



Port South

Carteret, New Jersey

FOR LEASE

BUILDING 1

±199,300 SF

650 Federal Boulevard

BUILDING 2

±289,144 SF

700 Federal Boulevard

Class A Development
Available Q4 2024

CBRE



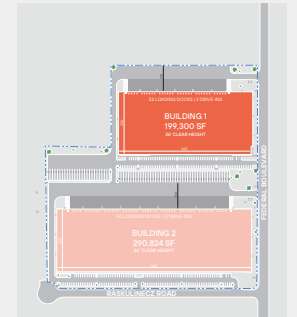
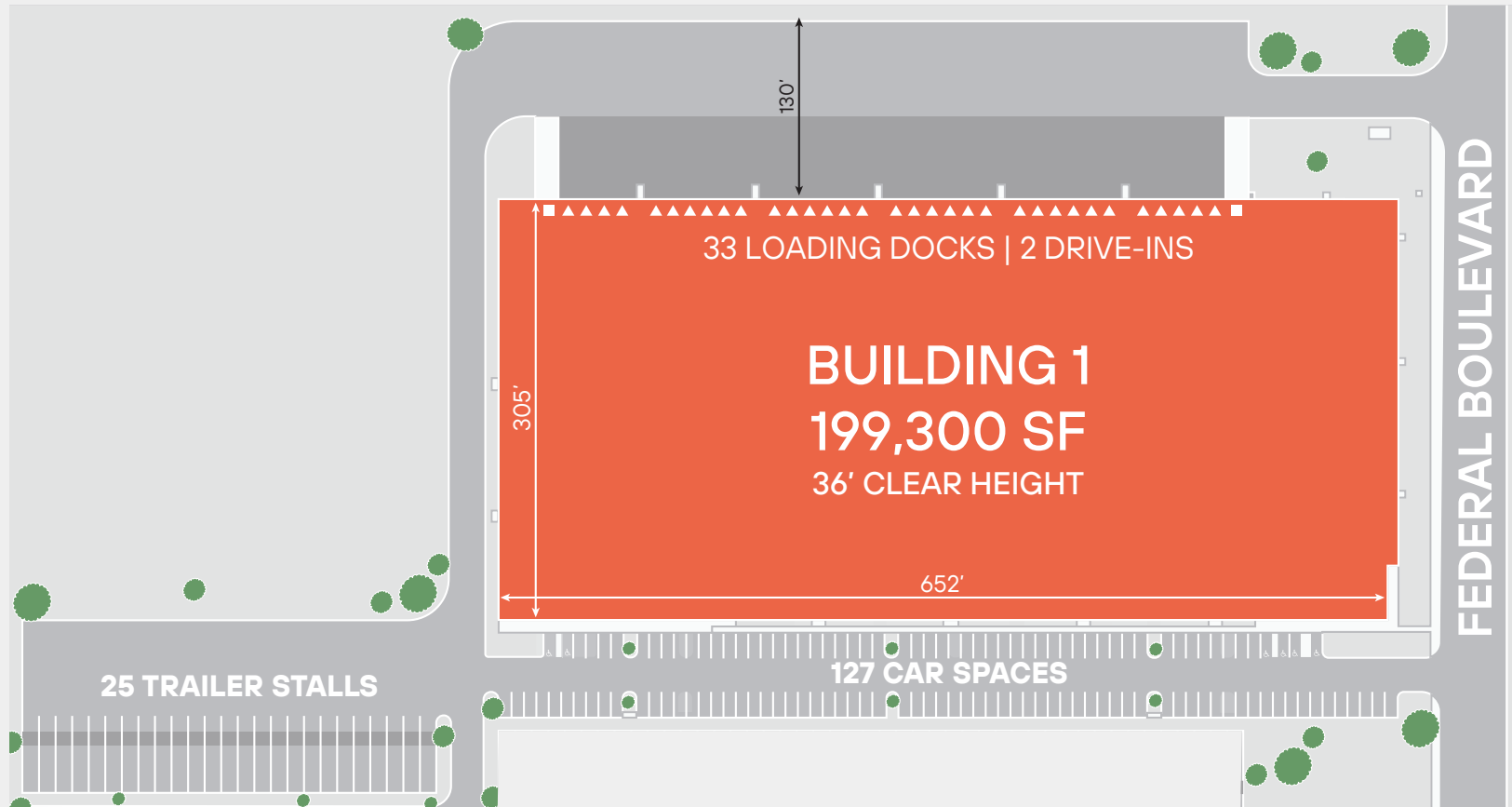


