

WAREHOUSE

FOR LEASE



**\$13.95 PSF STARTING RATE
FOR SHORT-TERM LEASE**



PREMIER LOCATION



2AB Terminal Way
Avenel, New Jersey

81,358 SF | DIVISIBLE
Can provide up to $\pm 120,000$ SF

IMMEDIATE AVAILABILITY



ESFR Conversion
and Make-Ready
Complete



Prime Exit 12
& Port Location



Rail Served



ACTIVE RAIL

3 RAIL DOORS

Fenced ±8,000 SF Side Yard

81,358 SF
AVAILABLE

±12,000 SF
of fenced
& gated
outdoor
storage
and trailer
parking

SPRINKLER ROOM

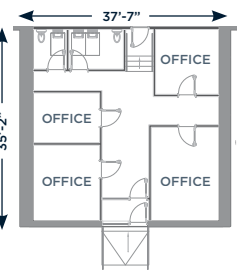
BREAK AREA

SPRINKLER ROOM

1,200 SF
OFFICE

16 TAILGATES

TERMINAL WAY



OFFICE FLOOR PLAN

PROPERTY OVERVIEW



Divisible to ±41,000 SF
Can provide up to ±120,000 SF



Rail Served

Building Size

81,358 SF, Divisible to ±41,000 SF
Can provide up to ±120,000 SF

Office Size

1,200 SF

Loading

16 Tailgates with Dock Seals

Rail

3 Doors (Additional doors can be added)

Parking

±12,000 SF of fenced & gated outdoor
storage & trailer parking

Column Spacing

44' x 44'

Clear Height

27'

Power

Unit 2A: 225 Amps, 277/480v200
Amps, 120/208v
Unit 2B: 300 Amps, 120/208v

Lighting

Motion Sensor LED

Sprinkler

ESFR

PREMIER LOCATION

A premier Middlesex County location that is close proximity to Route 9 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 9	1.5 mi
NJ Turnpike Exit 12	3 mi
NJ Turnpike Exit 11	6 mi
Goethals Bridge	7 mi
Outerbridge Crossing	7 mi
Newark Airport	10 mi
Port Newark/Elizabeth	13.5 mi
GW Bridge	29 mi





2AB TERMINAL WAY
AVENEL, NJ

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Terreno acquires, owns and operates industrial real estate in six major coastal U.S. markets. Exclusively. Functional, flexible, infill real estate located at the intersection of growing demand and limited, or even shrinking, supply.

Terreno owns 7 buildings at Avenel Logistics Center, totaling over 400,000 SF.



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