



350 ROUTE 1 & 9

NEWARK, NJ

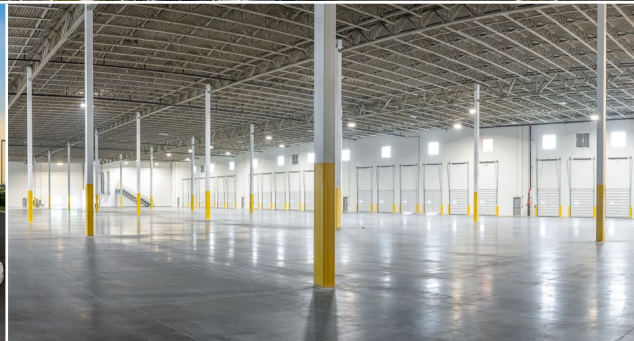
AVAILABLE IMMEDIATELY | 100,337 SQ FT | CLASS A WAREHOUSE FACILITY

Located across the street from
Newark Liberty
International Airport!

350route1and9.com



20-Year Pilot



JONES LANG LASALLE

1 Meadowlands Plaza, Suite 804
East Rutherford, NJ 07073
+1 201-528-4400

OWNED & DEVELOPED BY



Property FEATURES

- 100,337 Total SF
- Office To Suit
- 2,500 SF Mezzanine
- 54' (W) x 50' (D) Typical Column Spacing
- 54' (W) x 60' (D) Speed Bay
- 36' Clear Height
- 22 Dock Doors
- 2 Drive-in Doors
- 80 Car Parking Spaces
- 2 Trailer Parking Stalls
- 2 Box Truck Parking Stalls
- LED Warehouse Lights
- 2,500 amp 480/277 V service

