

54 Lockwood Street
Newark, NJ

LEASED BY:



Kurv Newark New Jersey



211,388 SF

Immediately Available

40'

Clear Height

42

Trailer Stalls

±1.6 Acres

additional parking

PILOT

Long Term

KURVINDUSTRIAL.COM

BUILDING OVERVIEW

Building Specs

ADDRESS

54 Lockwood Street
Newark, NJ

EXTERIOR DOCKS

26
45,000 lb levelers

AVAILABLE SF

211,388

DRIVE-IN DOORS

2

TOTAL SF

211,388

TRAILER STALLS

42 stalls
±1.6 acres additional parking

WAREHOUSE OFFICE

2,231 SF

AUTO SPACES

155 spaces

CLEAR HEIGHT

40'

LIGHTING

LED

COLUMN SPACING

55' x 50' (typical)
60' (speed bay)

POWER

1,200 Amps
480 Volts

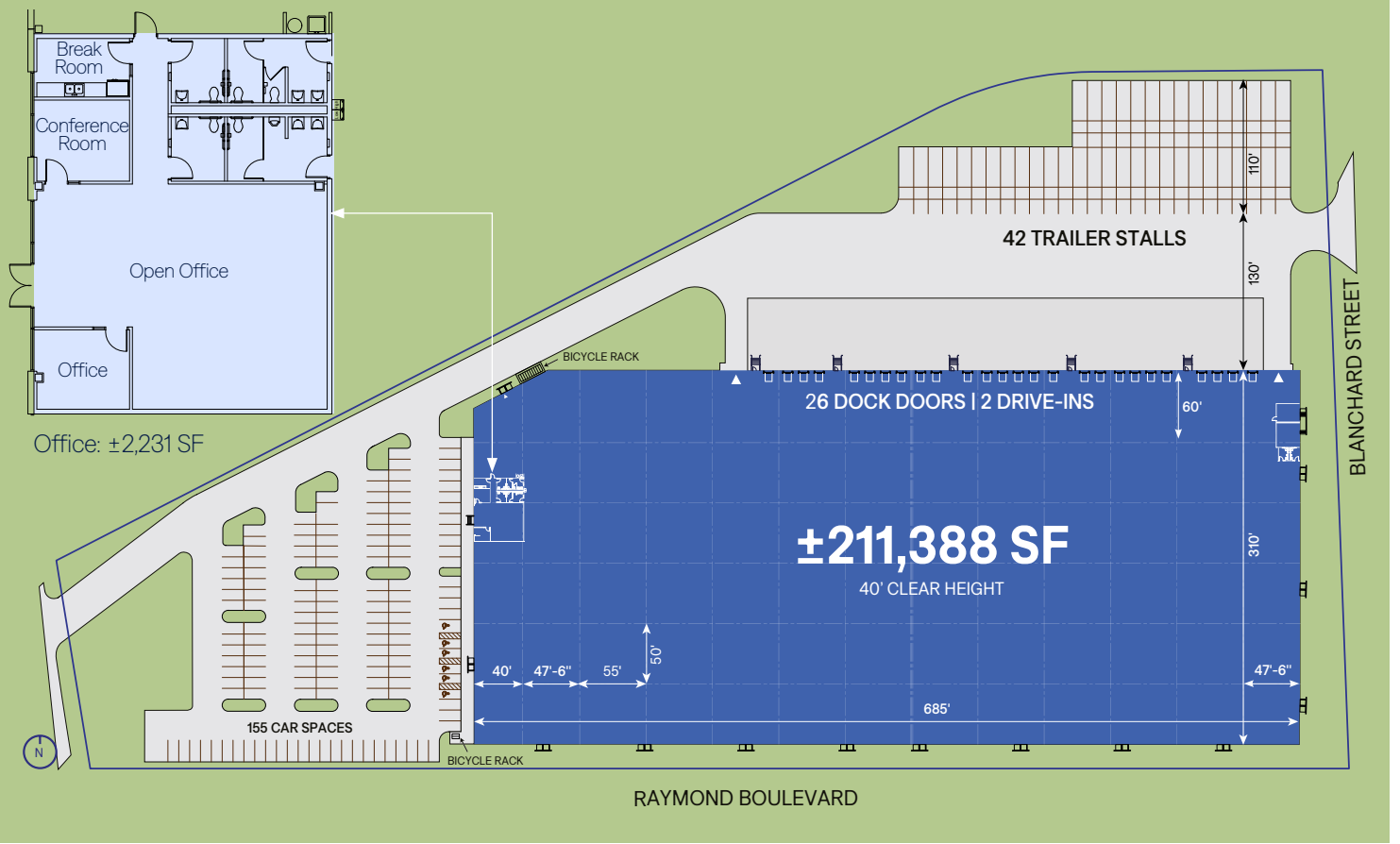
DIMENSIONS

685' x 310'

