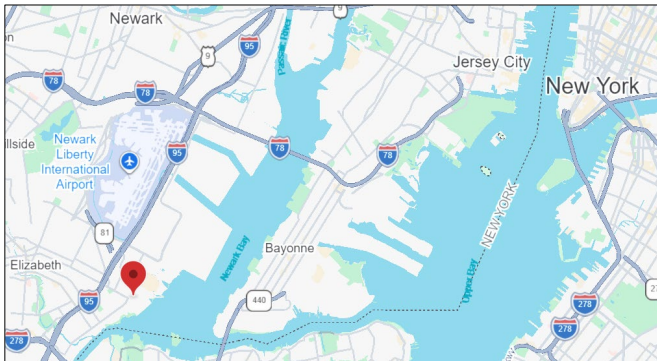


# 8,000 to 80,000 SF Warehouse Available For Lease

Elizabeth Industrial Park – Building R  
107 Trumbull Street, Elizabeth, NJ 07201



## Property Details:

Unit	Square Feet	Loading Docks	Drive-Ins	Clear Heights
R-2	13,000 SF	3	1	23'
R-6	37,000 SF	2-4	2	17'-23'
R-9	8,000 SF	-	1	24'
R-10	22,000 SF	4	1	17'-19'
<b>Total</b>	<b>80,000 SF</b>	<b>9</b>	<b>5</b>	<b>-</b>

- 24/7 Security
- Ample Assigned Parking Spaces
- Adjacent to NJT Bus Route #24
- Close to Major Ports and Terminals
- Close to I-95 Exit 13A & RT 1&9
- Urban Enterprise Zone Benefits

## For More Information Please Contact:

**Gregory Mechaber**  
201-638-6666  
Gmechaber@yahoo.com

**Benjamin Palin**  
646-354-0792  
Ben@palinent.com

**Harry Hulsh**  
917-912-4865  
Harry@palinent.com

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## Executive Summary:

107 Trumbull Street, formerly the Singer Sewing Machine Factory, is a 35-acre complex offering ~1.5 Million SF of single and multi-story space. The property is ideally suited for warehousing, distribution, dead storage, electronics, garments, furniture, and household goods operations.

### Why Elizabeth?

- ❑ Multimodal connections between Newark Liberty Airport, major shipping terminals, and national rail services.
- ❑ 50+ million consumers within 100 miles.
- ❑ Access to a daytime labor force of 570,000 workers within a five-mile radius.

### About The Owner:

Founded in 1952, Palin Enterprises is a family-owned, vertically integrated real estate organization. For three generations, the company has been guided by the principles of disciplined management and building lasting relationships with its tenants. Palin Enterprises owns and manages five million square feet of industrial properties in Northern New Jersey.

### Urban Enterprise Zone (UEZ) Benefits:

- ❑ 50% savings on sales tax.
- ❑ Tax-free purchases on equipment, capital investments, and construction materials.
- ❑ \$1,500 tax credit per new permanent full-time employee hired.
- ❑ 8% Corporate Business Tax Credit.
- ❑ Access to loans and grants.

Urban Enterprise Zone benefits are subject to eligibility requirements, program availability, and applicable laws, which may change.

### Logistics Information:

ID	Name	Distance	Drive Time
<b>Airport</b>			
1	Newark Liberty International Airport	3.1 Miles	10-12 Minutes
<b>Shipping Terminals</b>			
2	Port Newark Container Terminal (PNCT)	4.6 Miles	10-15 Minutes
3	APM Terminals Port Elizabeth	2.3 Miles	8-10 Minutes
<b>Rail Yards</b>			
4	CSX Trumbull Yard	0.9 Miles	3-5 Minutes
5	Norfolk Southern Elizabeth	0.7 Miles	3-5 Minutes
6	ExpressRail Elizabeth	2.3 Miles	8-10 Minutes
<b>Transit Access</b>			
7	Route 1 & 9	0.8 Miles	3-5 Minutes
8	NJ Turnpike Exit 13A	1.0 Miles	3-5 Minutes
9	I-78	2.5 Miles	8-10 Minutes

### Logistics Map:



**Palin Enterprises**  
Owner/Developer  
908-355-2344  
Palinent.com

All dimensions, square footage, and measurements shown on this flyer are approximate.