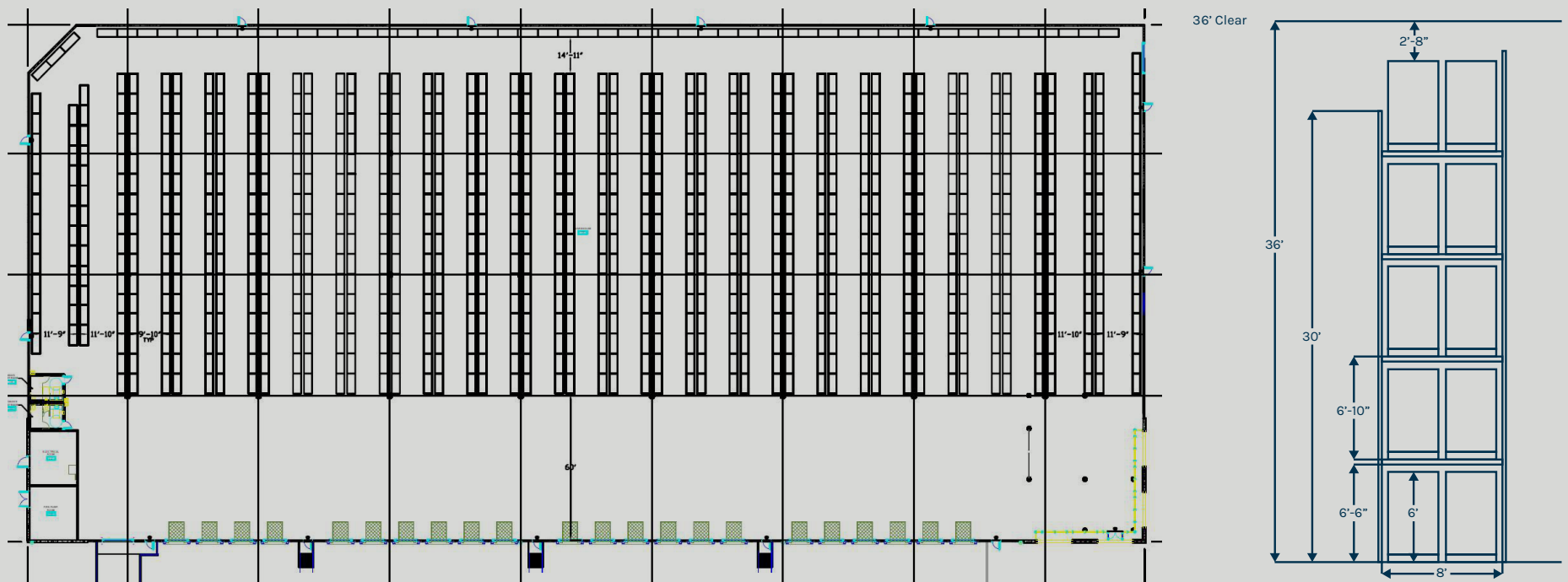


Narrow aisle

RACKING PLAN

— 9'-10" aisles

— 8,450 pallet positions @ 5 pallets high, 6' 6" bay windows and 36' clear



Rack sections
845

Pallets high
5

Pallet capacity
8,450



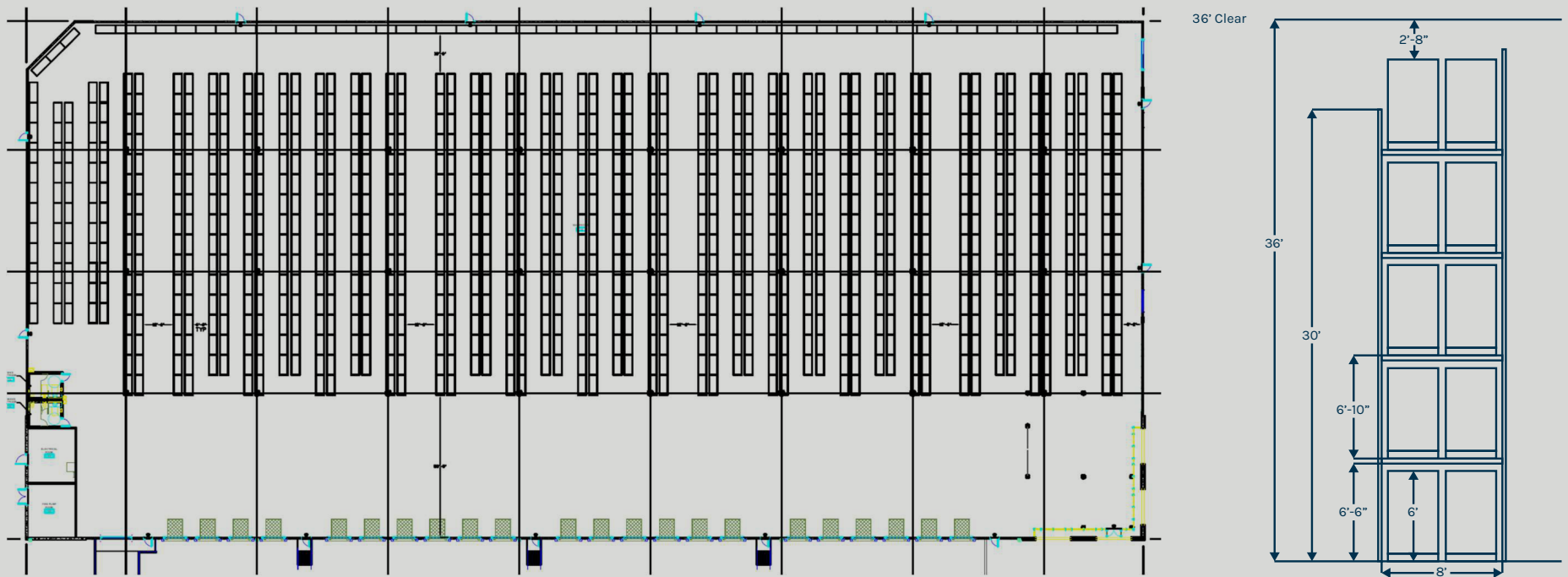
350route1and9.com



Very narrow aisle RACKING PLAN

— 6'-6" aisles

