BRIDGE POINT EAST HANOVER

BRIDGE

bridgepointeasthanover.com | 20 Farinella Drive | East Hanover, New Jersey



AVAILABLE SPACE
314,413 SF

BUILDING DIMENSIONS
323' X 998'

CLEAR HEIGHT
40'

PARKING
100 Cars
60 Trailers

OCCUPANCY
Immediate

CLASS A INDUSTRIAL WAREHOUSE

COMPLETE | READY FOR OCCUPANCY

HIGHLIGHTS

- State-of-the-art industrial design
- Direct access to major highway arteries
- Multiple means of ingress and egress
- Within walking distance to public transportation
- Access to the third largest port in the US
- Connectivity to abundant labor and population density

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CBRE

SITE PLAN

BRIDGE

AVAILABLE FOR LEASE

314,413 SF

Divisible to: ±113,690 SF and ±200,723 SF

Clear Height: 40'

Exterior Docks: 58

Drive-in Doors: 2

Car Parking: 100 spaces

Trailer Parking: 60 spaces

Truck Court: 130'-185'

Spec Office: ±2,500 SF

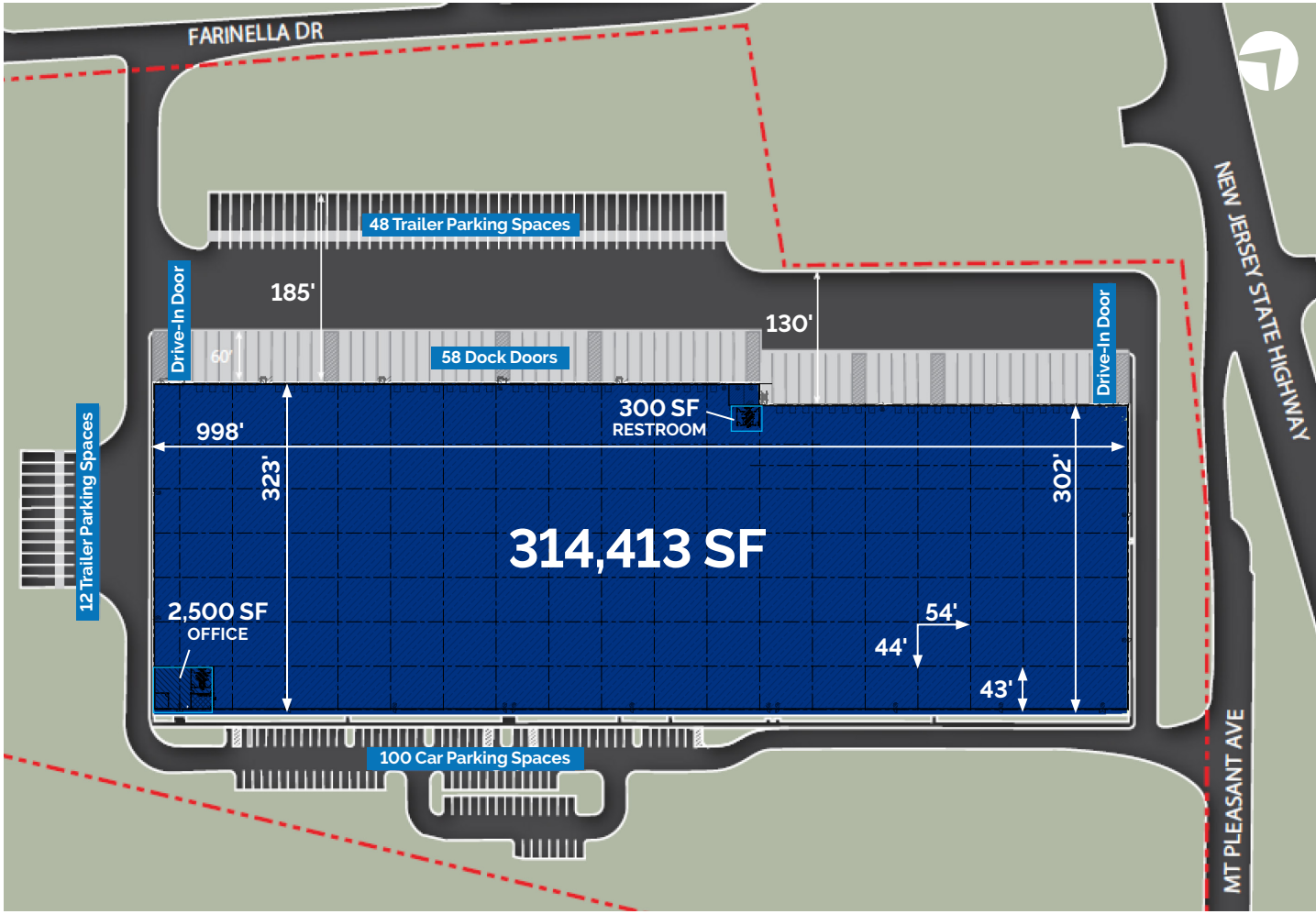
Sprinklers: ESFR

Power: 2,000 amp, 3-phase, 270/480 v

