



Port South

Carteret, New Jersey

FOR LEASE

BUILDING 1

±199,300 SF (DIVISIBLE)

650 Federal Boulevard

Available Immediately

BUILDING 2

±289,144 SF (DIVISIBLE)

700 Federal Boulevard

Available Immediately

Class A Development

CBRE



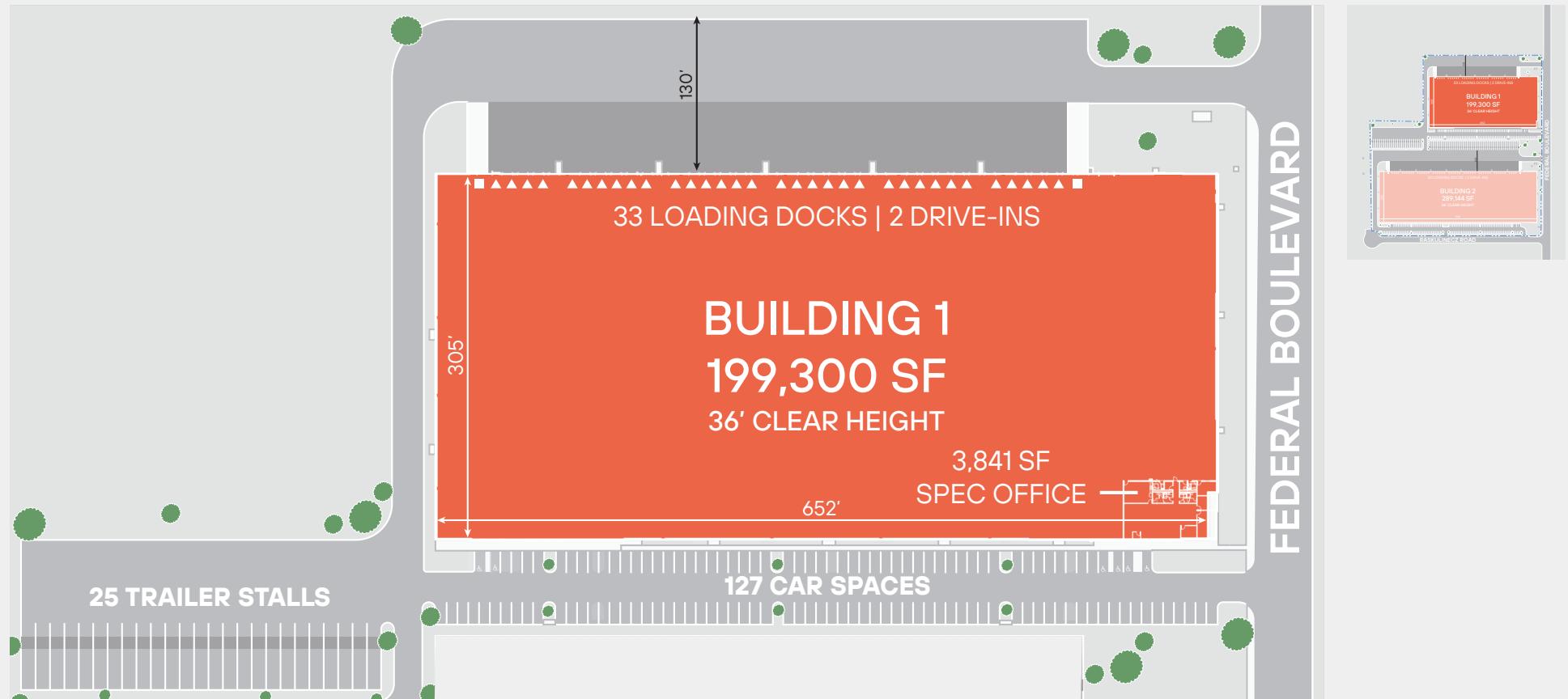


Building 1 | ±199,300 SF

BUILDING SF:	±199,300	LOADING DOCKS:	33
AVAILABLE SF:	±199,300 (divisible)	DRIVE-IN DOORS:	2
OFFICE SF:	3,841	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:	3,000 amps