— 9,420 pallet positions @ 5 pallets high, 6' 6" bay windows and 36' clear



Rack sections
954

Pallets high
5

Subtotal
9,540

Pallets lost to columns
120

Pallet capacity
9,420



350route1and9.com



Access MAP

Access to Route 1 & 9

Access to Newark Airport - Passenger Area

Access to Newark Airport - Cargo / FedEx

Access to Newark Airport - Cargo / UPS

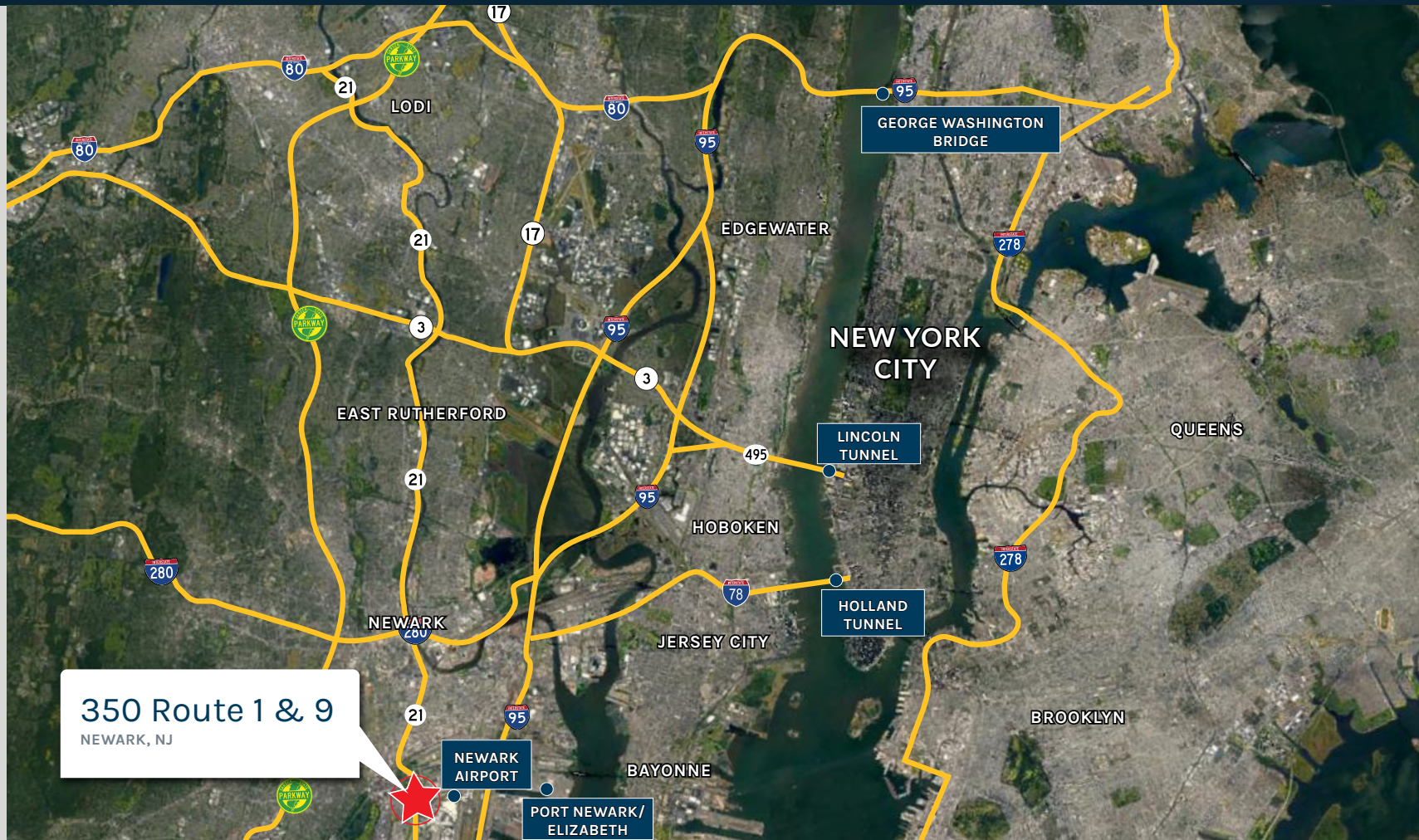
Access to I-95 / New Jersey Turnpike



Location HIGHLIGHTS

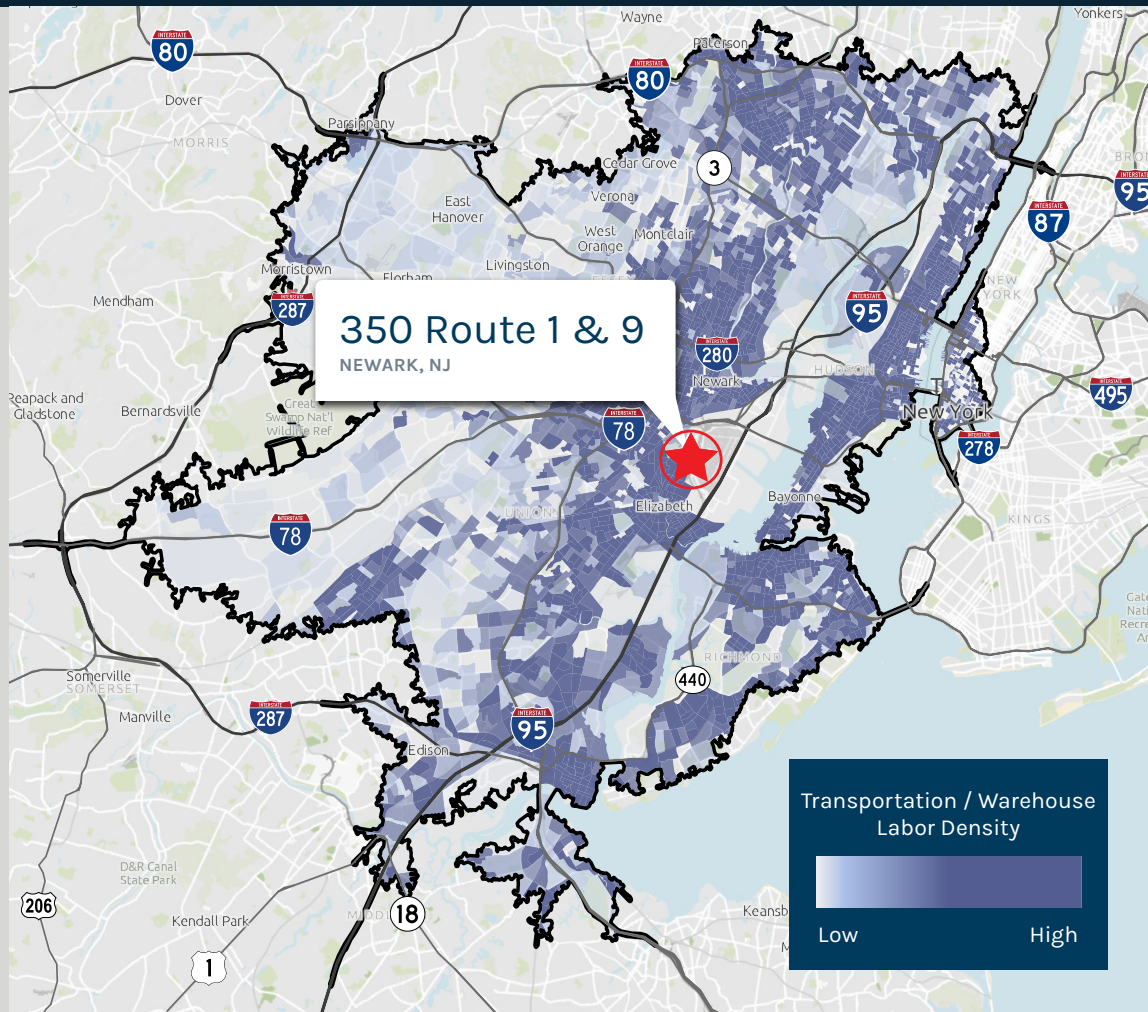
- 2.7 Miles from Route 21
- 2.9 Miles from Newark International Airport
- 3.1 Miles from New Jersey Turnpike / I-95
- 3.5 Miles from I-78
- 5.2 Miles from I-278

