BRIDGE POINT BAYONNE

bpbayonne.com | 63 Hook Road, Bayonne, NJ





LEASING OPPORTUNITY PORT SUBMARKET

HIGHLIGHTS

- · Located directly off Route 440
- Convenient access to Exit 14A of I-78 and within close proximity to I-95 and the Holland Tunnel
- Strong labor supply: 81,836 warehouse and transportation workers in a 7.5-mile radius
- Total population of 2,425,711 people living in a 7.5-mile radius with a median household income of \$85,257
- · Proximity to many options of local amenities

New Construction Available

AVAILABLE SPACE

355,580 SF DIVISIBLE

LAND SIZE

17.6 ACRES

CHRIS HILE

chris.hile@jll.com +1 201 304 3427

Licensed Real Estate Salesperson

GARY POLITI

gary.politi@jll.com +1 903 391 9059

Licensed Real Estate Salesperson

RYAN MILANAIK

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

Licensed Real Estate Salesperson

DAVID KNEE

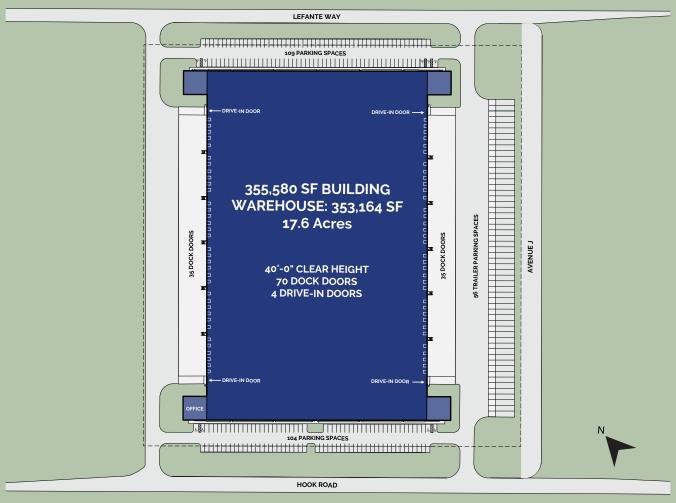
david.knee@jll.com +1 201 304 3424

Licensed Real Estate Salesperson



OVERALL SITE PLAN





355,580 SF

ACRES: 17.6

CLEAR HEIGHT: 40'-0"

DOCK DOORS: 70

DRIVE-IN DOORS: 4

CAR PARKING SPACES: 213

TRAILER PARKING SPACES:

56

COLUMN SPACING: 55' (W) X 50' (D)

SPEED BAYS: 55' (W) X 60' (D)

TRUCK COURT: 130'

