



Bayonne  
Distribution  
Center

# WAREHOUSE/ DISTRIBUTION SPACE

**FOR LEASE**  
**67,177 SF**

73-75 Gould Street &  
77-79 Gould Street

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67,177 SF ON 1.3 AC



# PORT BAYONNE & LIGHT RAIL VIEW



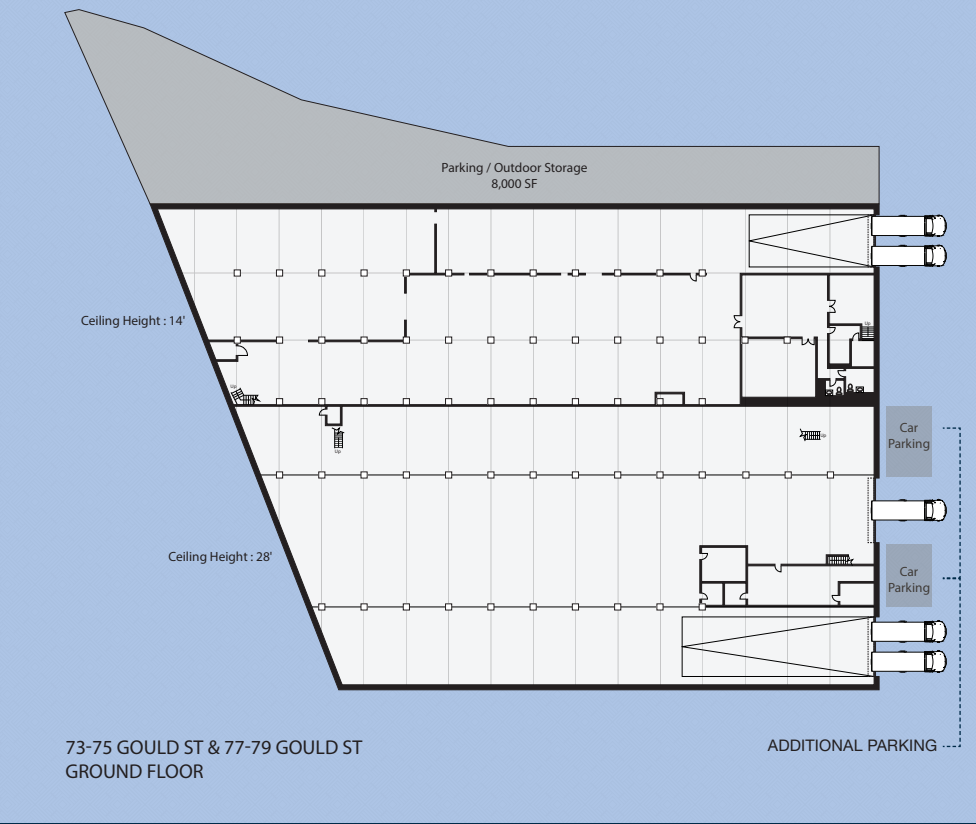
Subject Property



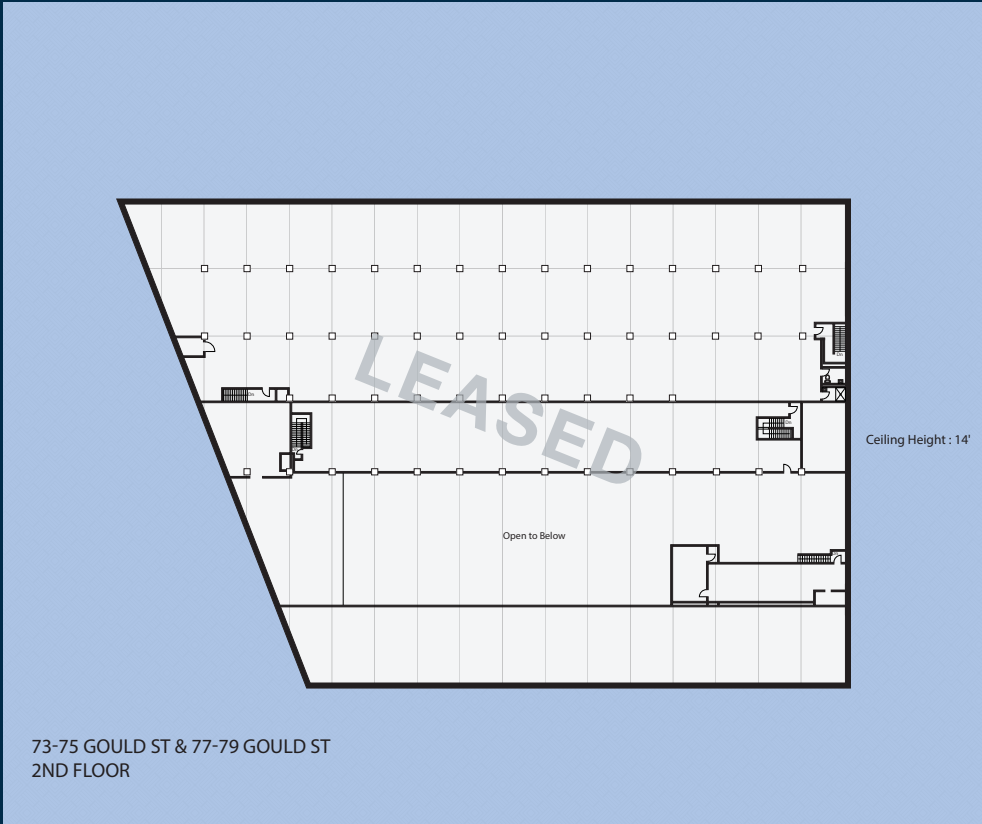
45th Street  
Light Rail  
Station

# 73-75 Gould St & 77-79 Gould St FLOOR PLAN

## GROUND FLOOR