SITE PLAN

BUILDING 1 | 650 FEDERAL BOULEVARD, CARTERET, NJ



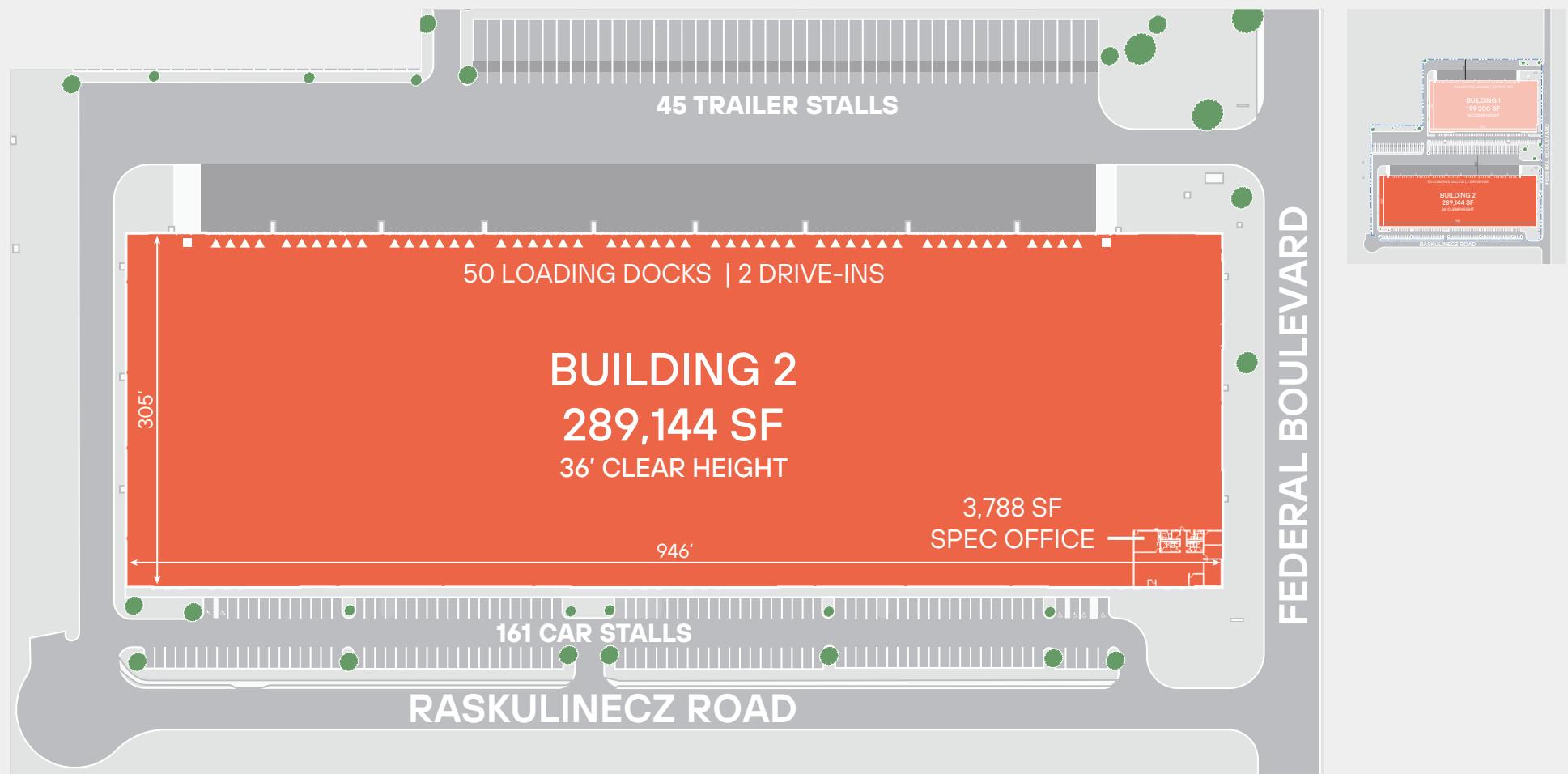


Building 2 | ±289,144 SF

BUILDING SF:	±289,144	LOADING DOCKS:	50
AVAILABLE SF:	±289,144 (divisible)	DRIVE-IN DOORS:	2
OFFICE SF:	3,788	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:	3,000 amps