SPRINKLERS

ESFR wet system

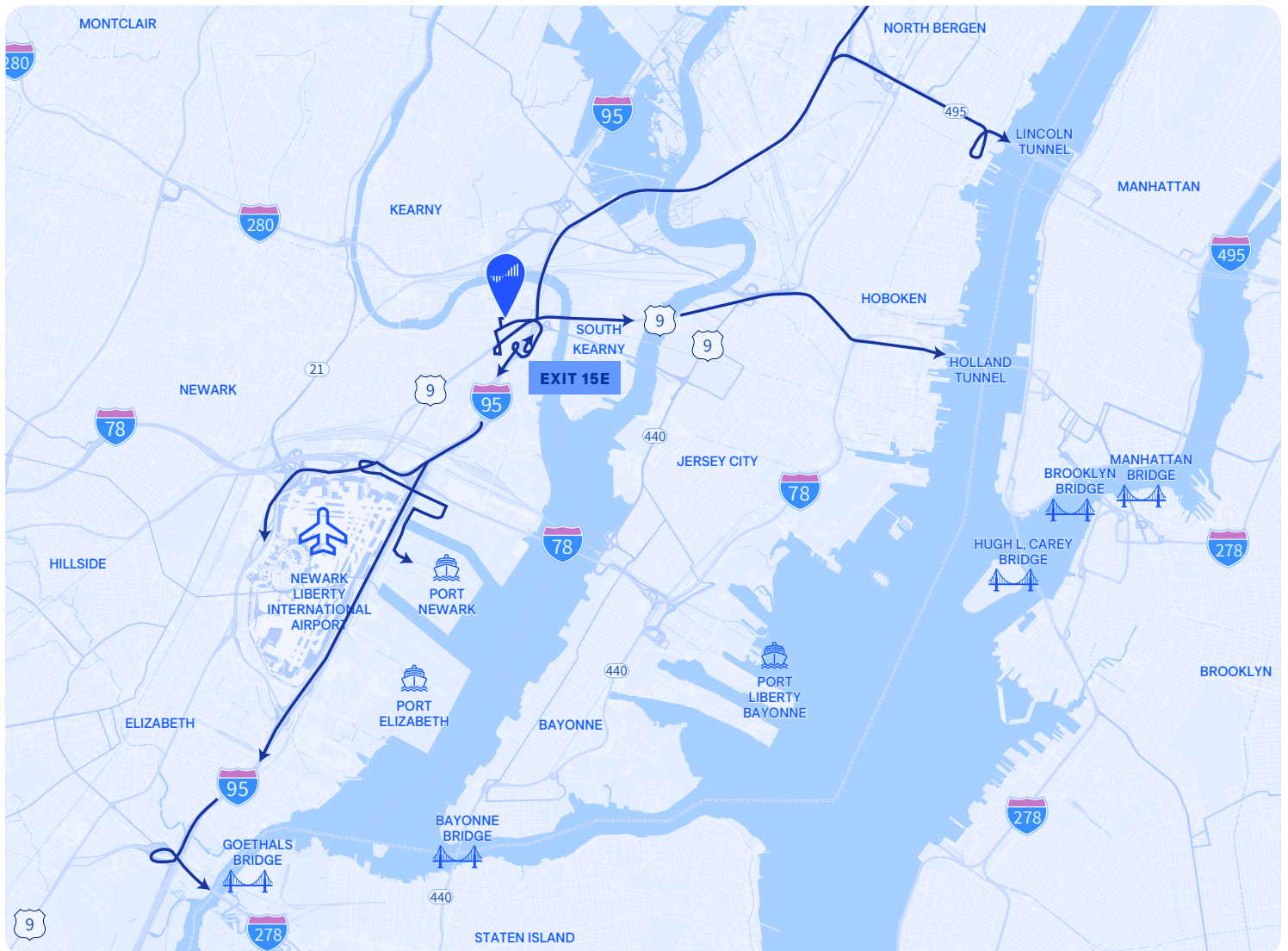
Site Plan



Strategic Logistics Location

State-of-the-art construction and move-in ready.

- Immediate access to Route 1&9
- Located in close proximity to Exit 15A of the NJ Turnpike/I-95 (1.2 miles)
- Located less than 7 miles from Newark Liberty International Airport
- Located less than 7 miles from Port Newark./Elizabeth
- Within 7 miles of the Holland Tunnel, 11 miles from the Lincoln Tunnel, 12 miles from the Goethals Bridge and 15 miles from the George Washington Bridge



