

WAREHOUSE

FOR LEASE OR SALE



PREMIER LOCATION



711 Lidgerwood Avenue
Elizabeth, New Jersey

±173,126 SF

BUILD TO SUIT WAREHOUSE



High Power
Capacity



Extremely close
proximity to the
NJ Ports



Direct Access
To Route 1 & 9
& NJ Turnpike



Ideal for
Manufacturing
and Cold Storage

Plans are representative/potential and can be customized



BUILD TO SUIT OPTION 1



Abundant Loading and Parking



Proposed Plan

Building Size	±173,126 SF
Office Size	8,774 SF Possible Mezzanine/Office
Loading Docks	20 Docks
Drive-Ins	2 Drive-Ins with Ramps
Clear Height	40'
Parking	157 Car Spaces 20 Trailer Spaces
Sprinkler	ESFR
Power	Expandable 2,000+ Amps

Plans are representative/potential and can be customized

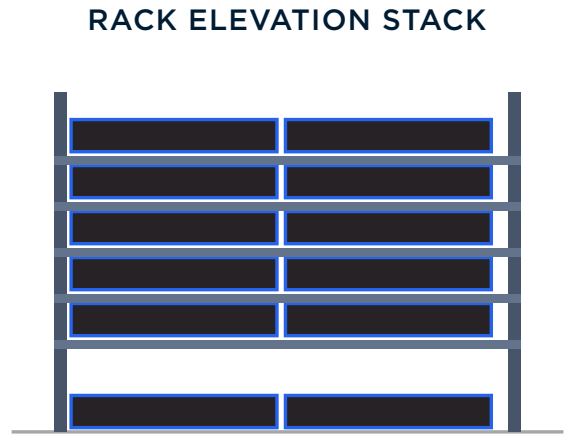
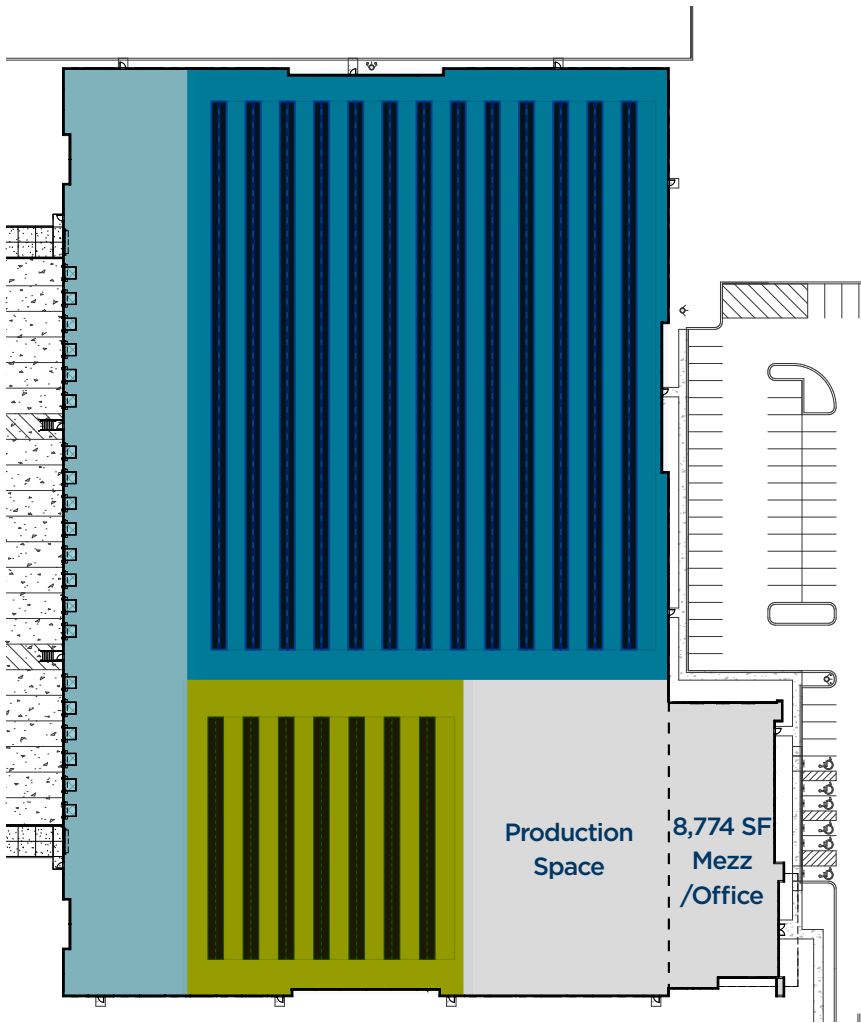


