



# 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**



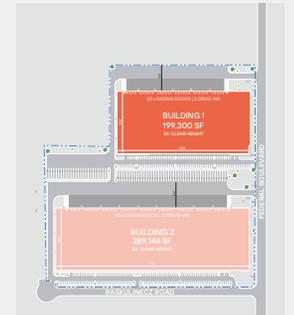


Building 1 | ±199,300 SF

<b>BUILDING SF:</b>	±199,300	<b>LOADING DOCKS:</b>	33
<b>AVAILABLE SF:</b>	±199,300 (divisible)	<b>DRIVE-IN DOORS:</b>	2
<b>OFFICE SF:</b>	3,841	<b>LOADING FORMAT:</b>	Single-sided load
<b>BUILDING DIMENSIONS:</b>	305' x 652'	<b>TRUCK COURT DEPTH:</b>	130'
<b>CLEAR HEIGHT:</b>	36'	<b>TRAILER STALLS:</b>	25
<b>COLUMN SPACING:</b>	49' x 50'	<b>CAR PARKING:</b>	127
<b>SPEED BAYS:</b>	60'	<b>POWER:</b>	3,000 amps

# SITE PLAN

BUILDING 1 | 650 FEDERAL BOULEVARD, CARTERET, NJ



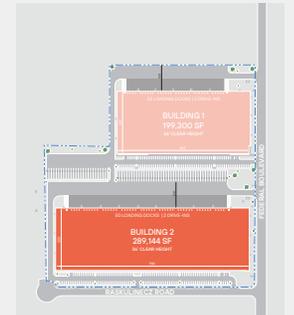
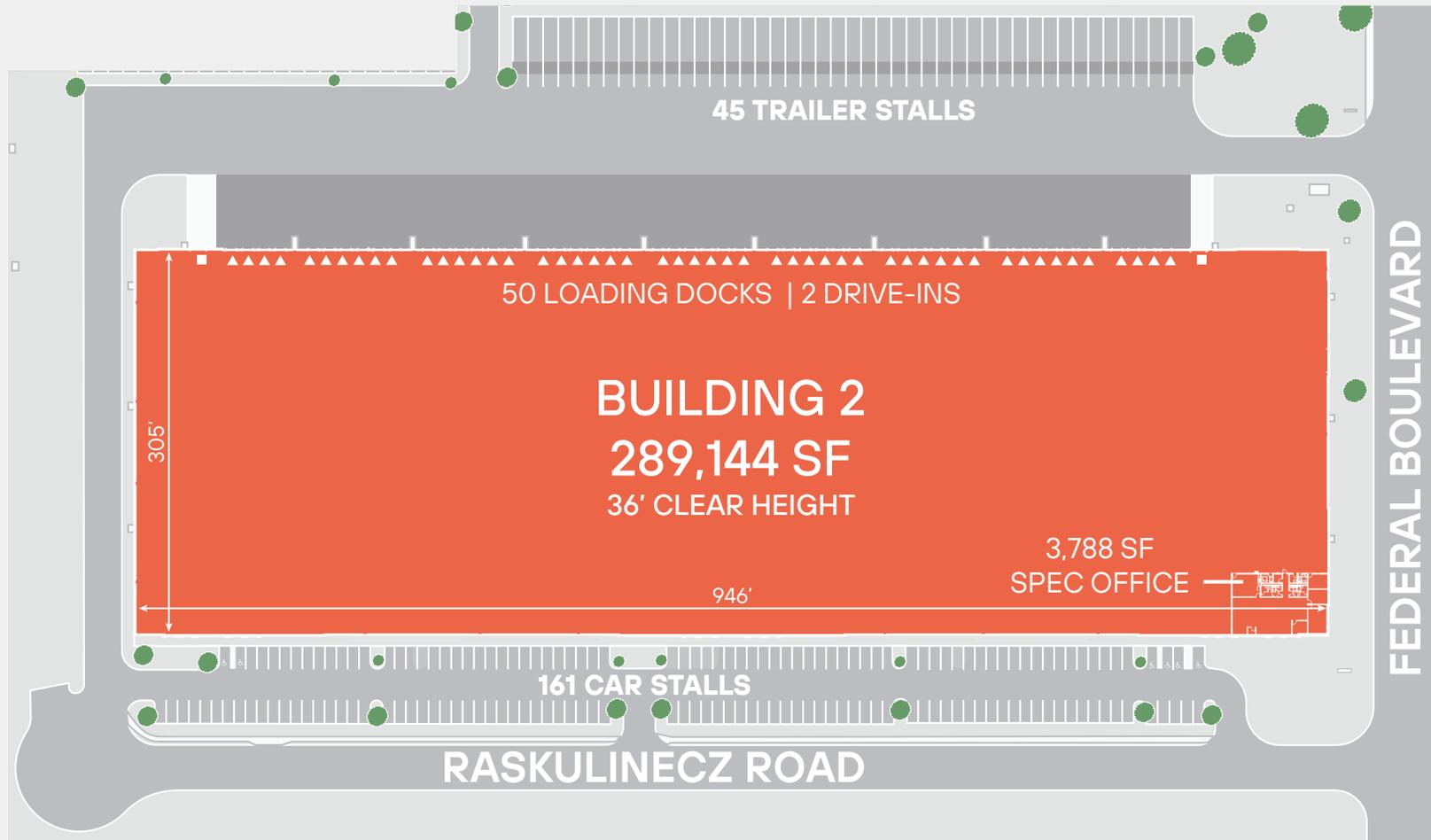


Building 2 | ±289,144 SF

<b>BUILDING SF:</b>	±289,144	<b>LOADING DOCKS:</b>	50
<b>AVAILABLE SF:</b>	±289,144 (divisible)	<b>DRIVE-IN DOORS:</b>	2
<b>OFFICE SF:</b>	3,788	<b>LOADING FORMAT:</b>	Single-sided load
<b>BUILDING DIMENSIONS:</b>	305' x 946'	<b>TRUCK COURT DEPTH:</b>	130'
<b>CLEAR HEIGHT:</b>	36'	<b>TRAILER STALLS:</b>	45
<b>COLUMN SPACING:</b>	49' x 50'	<b>CAR PARKING:</b>	161
<b>SPEED BAYS:</b>	60'	<b>POWER:</b>	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



Goethals Bridge  
7.6 miles

Port South

Outerbridge Crossing  
8.7 miles

EXIT 13

Bayonne Bridge  
14.4 miles

EXIT 13A

Newark Int'l Airport  
10 miles

EXIT 14

Holland Tunnel  
20.1 miles

EXIT 15E

Lincoln Tunnel  
22.2 miles

EXIT 16E

EXIT 16W

G.W. Bridge  
29 miles

JFK Int'l Airport  
34.4 miles

Verrazano-Narrows Bridge  
18.3 miles

Gateway National Recreation Area

Lower New York Bay



# HAMPSHIRE

Real estate through a different lens



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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.

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