## SECOND FLOOR



AVAILABLE SPACE  
67,177 SF



LOADING DOCKS  
4 Interior Docks &  
1 Drive-in



CEILING HEIGHT  
14 - 28 FT

73-75 Gould Street & 77-79 Gould Street  
ARCHITECTURAL RENDERINGS



**LANDLORD INVESTING \$12M  
IN CAPITAL IMPROVEMENTS**

LED Lights • New Dock Doors • Exterior Paint • Asphalt Replacement





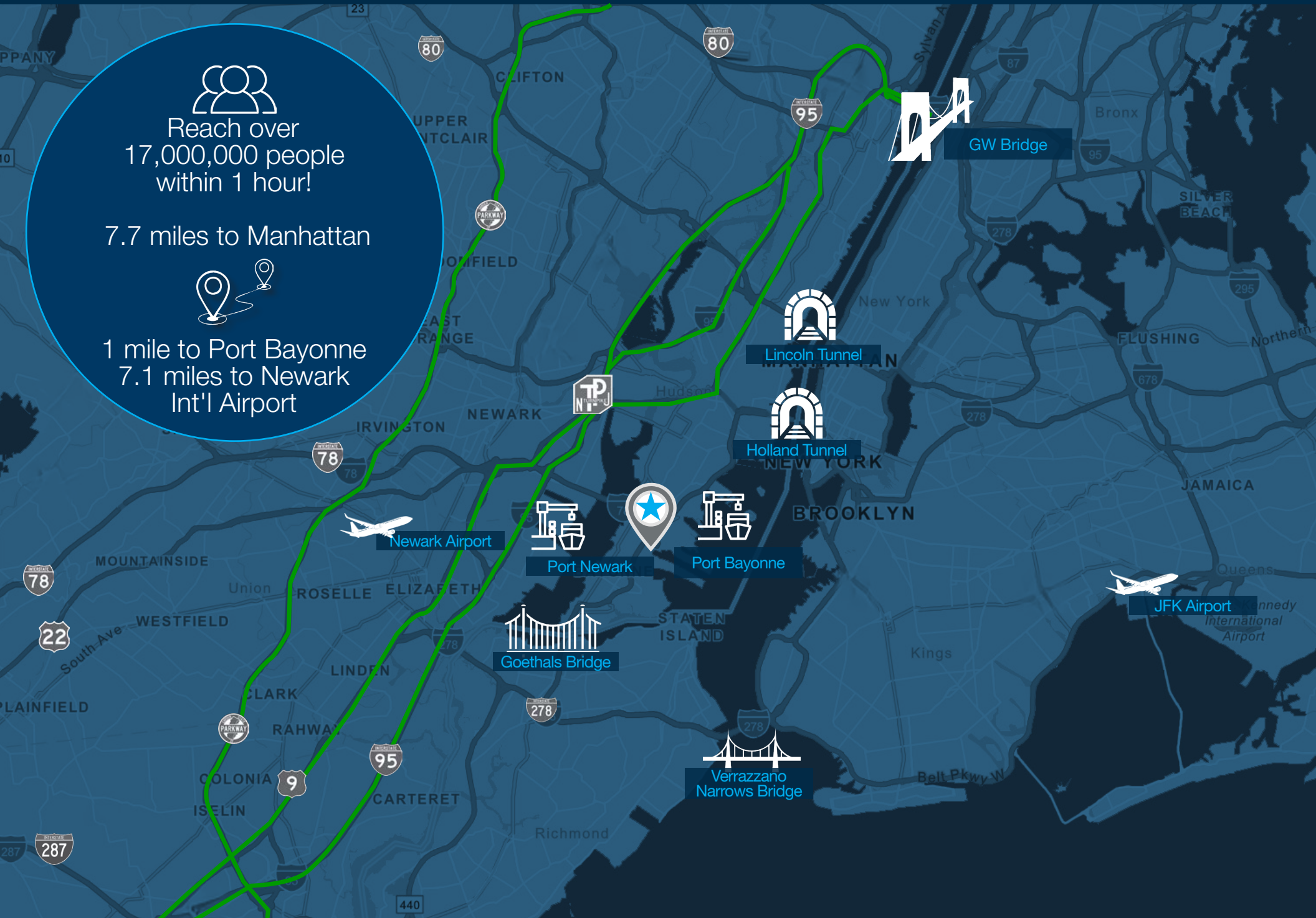


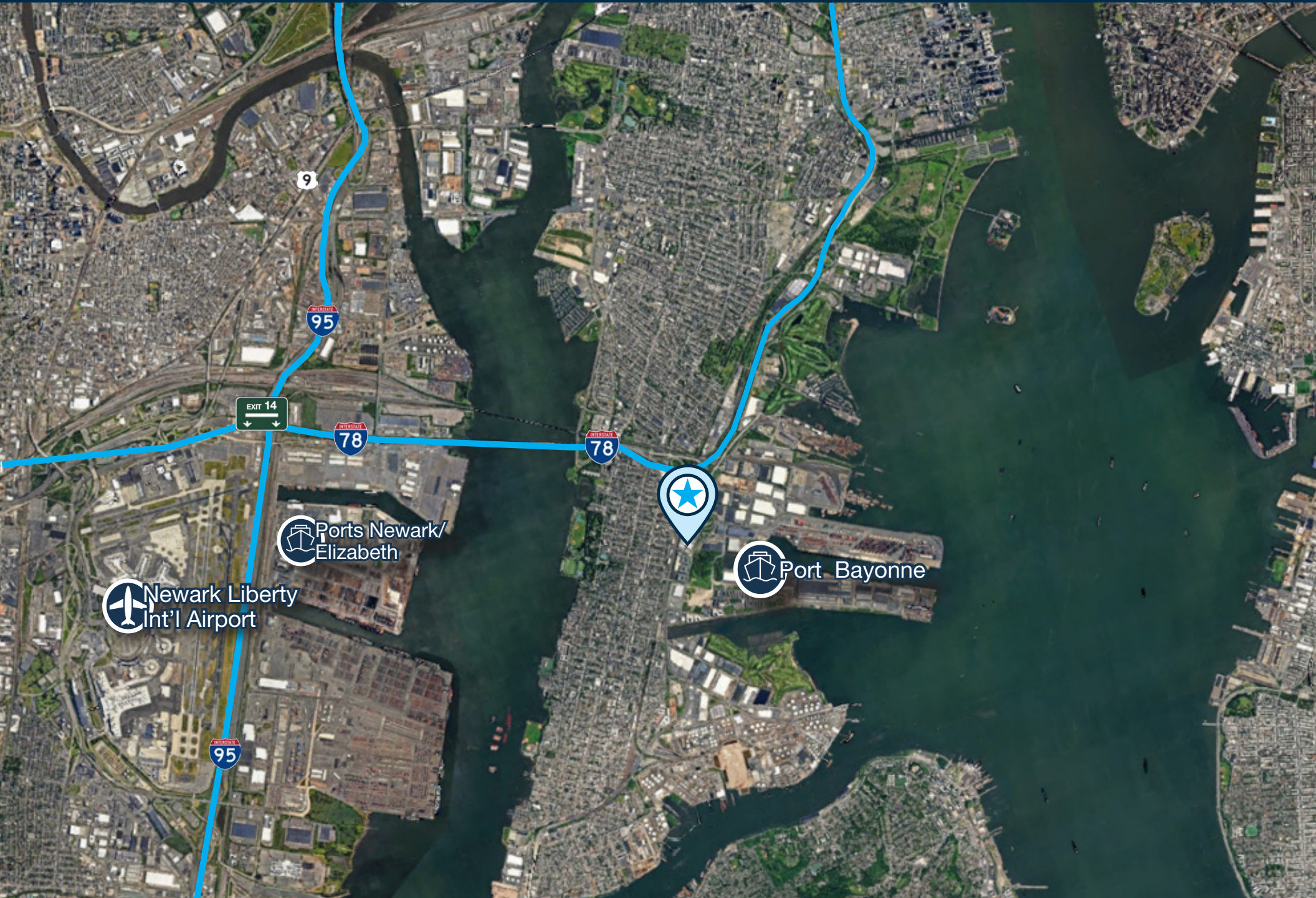
Reach over  
17,000,000 people  
within 1 hour!