BUILD TO SUIT OPTION 2

Potential Cold Storage Buildout:

- Cooler Deck
- Freezer Storage
- Dry Storage

Building Size	±173,126 SF
Office Size	8,774 SF Possible Mezzanine/Office
Loading Docks	20 Docks
Drive-Ins	2 Drive-Ins with Ramps
Clear Height	40'
Parking	157 Car Spaces 20 Trailer Spaces
Sprinkler	ESFR
Power	Expandable 2,000+ Amps



PALLET CALCULATIONS

FREEZER STORAGE

FREEZER

Racked Area: 66,899 SF

Total Bays: 901

TOTAL PALLETS - 10,812
6 HIGH COUNT

DRY STORAGE

FREEZER

Racked Area: 15,592 SF


Total Bays: 210


TOTAL PALLETS - 2,520
6 HIGH COUNT


KEY MARKET ACCESS

Located less than two miles from NJ Turnpike Exit 13, the Port Elizabeth market is the preferred location for occupiers in a wide variety of industries due to its unparalleled location within the Northeast Distribution Corridor. This building benefits from extremely close proximity to the NJ Ports, Airports, NYC and entire Tri-State area.

Route 1 & 9	0.5 mi
NJ Turnpike	1.7 mi
Newark Liberty Airport	4 mi
Garden State Pkwy	4.3 mi
Goethals Bridge	4.8 mi
Port of Newark	5.2 mi
Outerbridge Crossing	13.9 mi

 **25 Minutes**
to Newark Airport

 **30 Minutes**
to Port of Newark

 **45 Minutes**
to Midtown NYC



COLD STORAGE HUB

The corridor serves as a Hub for Cold Storage Clients with active neighboring Grocery Distributors and Cold Storage 3PL Tenants in the area.



Entertainment

- 1 Belcher Ogden Mansion
- 2 Boxwood Hall State Historic Site
- 3 Galleros at Kean University
- 4 Jersey Lanes
- 5 L & M Art Gallery
- 6 Liberty Hall Museum
- 7 Linden Recreation Department
- 8 Mattano Splash Pad
- 9 Miller Splash Pad
- 10 Snyder Academy
- 11 Vintage City Gallery
- 12 Vintage City Studios
- 13 Wendy's Garden

- 15 YMCA - Madison House
- 16 YMCA - Elizabeth Branch
- 17 Too Strong Movement
- 18 Zilla Boxing Club

Hotels

- 1 Budget Inn
- 2 Edison Hotel
- 3 Flora Motel
- 4 Oak Grand Motel
- 5 Ritz Motel
- 6 Swan Hotel & Suites
- 7 WoodSpring Suites Linden

Restaurants

- 1 IHOP
- 2 Pho Minh's
- 3 Santillo's Brick Oven Pizza
- 4 Sonic Drive-In
- 5-6 Subway
- 7 Suspenders Restaurant & Pub
- 8 Tiki Mojito
- 9 Tropicana Diner and Bakery
- 10 McDonald's
- 11 Parador Rojo Restaurant
- 12 Rancho Mateo Colombian Steakhouse
- 13 TGI Fridays

Retail

- 1-4 7-Eleven
- 5 A-Glamour Pet Grooming Spa
- 6 B.J's Wholesale Club
- 7-8 BP
- 9-10 CVS
- 11 CVS Photo
- 12-14 Dollar General
- 15 Harbor Freight
- 16 Jersey E-Bikes - Linden
- 17 Kohls
- 18 New Jersey Cycles
- 19 Parth Jewelers
- 20 Phillips 66
- 21 Rainbow Shops
- 22 Rockbros USA
- 23 South Jersey Books
- 24 The Home Depot
- 25-26 Walgreens
- 27 Whiteway Pet Shop

Shopping Centers

- 1 High "A" Plaza
- 2 Color Plaza
- 3 St. George Square
- 4 Supremo Plaza
- 5 Taurus Plaza
- 6 Victoria Center