Drive Time

±15M People within a 1 hr drive



Labor & Demographics

5 Miles

Total Population:
849,268

Transportation/Warehouse Labor:
60,718

Total Labor Force:
410,077

Median Household Income:
\$74,062

Median Warehouse Hourly Wage:
\$22.38

10 Miles

Total Population:
4,378,591

Transportation/Warehouse Labor:
212,849

Total Labor Force:
2,350,797

Median Household Income:
\$104,715

Median Warehouse Hourly Wage:
\$22.99

15 Miles

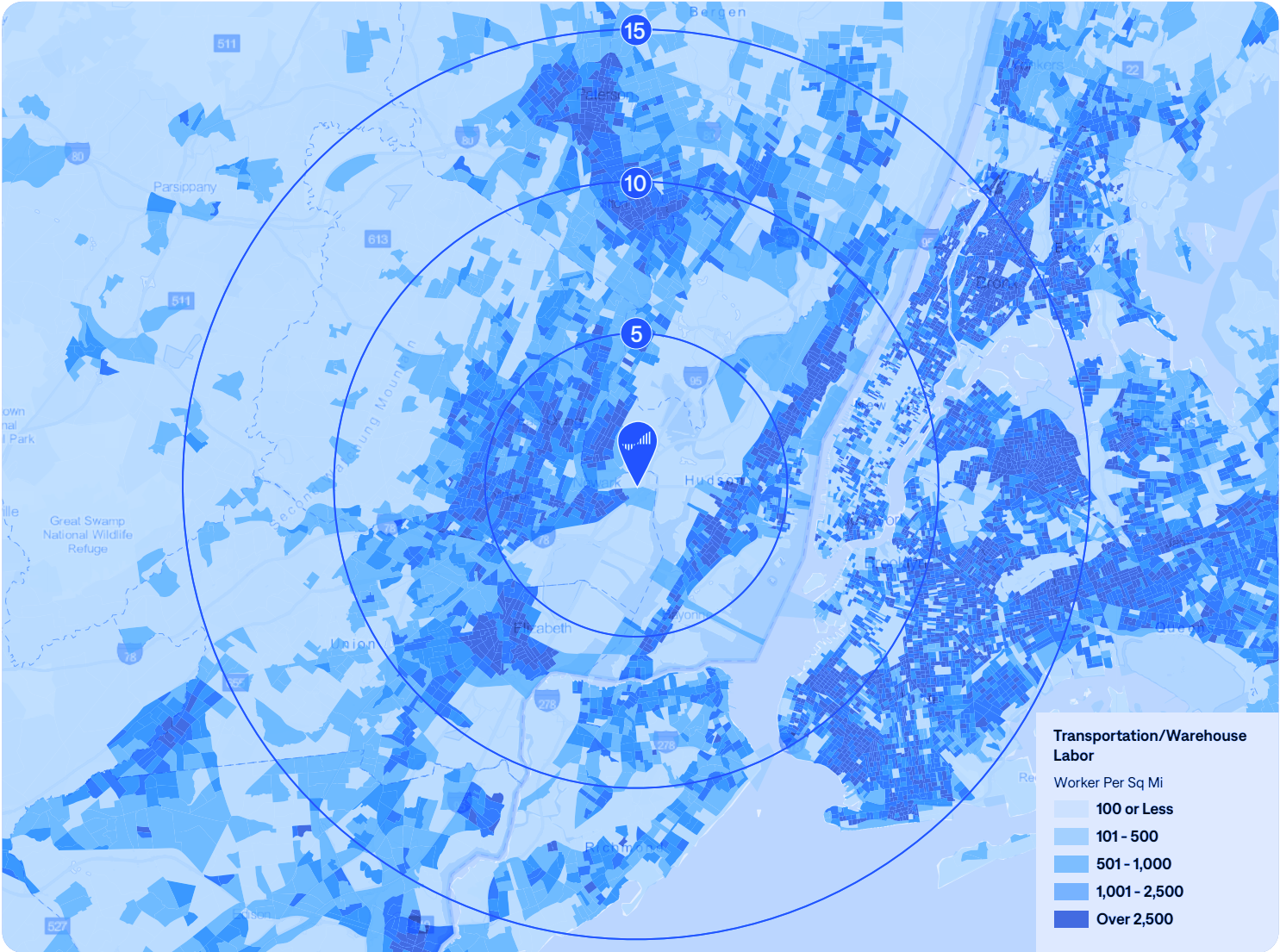
Total Population:
9,777,637

Transportation/Warehouse Labor:
493,828

Total Labor Force:
4,957,856

Median Household Income:
\$87,393

Median Warehouse Hourly Wage:
\$22.42



PHOTOS



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

Acquired & Developed
Since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Miami, Los Angeles, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION



Chris Hile
chris.hile@jll.com
C: 201.304.3427

Ignatius "Iggy" Armenia
ignatius.armenia@jll.com
C: 201.528.4419

Ryan Milanaik
ryan.milanaik@jll.com
C: 973.647.9946

Douglas Rodenstein
douglas.rodenstein@jll.com
C: 617.893.0202

David Knee
david.knee@jll.com
C: 201.528.4440