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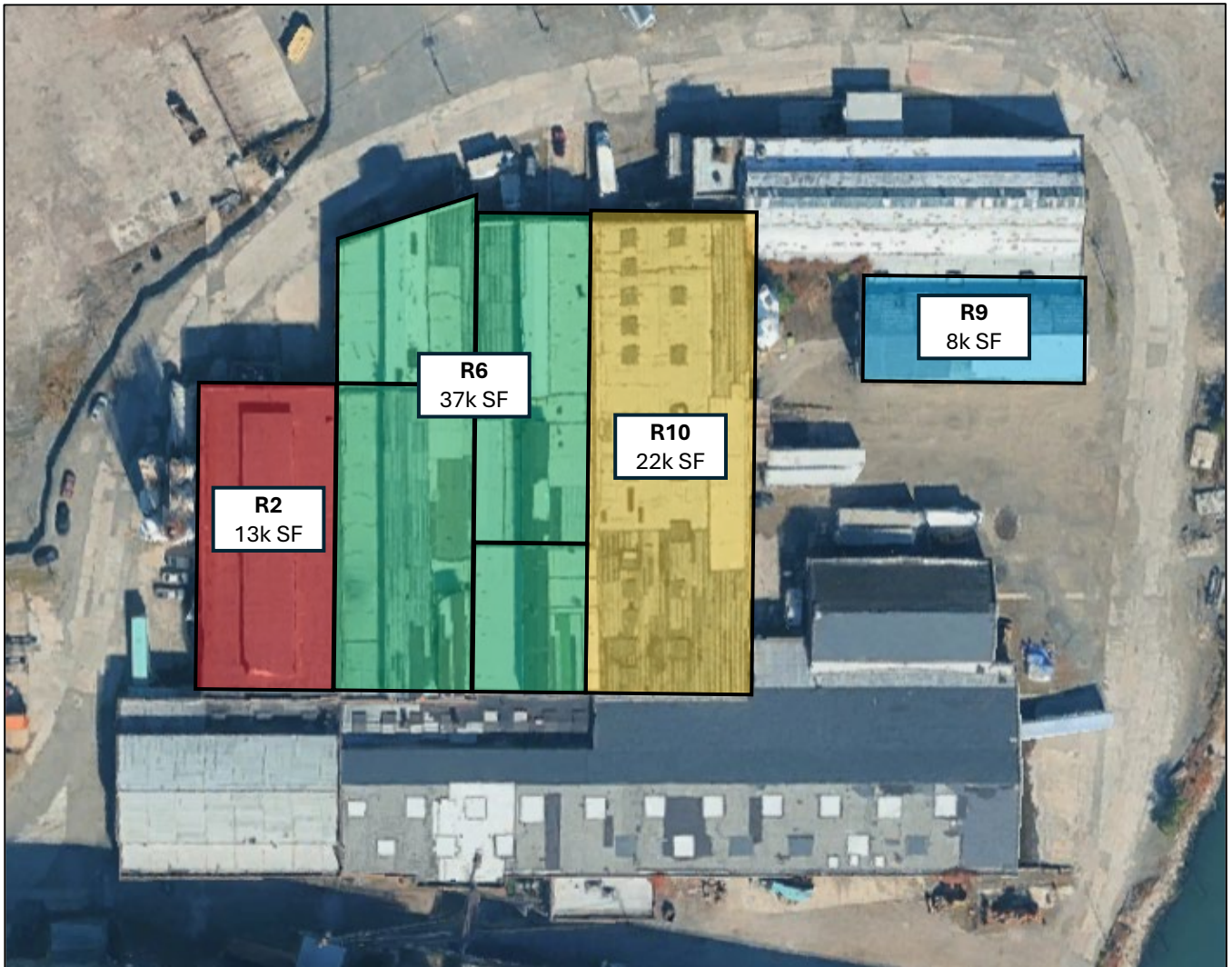
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ENTERPRISES

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