Building 1 | ±199,300 SF

BUILDING SF:	±199,300	LOADING DOCKS:	33
AVAILABLE SF:	±199,300	DRIVE-IN DOORS:	2
OFFICE:	To-suit	LOADING FORMAT:	Single-sided load
BUILDING DIMENSIONS:	305' x 652'	TRUCK COURT DEPTH:	130'
CLEAR HEIGHT:	36'	TRAILER STALLS:	25
COLUMN SPACING:	49' x 50'	CAR PARKING:	127
SPEED BAYS:	60'	POWER:	To-suit

SITE PLAN

BUILDING 1 | 650 FEDERAL BOULEVARD, CARTERET, NJ



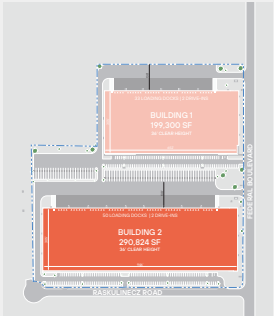
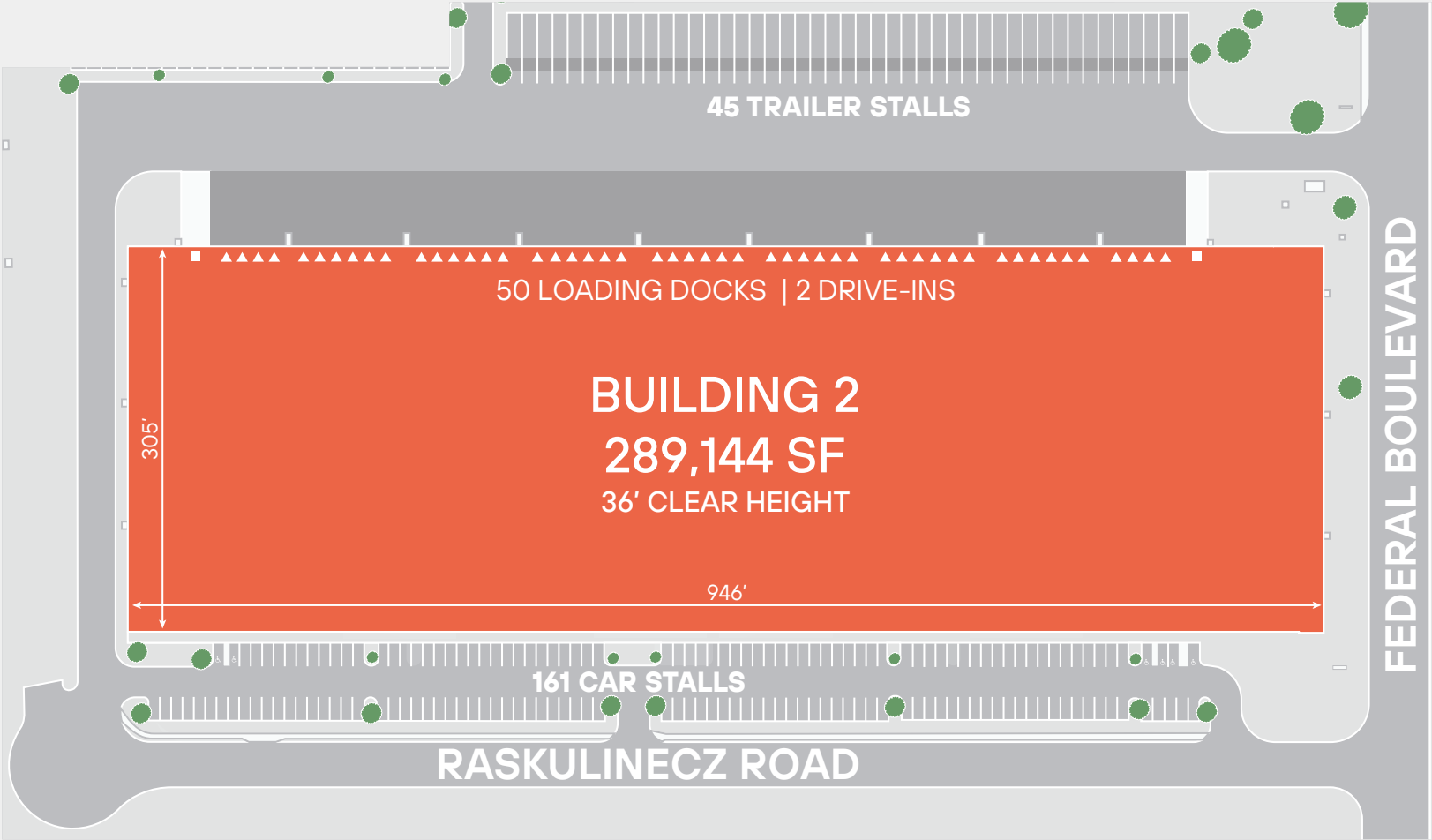