- 5.3 Miles from Port Newark / Elizabeth
- 6.0 Miles from Garden State Parkway
- 11.3 Miles from Holland Tunnel
- 15.4 Miles from Lincoln Tunnel
- 22.0 Miles from George Washington Bridge



Labor STATISTICS

30 MINUTE DRIVE TIME



Labor & Population



POPULATION
4,109,062



**TRANSPORTATION
WAREHOUSE WORKERS**
151,434



TOTAL LABOR FORCE
2,197,237



**MEDIAN WAREHOUSE
RELATED HOURLY
WAGE**
\$16.88
(US Average is \$15.67)



**MEDIAN HOUSEHOLD
INCOME**
\$82,800

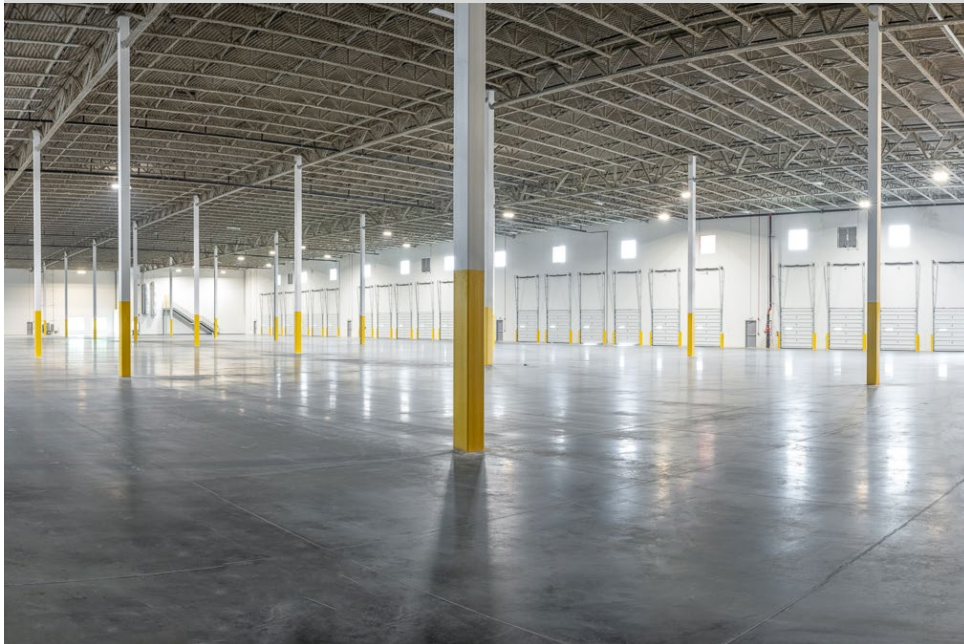


350route1and9.com



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager providing clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



CHRIS HILE
+1 201 528 4416
chris.hile@jll.com

RYAN MILANAİK
+1 973 647 9946
ryan.milanaik@jll.com

DOUG RODENSTEIN
+1 201 528 4340
douglas.rodenstein@jll.com

DAVID KNEE
+1 201 528 4440
david.knee@jll.com

TYLER FAZEKAS
+1 201 528 4354
tyler.fazekas@jll.com

