

99
HOOK ROAD
BAYONNE, NJ

FOR LEASE
±112,269 SF
RAIL-SERVICED BUILDING | IMMEDIATE OCCUPANCY

UEZ Incentives Available



REAL ESTATE
INVESTORS



Specifications & Floor Plan

99
HOOK ROAD
BAYONNE, NJ

TOTAL SPACE

+/- 112,269 SF

WAREHOUSE SPACE

+/- 104,826 SF

1ST FLOOR OFFICE

+/- 1,262 SF

MEZZANINE OFFICE

+/- 6,181 SF

CEILING HEIGHT

26' clear

COLUMN SPACING

40' x 40'

LOADING DOORS

9 tailboard doors

RAIL DOORS

3 doors

DRIVE-INS

1 drive-in

CAR PARKING

40 spaces

SPRINKLER SYSTEM

ESFR

1ST FLOOR OFFICE
1,262 SF

MEZZANINE OFFICE
6,181 SF

TOTAL
AVAILABLE
112,269 SF

519'2"

200'4"



Location

99
HOOK ROAD
BAYONNE, NJ

Immediate Access
Port Jersey
Marine Terminal

2 MI
Interstate 78

6 MI
NJ Turnpike
Exit 13A

10 MI
Port Newark/
Elizabeth

7 MI
Holland Tunnel

15 MI
Lincoln Tunnel

23 MI
G.W. Bridge



6,587,539
Total Labor Force
**20 Mile Radius*



5.6%
Unemployment Rate
**20 Mile Radius*



331,589
Transportation /
Warehouse Employees
**20 Mile Radius*



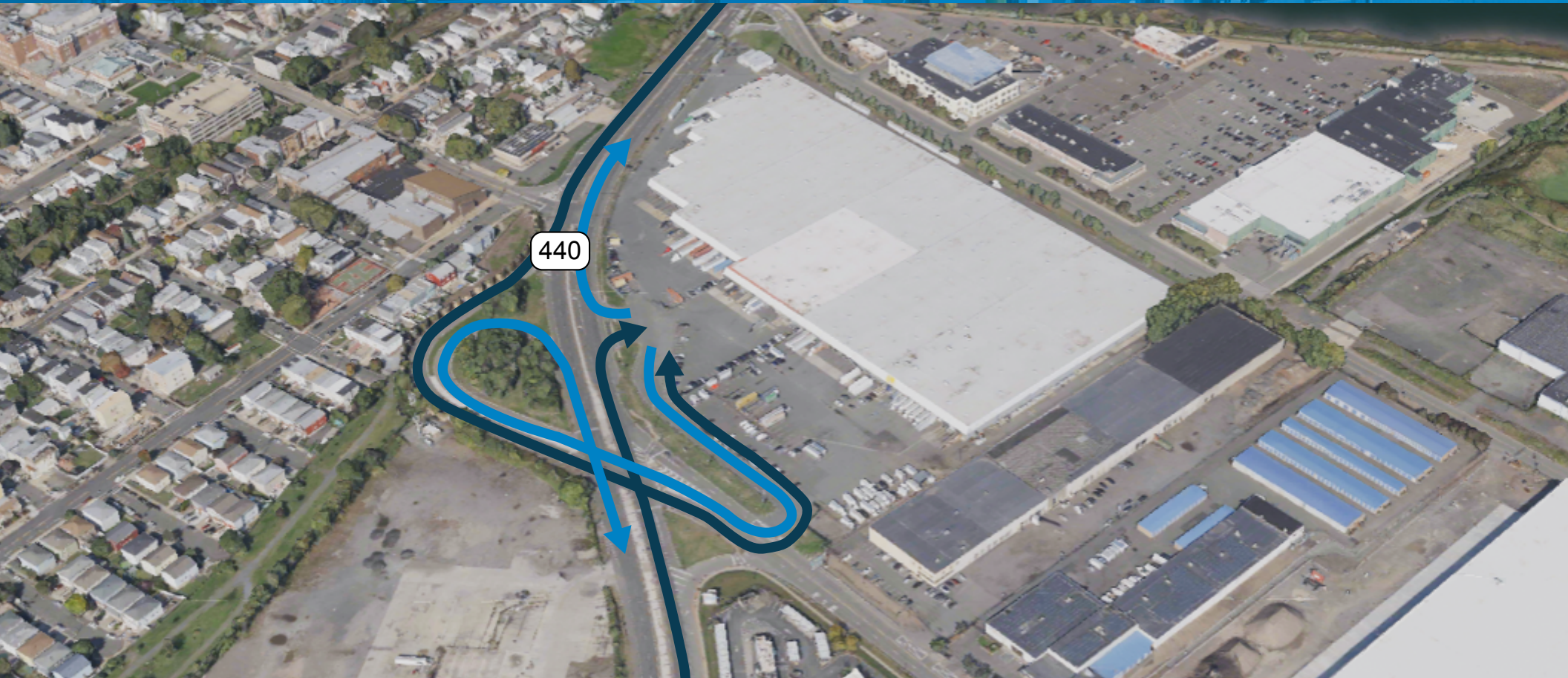
12,408,783
Total Population
**20 Mile Radius*

**20 Mile radius from 99 Hook Road, Bayonne, NJ*



Local Access

99
HOOK ROAD
BAYONNE, NJ



EXCLUSIVE LEASING



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OWNER



**REAL ESTATE
INVESTORS**