7.7 miles to Manhattan



1 mile to Port Bayonne  
7.1 miles to Newark  
Int'l Airport



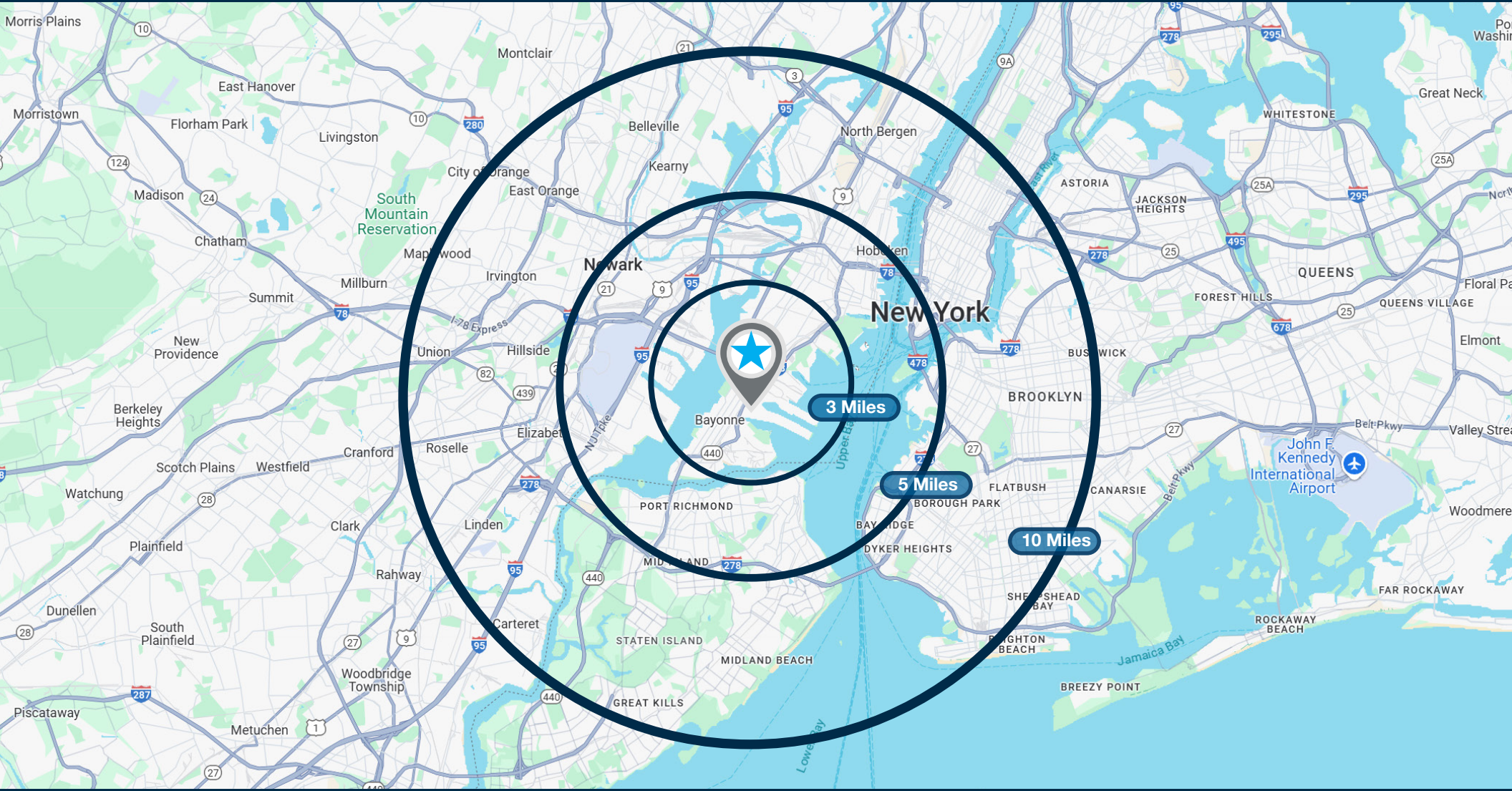


 Newark Liberty  
