

FOR LEASE

55 HOOK RD. BAYONNE, NJ



240,000 +/- SQ FT. WAREHOUSE UNIT (DIVISIBLE TO 60,000)

PRICED TO BEAT THE COMPETITION!

CONTACT EXCLUSIVE BROKER

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Team Resources, as exclusive agent, is pleased to present this 240,000 sf opportunity in a prime location. A rare opportunity to secure large-scale refrigerated warehouse space in one of Northern New Jersey's most supply-constrained and infrastructure-critical logistics corridors. This offering combines scale, flexibility, and immediate access to global shipping channels—tailored for tenants requiring partial temperature-controlled environments. The property offers flexible demising options down to 60,000 sq. ft., accommodating a wide range of users from regional operators to national logistics groups.



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PROPERTY DESCRIPTION

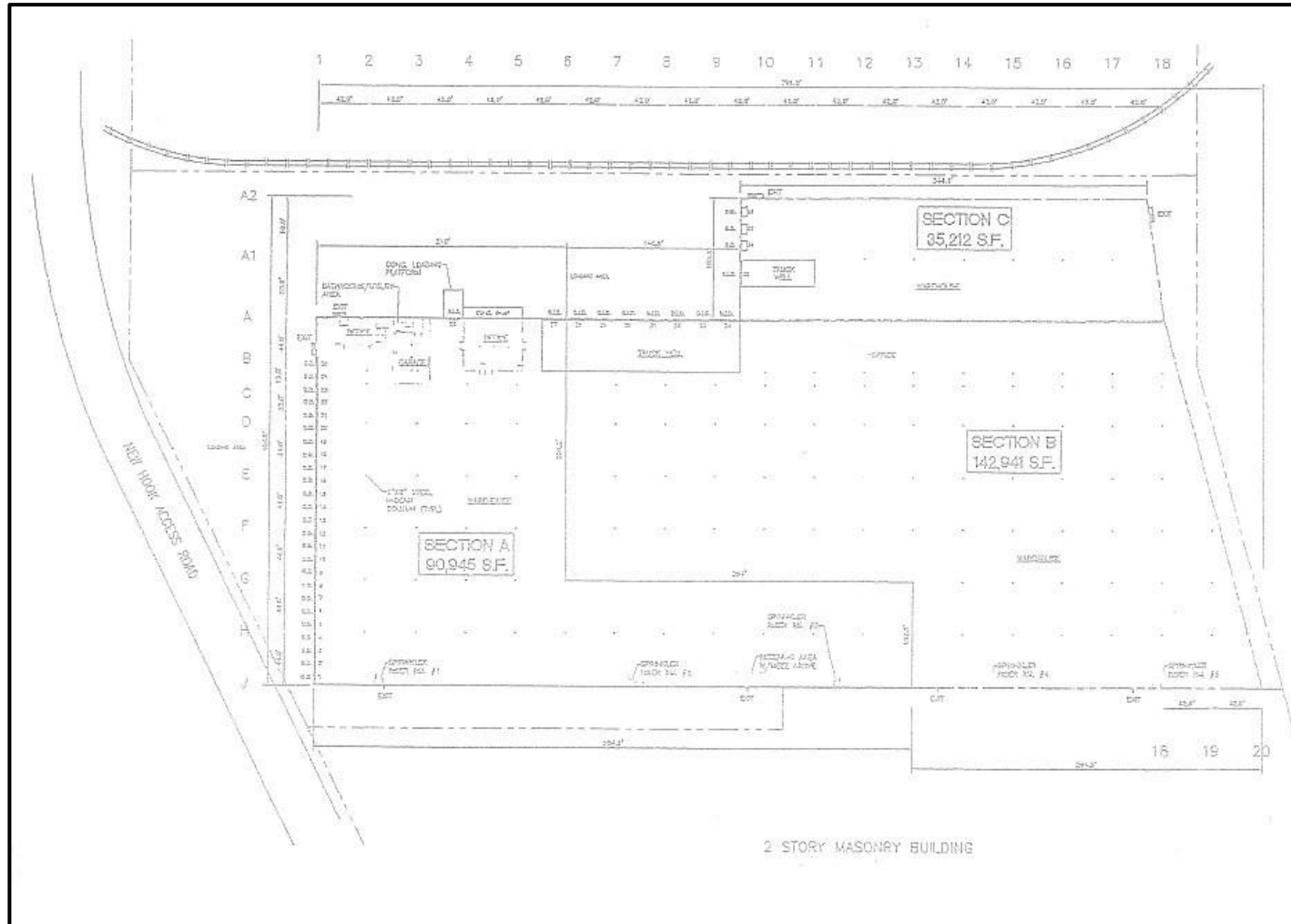
Available Space:	240,000 +/- sq. ft. (Divisible to 60,000)
Building Size:	271,545 +/- sq. ft.
Acreage:	8.99 acres
Office Space:	8,000 +/- sq. ft. 1,000 +/- sq. ft. for 60,000 sq. ft.
Ceiling Height:	32' clear
Loading Doors:	50 tailboard doors & 1 drive-in 6 tailboard doors for 60,000 sq. ft.
Cooler/Freezer:	10,000 sq. ft. / 25,000 sq. ft.
Sprinklers:	dry
Lease Price:	\$14.00 psf Net
Taxes:	\$3.35 +/- psf
Occupancy:	Immediate

LOCATION ADVANTAGE

Strategically located in Bayonne, the site is located minutes from the NJ TPKE and provides easy access to Port Newark-Elizabeth Marine Terminal, the Verrazzano Bridge, Holland Tunnel as well major regional arteries, making it ideal for import/export, food distribution, and last-mile delivery throughout the NJ/NY Metro area.



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