POWER: 2,000 AMPS

FLOOR THICKNESS: 8" UNREINFORCED

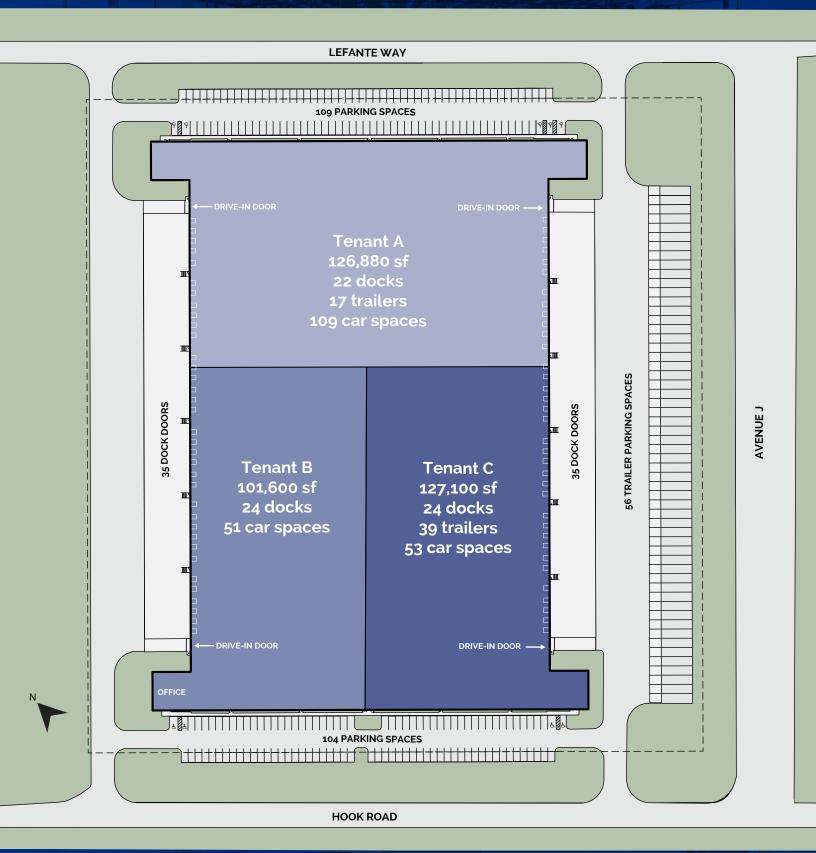


bpbayonne.com | 63 Hook Road, Bayonne, NJ



POTENTIAL BUILDING DIVISION PLAN - 3 TENANT



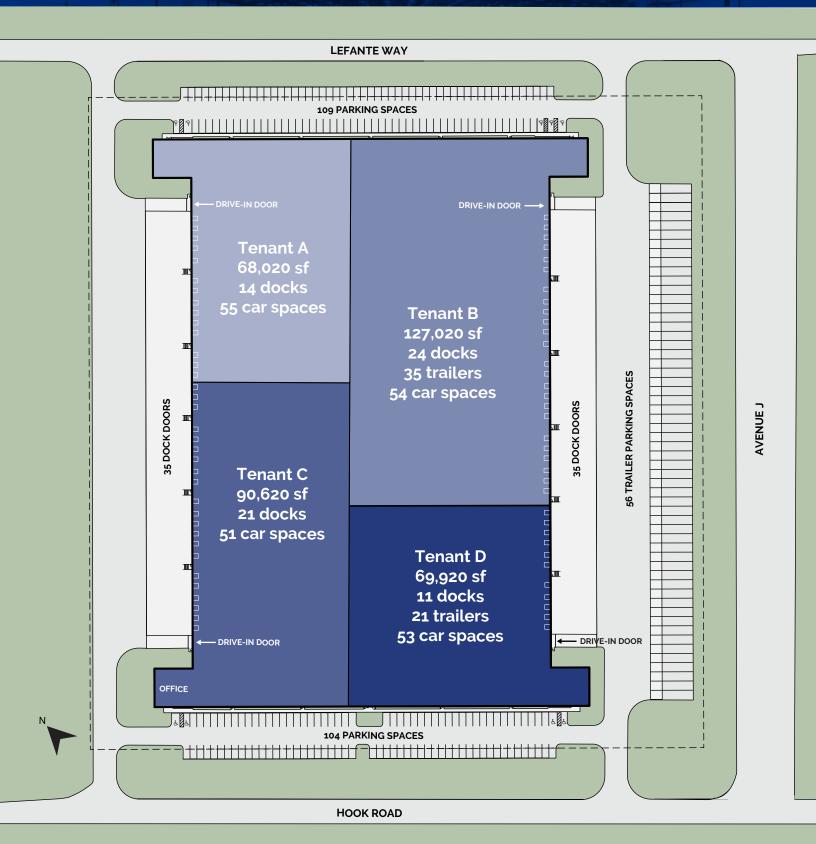


bpbayonne.com | 63 Hook Road, Bayonne, NJ



POTENTIAL BUILDING DIVISION PLAN - 4 TENANT





bpbayonne.com | 63 Hook Road, Bayonne, NJ



BAYONNE BRIDGE

3.1 miles

I-95/NJ TURNPIKE

6.2 miles

HOLLAND TUNNEL

7.9 miles

PORT NEWARK/ELIZABETH

8.1 miles

LINCOLN TUNNEL

16.2 miles

G.W. BRIDGE

23.4 miles

WAREHOUSE & TRANSPORTATION WORKERS IN A 7.5-MILE RADIUS

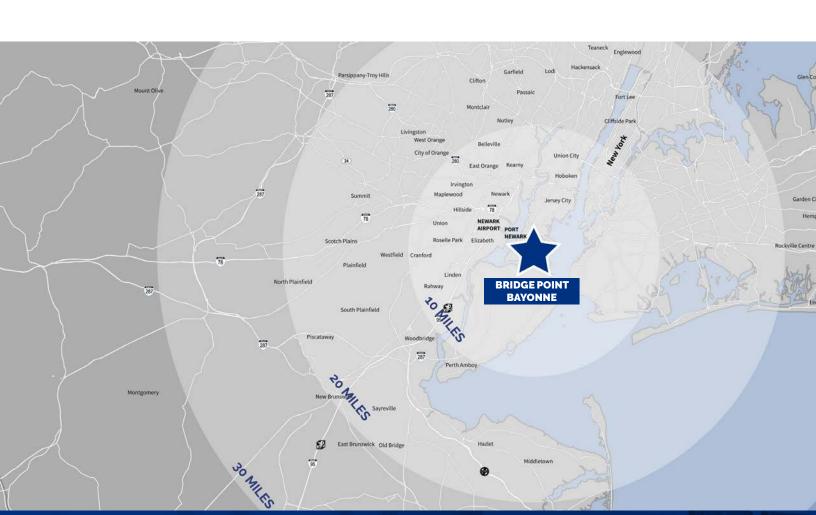
81,836

TOTAL POPULATION IN A 7.5-MILE RADIUS

2,425,711

MEDIAN HOUSEHOLD INCOME

\$85,257



bpbayonne.com | 63 Hook Road, Bayonne, NJ