Int'l Airport

 Ports Newark/  
Elizabeth

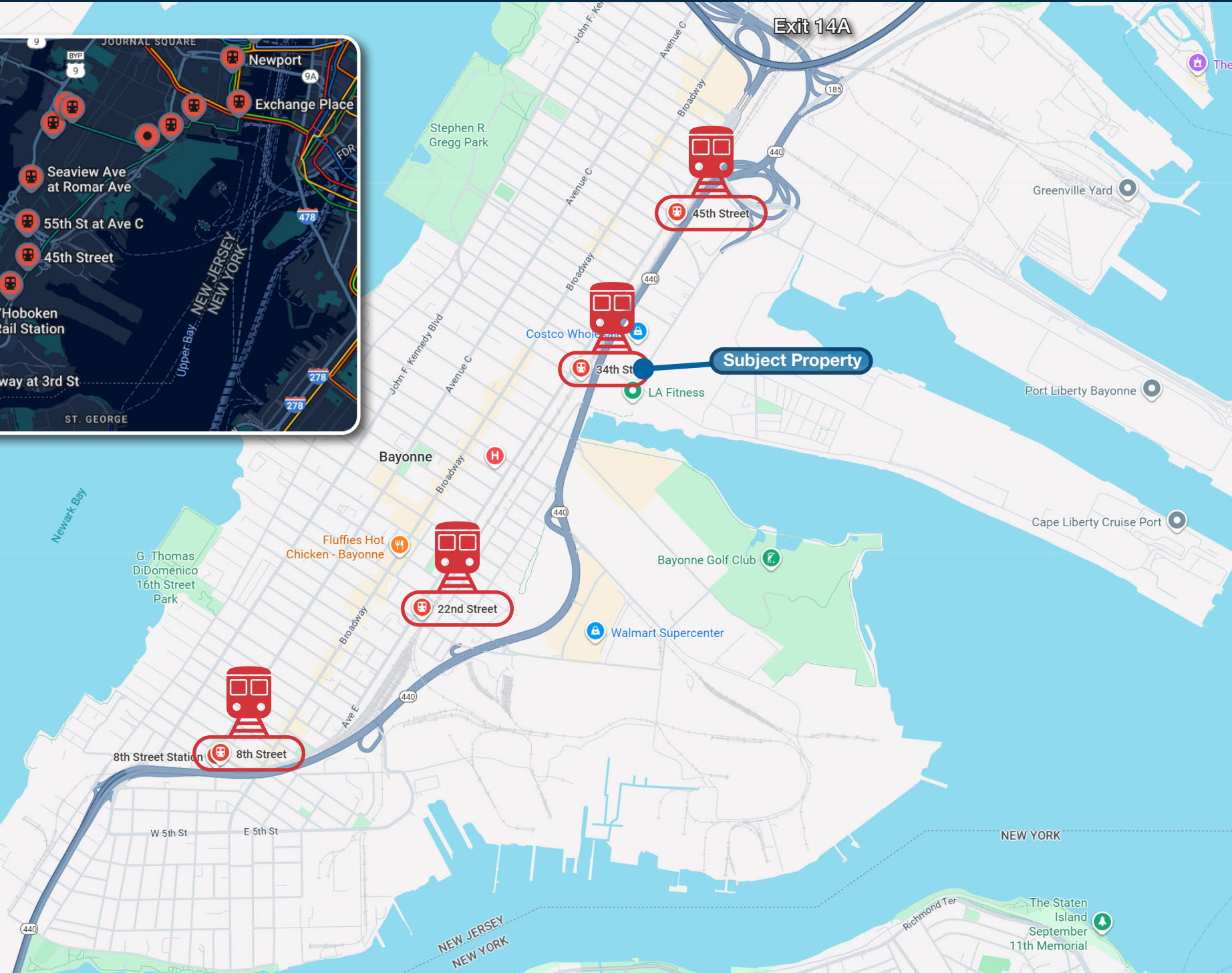
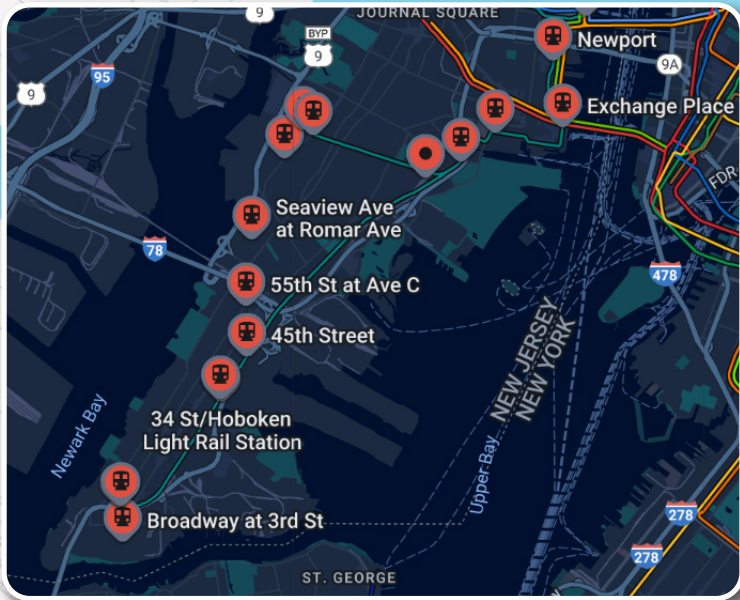
 Port Bayonne