Building 2 | ±289,144 SF

BUILDING SF:	±289,144	LOADING DOCKS:	50
AVAILABLE SF:	±289,144	DRIVE-IN DOORS:	2
OFFICE:	To-suit	LOADING FORMAT:	Single-sided load
BUILDING DIMENSIONS:	305' x 946'	TRUCK COURT DEPTH:	130'
CLEAR HEIGHT:	36'	TRAILER STALLS:	45
COLUMN SPACING:	49' x 50'	CAR PARKING:	161
SPEED BAYS:	60'	POWER:	To-suit

SITE PLAN

BUILDING 2 | 700 FEDERAL BOULEVARD, CARTERET, NJ



LOCATION HIGHLIGHTS

With a dynamic and evolving economy centered around New York City, the Northern New Jersey industrial market is well-positioned for future growth. **Port South** is a newly constructed facility with **immediate I-95 access** and proximity to **Newark International Airport** and **Ports Newark/Elizabeth**. Superior logistical access to the **New Jersey Turnpike via Exit 12** and within **30 minutes from Midtown Manhattan**.

IMMEDIATE ACCESS

to Route 9

1 MILE

from NJ Turnpike Exit 12

10 MILES

from Newark Liberty International Airport

15 MILES

from Port Newark/Elizabeth

20 MILES

to New York City via Holland Tunnel
and Verrazzano-Narrows Bridge



DRIVING DISTANCES

GOETHALS BRIDGE	7.6 miles
OUTERBRIDGE CROSSING	8.7 miles
NEWARK INT'L AIRPORT	10 miles
BAYONNE BRIDGE	14.4 miles
PORTS NEWARK/ELIZABETH	15 miles
VERRAZZANO-NARROWS BRIDGE	18.3 miles
HOLLAND TUNNEL	20.1 miles
LINCOLN TUNNEL	22.2 miles
G.W. BRIDGE	29 miles
JFK INT'L AIRPORT	34.4 miles



Goethals Bridge
7.6 miles

Port South

Outerbridge Crossing
8.7 miles

EXIT 13

EXIT 13A

Newark Int'l Airport
10 miles

Bayonne Bridge
14.4 miles

EXIT 14

EXIT 15E

EXIT 15W

EXIT 16E

EXIT 16W

Verrazano-Narrows Bridge
18.3 miles

Ports Newark/Elizabeth
15 miles

Holland Tunnel
20.1 miles

Lincoln Tunnel
22.2 miles

G.W. Bridge
29 miles

JFK Int'l Airport
34.4 miles



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Leasing by:
CBRE

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.

No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.