10-mile Radius

TOTAL POPULATION

4,977,083

TOTAL LABOR FORCE

2,681,067

WAREHOUSE LABOR

128,380

MEDIAN HOUSEHOLD INCOME

\$85,167

WAREHOUSE LABOR / TOTAL LABOR FORCE

4.8%

UNEMPLOYMENT RATE

5.5

MEDIAN HOURLY WAREHOUSE EARNINGS

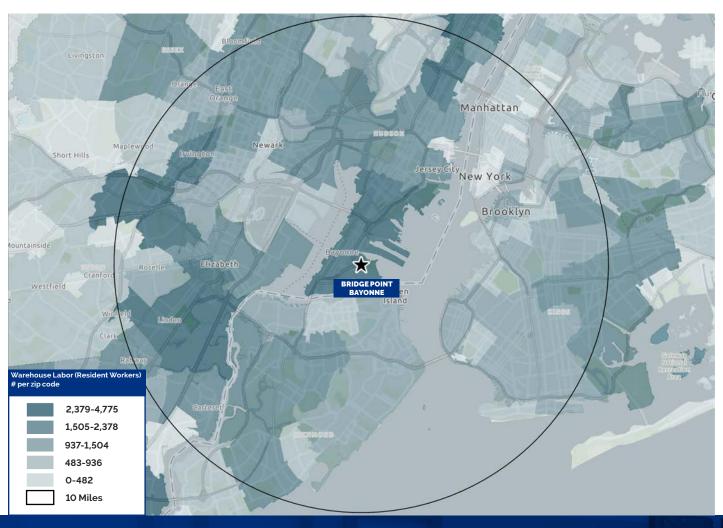
\$22.93

COST OF LIVING INDEX

156.8

BLUE COLLAR WORKFORCE

14.63%



bpbayonne.com | 63 Hook Road, Bayonne, NJ



PROPERTY PHOTOS

WAII BRIDGE





bpbayonne.com | 63 Hook Road, Bayonne, NJ





74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES in supply-constrained CORE markets in the U.S. and the U.K.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2022
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019. 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014