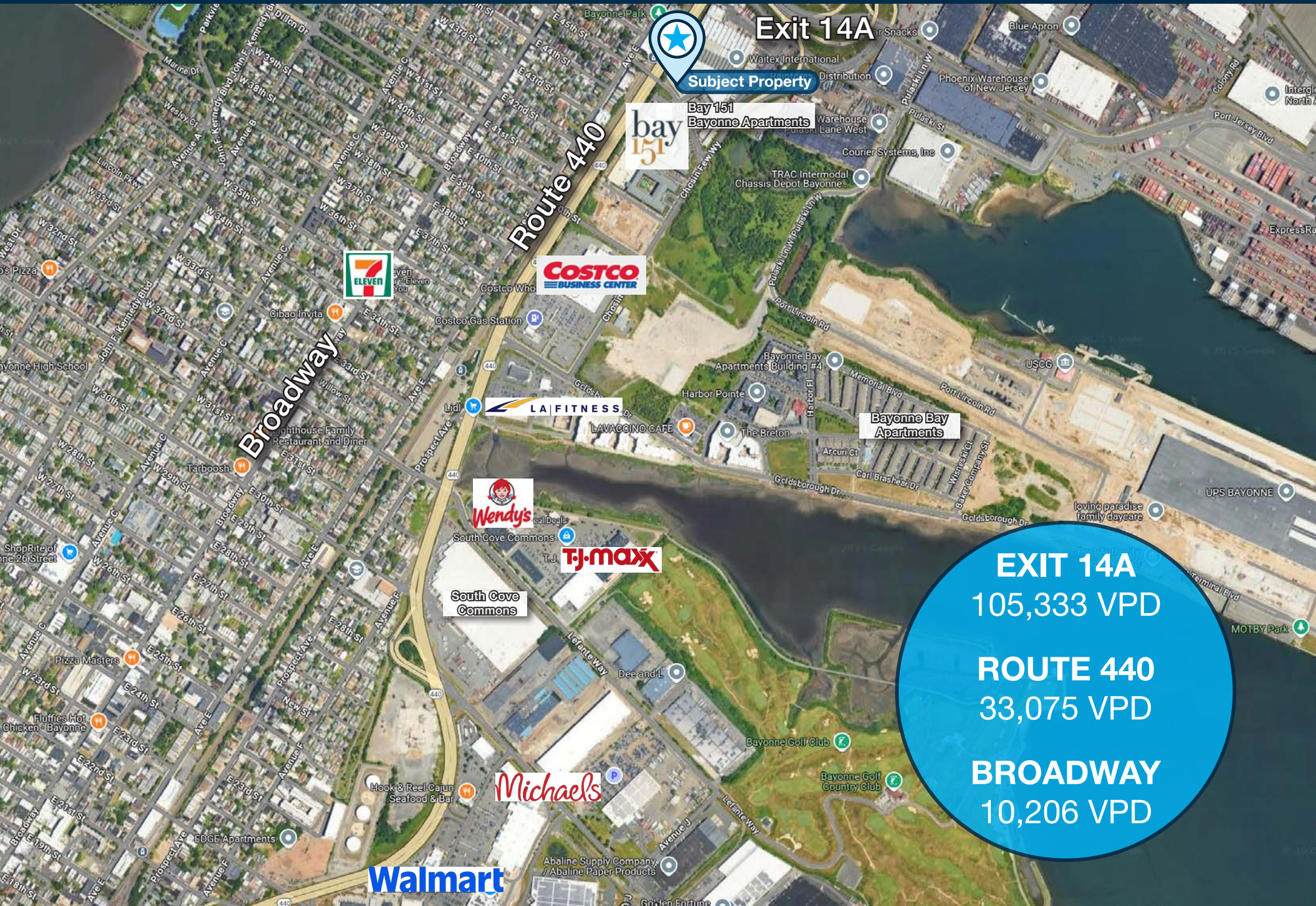


DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Total Population	191,381	637,758	5,163,659
Median Age of Householder	39	38	39
Average Household Income	\$100,293	\$128,805	\$122,415

# LIGHT RAIL STATIONS



# RETAIL MAP & TRAFFIC COUNTS



Exit 14A

Subject Property

Bay 151  
Bayonne Apartments



South Cove Commons



**EXIT 14A**  
105,333 VPD

**ROUTE 440**  
33,075 VPD

**BROADWAY**  
10,206 VPD