Supermarkets

- 1 ALDI
- 2 Bravo Supermarket
- 3 FOOD BAZAAR
- 4 Janoski Polish Slavic Market
- 5 Pulaski Meat Products
- 6 Seabra's Market
- 7 ShopRite of Elizabeth
- 8 Supremo Supermarket of Elizabeth

Banks

- 1 Bank of America
- 2 Bank of America Financial Center
- 3 Capital One Bank
- 4 Chase Bank
- 5 Citizens Bank
- 6 Crown Bank
- 7 PNC Bank
- 8 Popular Bank
- 9-11 Santander Bank Branch
- 12 Spencer Savings Bank
- 13 TD Bank
- 14 Wells Fargo Bank

Bars

- 1 Amsterdam Alley Bar & Restaurant
- 2 Cheezy's
- 3 Dolce
- 4 Ella's Bar & Grill
- 5 First Republic Lounge & Restaurant
- 6 Kanella's Lounge, Tavern & Banquet Hall
- 7 Mike's Tavern
- 8 New Station House Bar & Grill
- 9 Portugal Express
- 10 Sabor y Arte
- 11 Terminal One Sports Bar

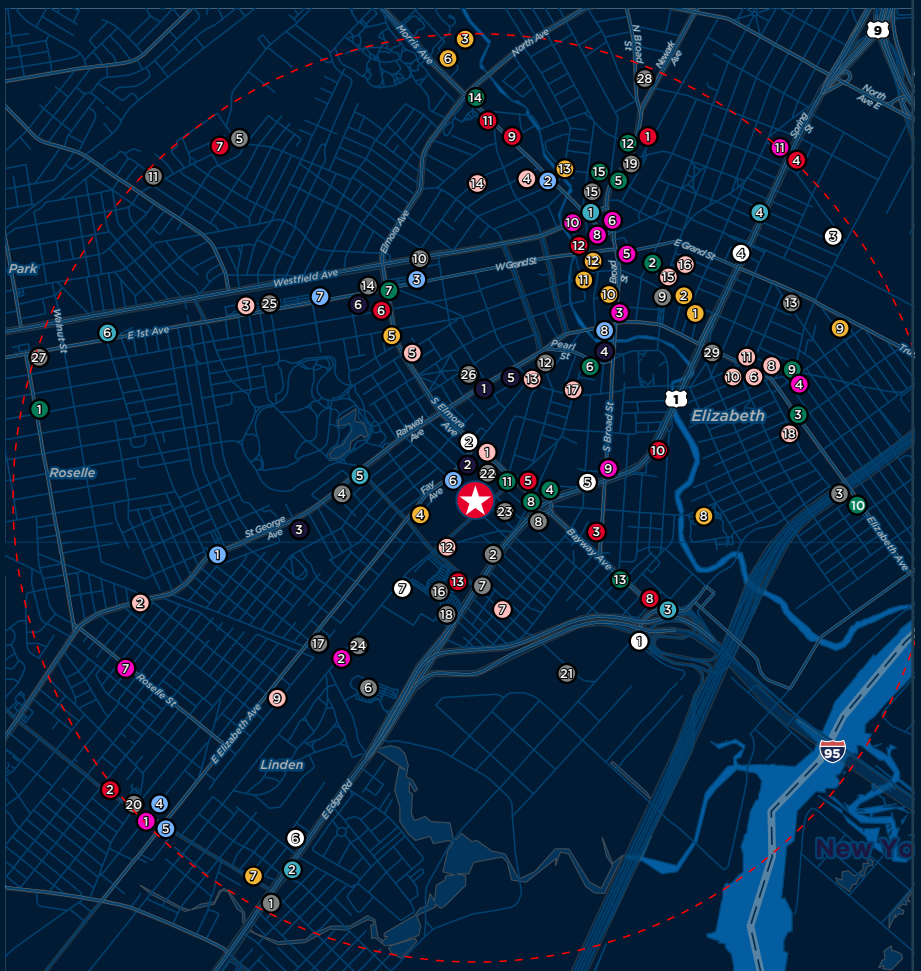
Cafe's

- 1 Brisas Bakery & Restaurant
- 2-4 Dunkin'
- 5 Park Diner and Pancake House
- 6 Penguin Italian Ice