OCCUPANCY
Immediate

SHELL COMPLETION
Now

SPEC OFFICE COMPLETION
Now



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CBRE

PROXIMITY MAP

BRIDGE

TO NEW JERSEY TURNPIKE

18 miles

TO NEWARK AIRPORT

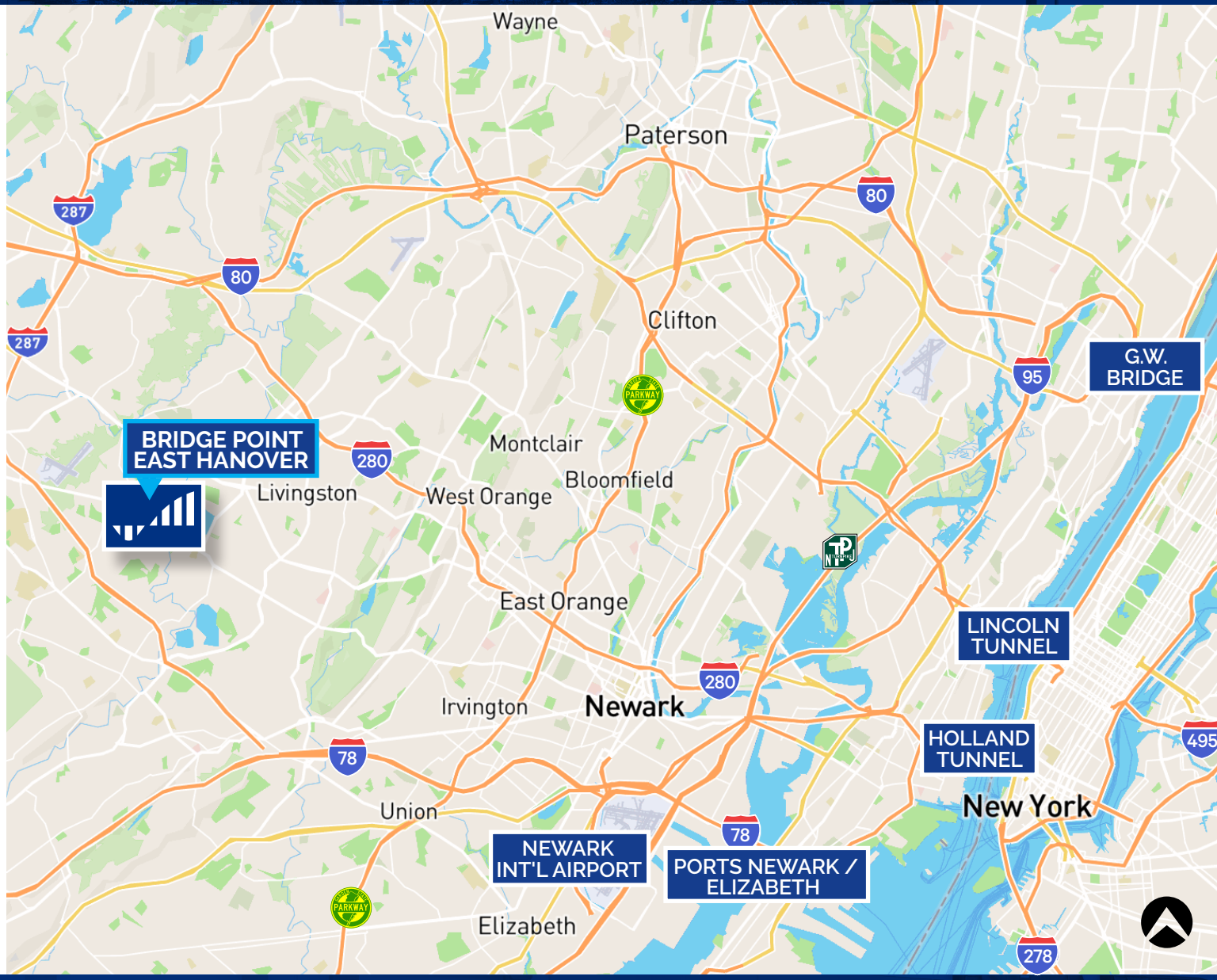
22 miles

TO PORTS NEWARK / ELIZABETH

24 miles

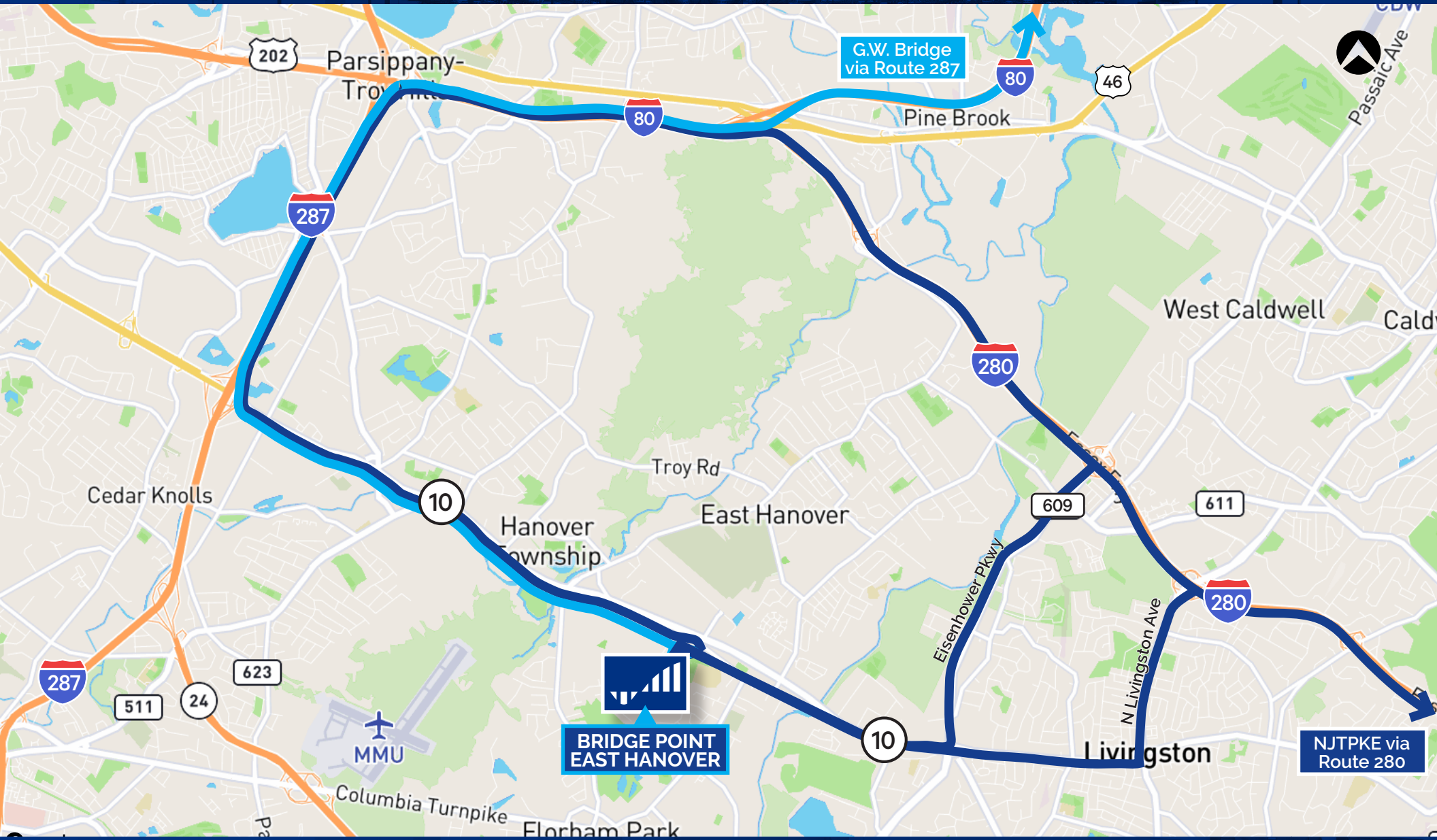
HIGHLIGHTS

- Proximity to Routes 287, 280, 80 and 46
- 4.6 miles to Route 287
- 13 miles to the Garden State Parkway
- 29 miles to Manhattan