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

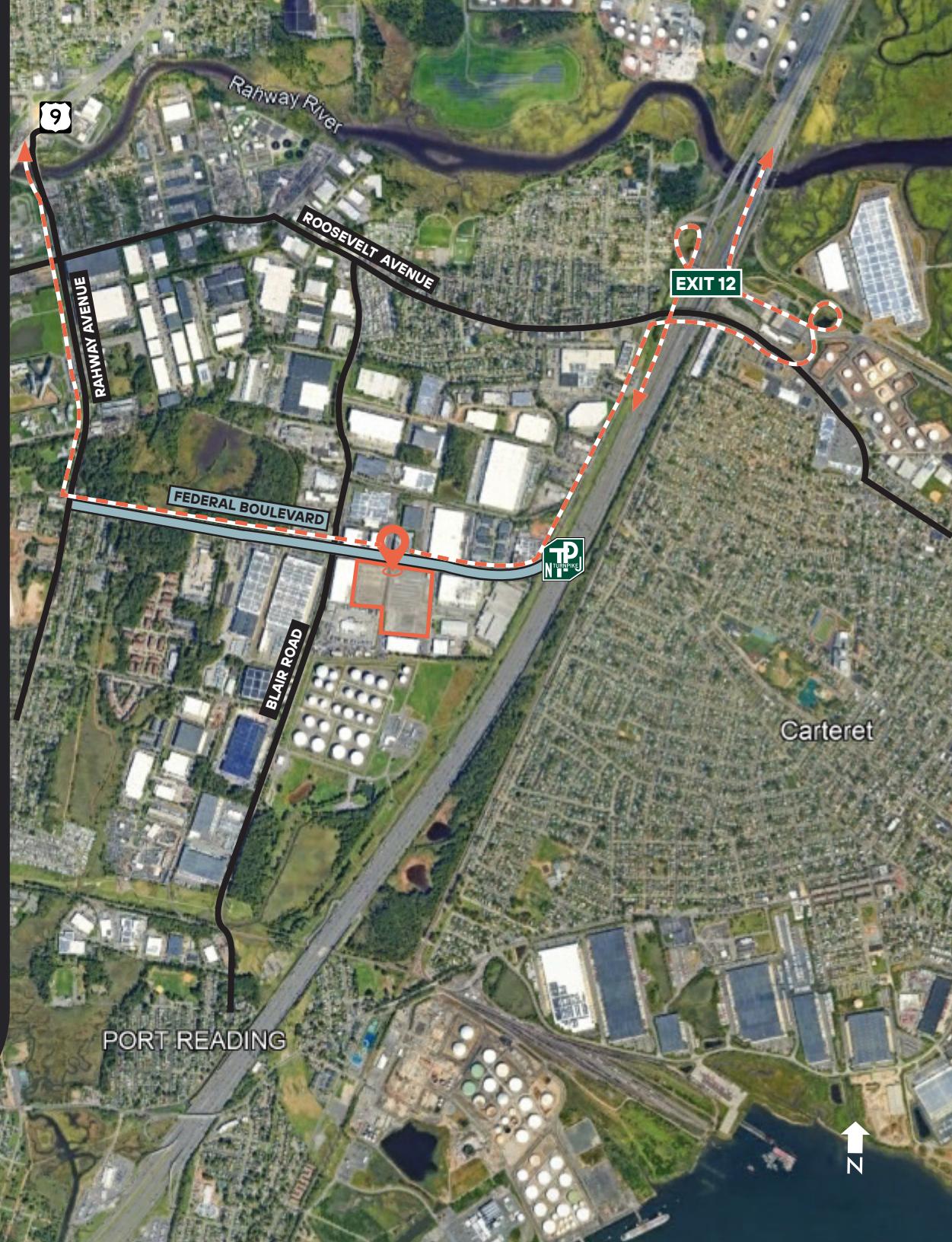
from Newark Liberty International Airport

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





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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.