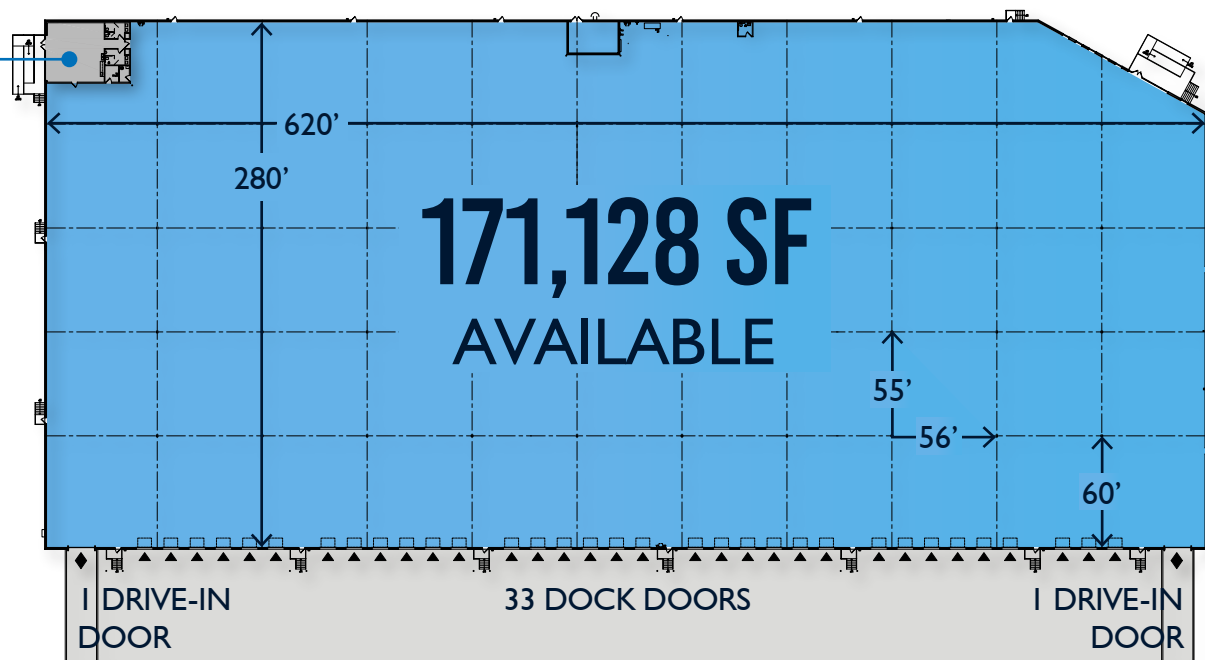
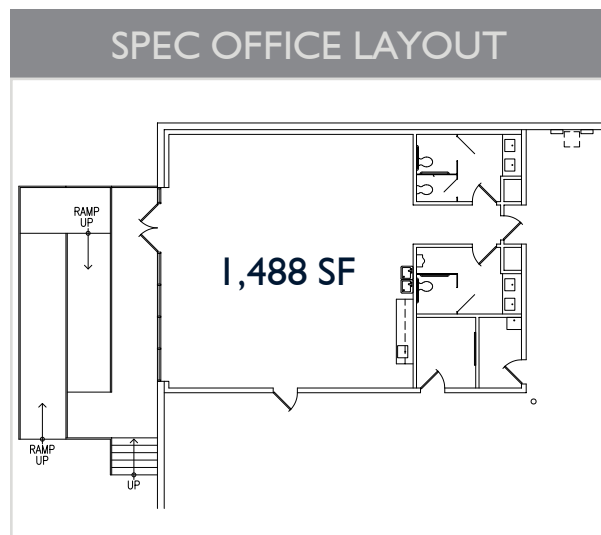
A RARE OPPORTUNITY TO SECURE CLASS A INDUSTRIAL SPACE WITH LONG-TERM TAX ADVANTAGES AT THE GATEWAY TO THE PORT OF NEW YORK AND NEW JERSEY.

Strategically located in one of New Jersey's most sought-after logistics markets, 5-61 Bay Avenue offers a state-of-the-art Class A facility designed for warehousing, distribution, and e-commerce operations. It is the closest Class A industrial building to Port Newark/Elizabeth and provides immediate access to Newark Liberty International Airport.



BUILDING SPECIFICATIONS

5-61 BAY AVENUE | ELIZABETH, NJ



AVAILABLE SPACE

171,128 SF

OFFICE SPACE

1,488 SF (Expandable)

CLEAR HEIGHT

40'

COLUMN SPACING

56' x 55'

SPEED BAYS

60'

DOCK DOORS

33 (9' X 10')
40,000 lb levelers

DRIVE-IN DOORS

2

CAR PARKING

49

TRAILER PARKING

53

ELECTRICAL SERVICE

2,000 Amps, 480 Volt, 3 Phase

SPRINKLER SYSTEM

ESFR

LIGHTING

LED with Motion Sensors

FLOOR THICKNESS

8" Slab

PILOT

30-Year PILOT

CBRE

COLD STORAGE CAPABILITIES ❄️

5-61 BAY AVENUE | ELIZABETH, NJ



AVAILABLE FREEZER AND REFRIGERATED STORAGE CAPACITY PROVIDES IMMEDIATE SUPPORT FOR COLD CHAIN, FOOD AND BEVERAGE, PHARMACEUTICAL, AND OTHER TEMPERATURE-SENSITIVE OPERATIONS.

INSERT PLAN HERE

LOCATION & ACCESS

5-61 BAY AVENUE | ELIZABETH, NJ



EXCEPTIONAL CONNECTIVITY

The property's strategic location provides immediate access to major transportation hubs that serve the New York metropolitan region and East Coast distribution network. Providing excellent access to the largest consumer population base in the United States.

LOCATION HIGHLIGHTS



IMMEDIATE ACCESS
Port Newark /
Elizabeth

9.2 MILES
Global Terminal



3.7 MILES
Newark Liberty Int'l Airport



2.6 MILES
NJTPKE Exit 13A

4.2 MILES
Routes 1 & 9

3.6 MILES
Interstate 78

8.1 MILES
Interstate 280



12.6 MILES
Bayonne Bridge

19.9 MILES
G.W. Bridge



11.2 MILES
Holland Tunnel

14.1 MILES
Lincoln Tunnel



ACCESS THE HEAVY WEIGHT CORRIDOR

5-61 BAY AVENUE | ELIZABETH, NJ



5-61 BAY AVE PROVIDES DIRECT ACCESS TO THE HEAVY-WEIGHT CORRIDOR THROUGH PORTS NEWARK / ELIZABETH

- ✓ **PRIME TURNPIKE LOCATION:** Immediate entry from NJ Turnpike Exit 13A for fast, efficient freight movement.
- ✓ **MINUTES TO NEWARK AIRPORT:** Only 3.7 miles from Newark Liberty International Airport for quick air-cargo access.
- ✓ **DIRECT PORT CONNECTIVITY:** Directly connected to the Newark / Elizabeth port complex, the largest on the East Coast.
- ✓ **HIGHLY CONNECTED LOGISTICS HUB:** Central to major highways, port, airport, and rail for seamless multimodal logistics.





5-61BAYAVE.COM



PORT NEWARK / ELIZABETH

NEWARK LIBERTY INT'L AIRPORT

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SEAGIS
PROPERTY GROUP

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