LOCAL TRUCK ROUTES

BRIDGE



SITE ACCESS

BRIDGE

Inbound



Outbound

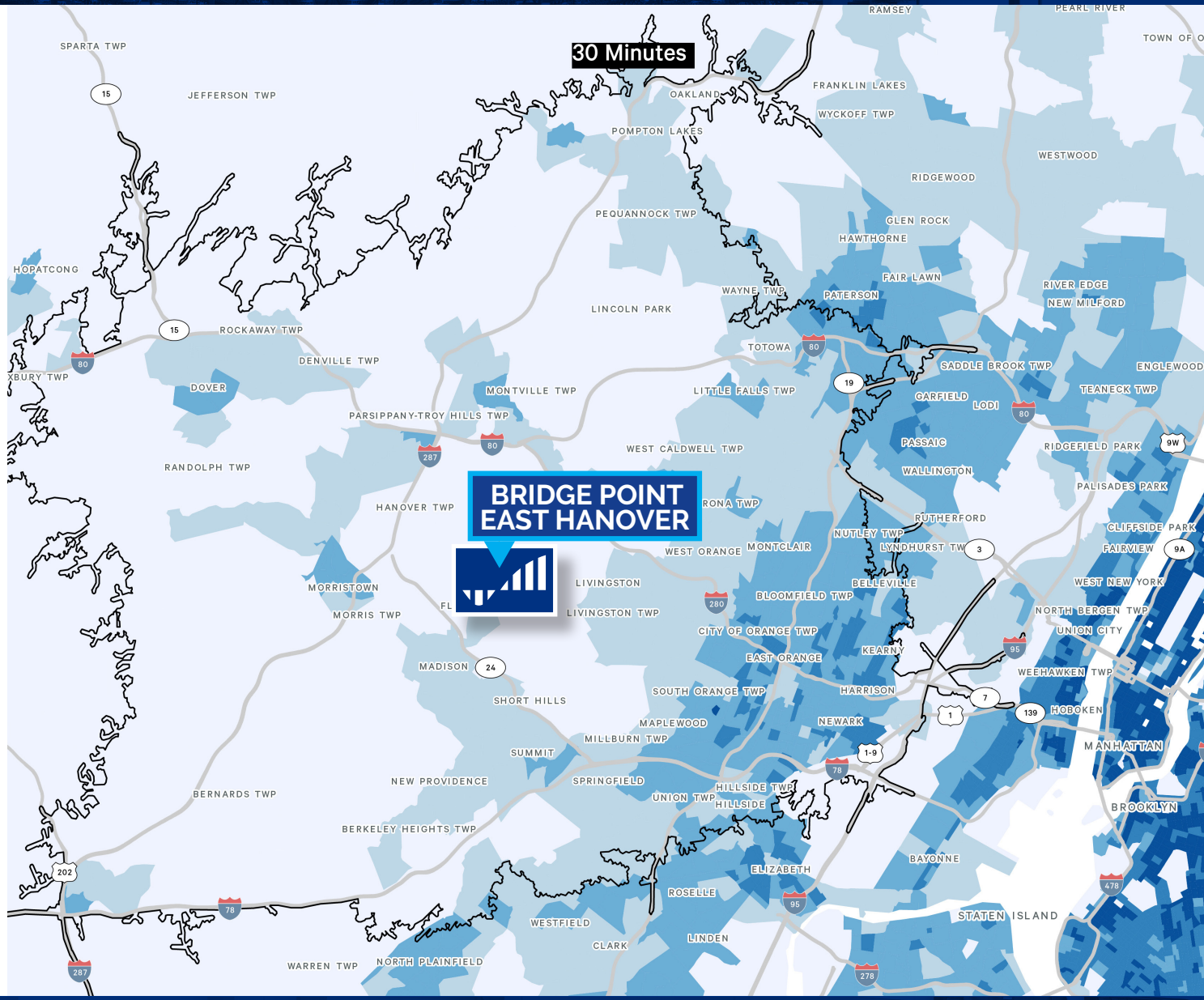


LABOR DENSITY

BRIDGE

POPULATION
30-MILE RADIUS
13,875,071

LABOR FORCE
30-MILE RADIUS
6,667,048



2022 Labor Density

Ppl per sq. mi.

- Less than 1000
- 1,000 - 3,000
- 3,000 - 10,000
- 10,000 - 30,000
- More than 30,000

ABOUT BRIDGE

BRIDGE

72 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	
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
New Good Neighbor, NJ Business & Industry Association	2021
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

HEADQUARTERS
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