

FOR LEASE



112,000± SF WAREHOUSE ON 6 ACRES + 2 ACRES RIPARIAN

CONTACT US

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Eric Demmers
Senior Vice President
201 488 5800 x144
edemmers@naihanson.com

Russell Verducci, SIOR
Senior Vice President
201 488 5800 x121
rverducci@naihanson.com

Colin Goldstein
Associate
201 488 5800 x154
cgoldstein@naihanson.com

*Minutes from Port of NY/NJ
Easy Access to NYC*

PROPERTY OVERVIEW



AVAILABLE SPACE
Warehouse: 112,000± SF
Office: 8,000± SF



ACRES
6 + 2 Acres Riparian



POWER
3,000 Amps Heavy Power



CEILING HEIGHT
14'-20'



LOADING
6 Docks & 1 Overhead Door



PARKING
Employee & Truck Parking



WATER RIGHTS
73,965± SF

PROPERTY PHOTOS



**Waterfront
Views!**



**112,000 SF
Warehouse**



LOCATION MAP



NY & NJ PORT MAP & STATISTICS

The Port of NY & NJ is the largest container port on the U.S. East Coast and third largest in the nation. Worldwide, it is the 23rd largest.



KEY LOGISTICAL LOCATION



PROXIMITY TO INFRASTRUCTURE

Situated within 10 miles of the New Jersey Turnpike (Interstate 95), the property offers direct access to the Port of Newark, enabling efficient last-mile operations for storage, distribution, and processing while avoiding urban congestion.



REGIONAL CONNECTIVITY

Located 9 miles southwest of Manhattan and 85 miles northeast of Philadelphia, this site positions tenants to serve over one-third of the U.S. population within a single day's drive.



MULTI-MODAL ADVANTAGE

Immediate access to the Port of New York and New Jersey and Newark Liberty International Airport facilitates streamlined receipt and distribution of goods via air, sea, and land.



ROBUST MARKET: PORT NY/NJ



CONSUMER REACH

The Port of New York and New Jersey, the East Coast's busiest and the nation's third-ranked port, serves a 250-mile radius encompassing 60 million people and one-third of U.S. GDP.



OPERATIONAL GROWTH

In 2024, the port processed 8.7 million TEUs, a 11.4% increase from 2023, with 2.2 million TEUs handled through March 2025, reflecting a 10.0% year-over-year rise.



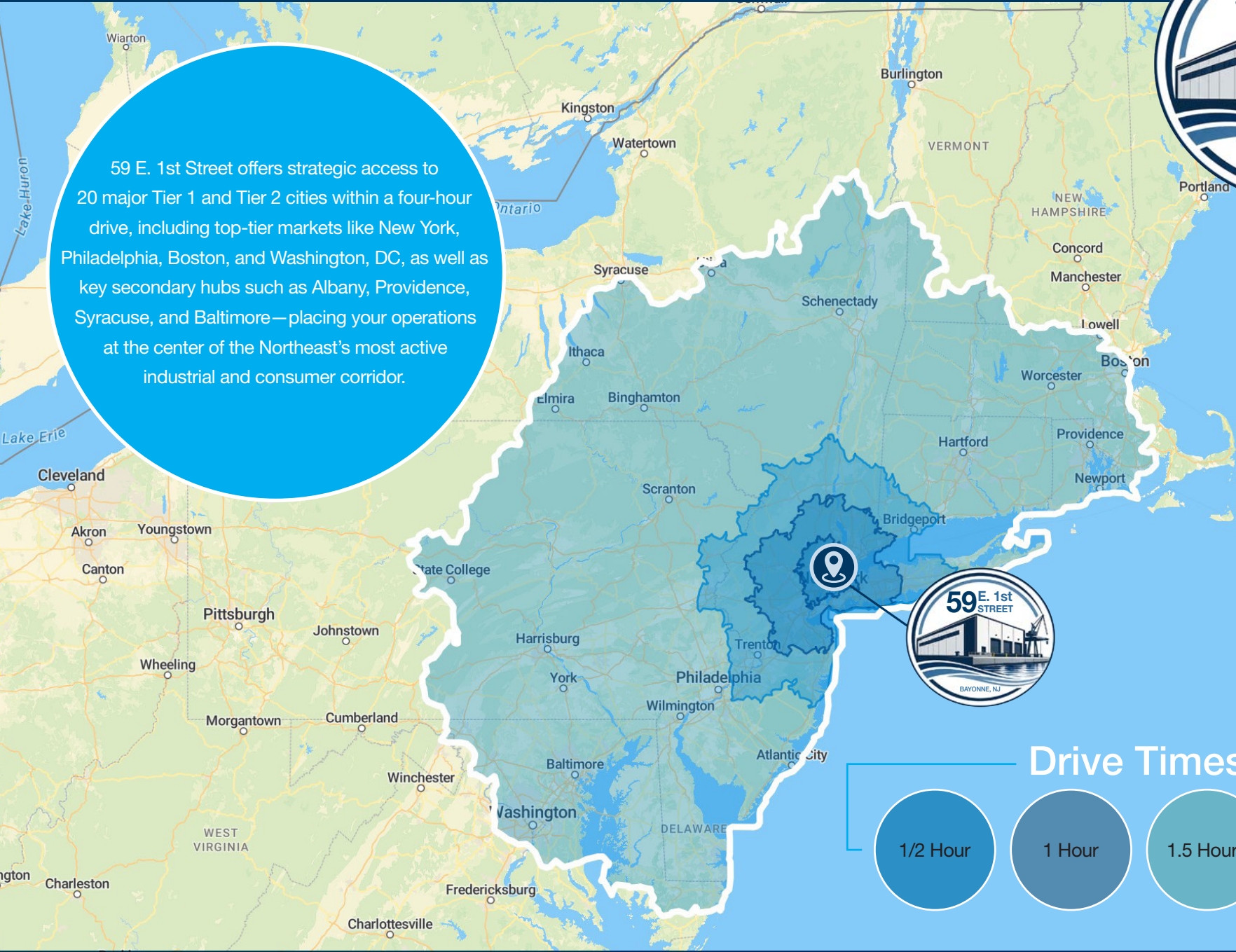
LOGISTICAL INFRASTRUCTURE

Supported by extensive interstate highways, deep-water cargo facilities, intermodal terminals, and air freight capabilities, this location ensures reliable, high-efficiency distribution solutions.

DRIVE TIME MAP



59 E. 1st Street offers strategic access to 20 major Tier 1 and Tier 2 cities within a four-hour drive, including top-tier markets like New York, Philadelphia, Boston, and Washington, DC, as well as key secondary hubs such as Albany, Providence, Syracuse, and Baltimore—placing your operations at the center of the Northeast's most active industrial and consumer corridor.



Drive Times