Fitness

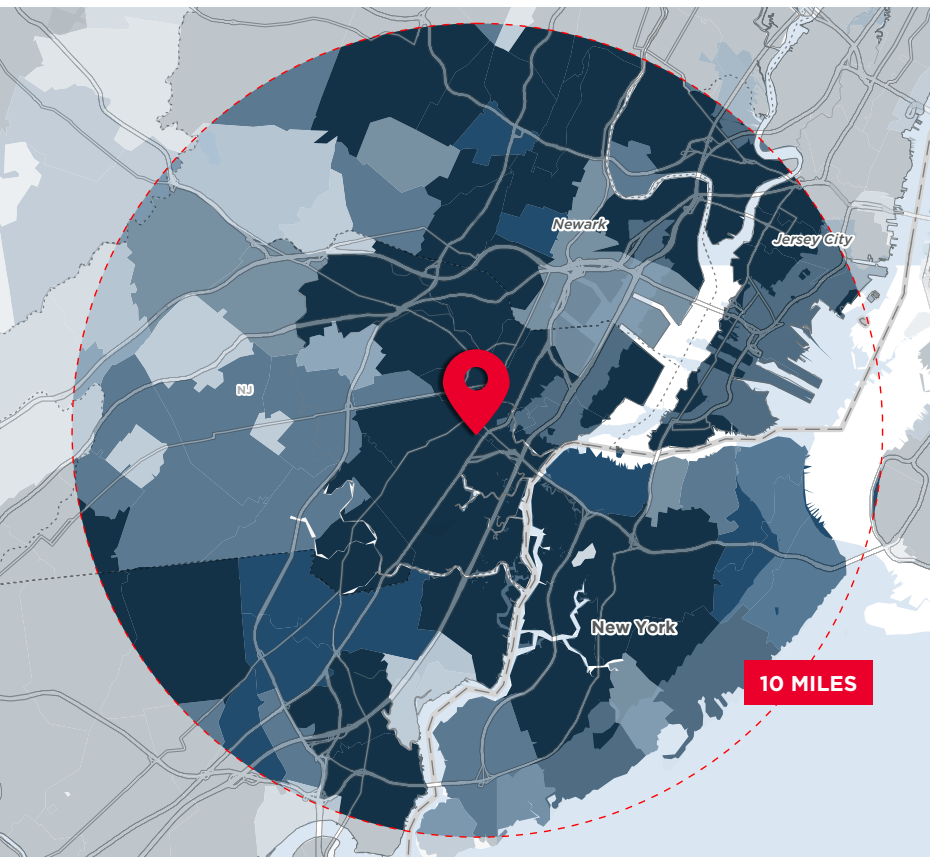
- 1 America's Finest Karate & Kickboxing Academy
- 2 Candy Life All Star Cheerleading & Tumbling, Inc.
- 3 CKO Kickboxing Roselle
- 4 Club Metro USA
- 5 DisciplineHealth
- 6 Elizabeth Fitness Club
- 7 Fierce Lioness Fitness
- 8 Forgiven Muay Thai Fitness and Martial Arts Program
- 9 Gym Outlaws
- 10 Gym Santiago
- 11 NJ Fitness Club
- 12 Powerhouse Gym Linden
- 13 Razer Boxing Gym
- 14 Sittes Street MMA

AMENITIES

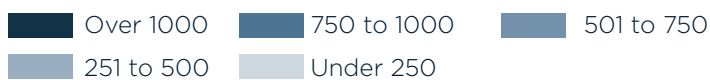


SITE DEMOGRAPHICS

Radius of 10 Miles | 2025



Warehouse Workers Resident Density (Per Sq. Mi.)



EMPLOYMENT

18.8%
SERVICES

21.4%
BLUE COLLAR

59.9%
WHITE COLLAR

AGE STATS

21.7%
AGE <18

62.4%
AGE 18-64

15.9%
AGE 65+



2,160,545
TOTAL POPULATION



\$142,097
MEDIAN NET WORTH



2.74
AVG HOUSEHOLD SIZE



\$87,914
AVG HOUSEHOLD INCOME



38.6
MEDIAN AGE



\$598,330
AVG HOME VALUE



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ELIZABETH, NJ

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OAKTREE



CUSHMAN & WAKEFIELD