



NEWARK COLD STORAGE

157,530 SF Cross Dock Cold Storage Facility

52-90 Amsterdam Street, Newark, New Jersey

Newark Cold Storage

Warehouse Specifications

SITE SIZE	5.64 Acres
WAREHOUSE	147,530 SF
MEZZ OFFICE	10,000 SF
TOTAL	157,530 SF
TYPE	Cross Dock
CLEAR HEIGHT	120' Clear
PALLET POSITIONS	32,000-40,000
DOCK DOORS	30 (10' X 12')
DRIVE IN DOORS	4 (12" X 24')
TRUCK COURTS	140'
TRAILER STORAGE	50 Additional Available
AUTO PARKING	200 Parking Spaces; 4 Story Parking Deck w/ Employee Bridge

Driving Distances

I-95 >	2 Miles
PORT OF NEWARK >	3.5 Miles
NEWARK INTERNATIONAL >	3.5 Miles

[CLICK HERE TO VISIT THE WEBSITE](#)



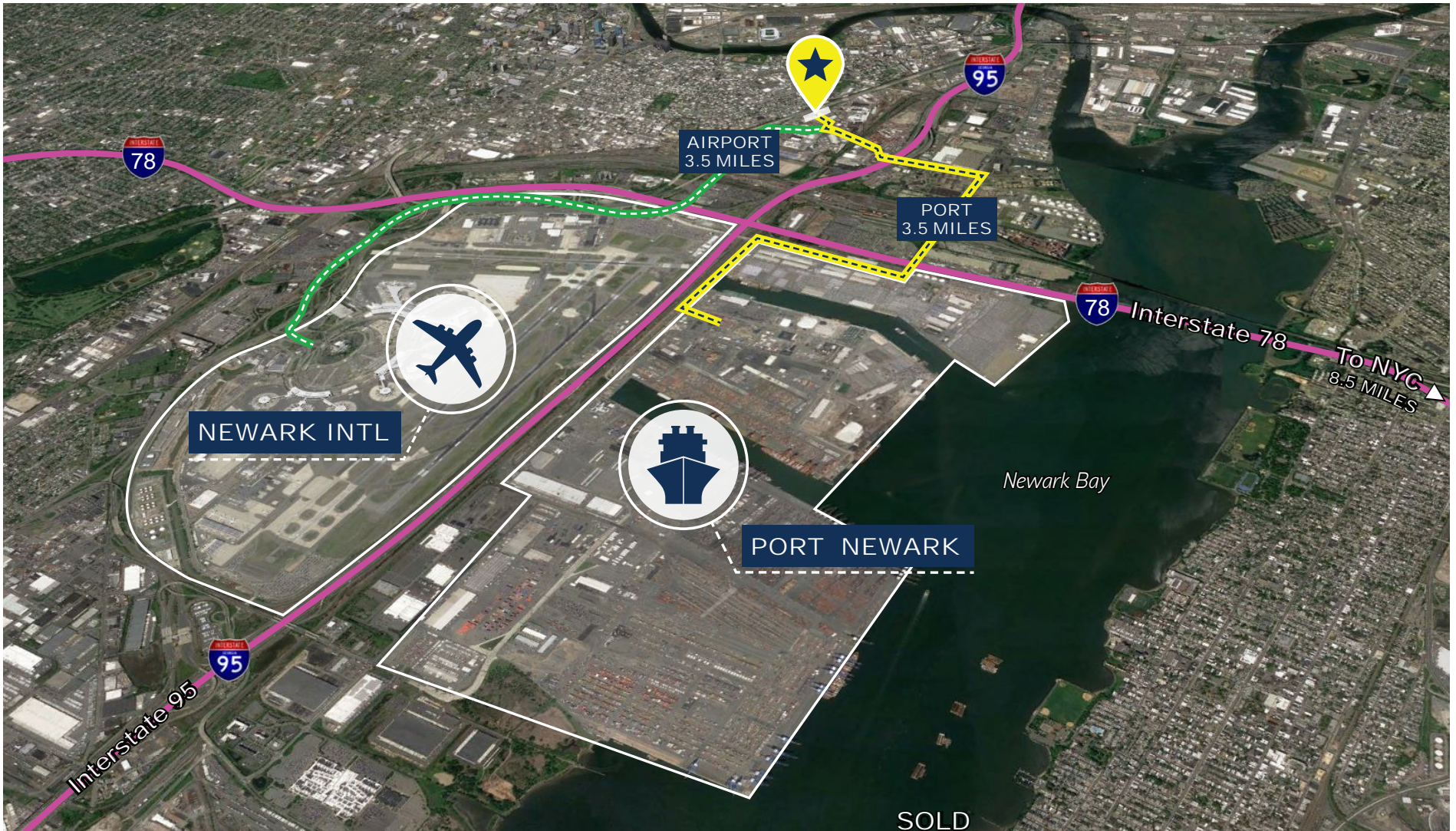
NEWARK COLD STORAGE

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.

CAPITAL
DEVELOPMENT PARTNERS

Location Characteristics

Truck Routes to the Port Newark Container Port & Newark Liberty International Airport



NEWARK COLD STORAGE

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.



Port of New York & New Jersey - Largest East Coast Port

READY FOR THE FUTURE

The Port of New York & New Jersey is the gateway to one of the most concentrated and affluent consumer markets in the world. **It is the largest port on the East Coast, and the third-largest in the nation.** As one of the largest infrastructure projects in New Jersey, **the Port Newark Container Terminal (PNCT) will invest \$500 million into its expansion before the year 2030.** The expansion will **add 1.0 million twenty-foot equivalent containers moving through the terminal,** creating significant economic growth for the Northeast region. Currently, PNCT leads the Port of NY/NJ, **moving 25% of its vessel container volume via rail.** Further **expansion plans include the development of 50 additional acres, a new gate facility, additional berth deepening and upgraded container handling equipment** including additional super post-Panamax ship-to-shore cranes.

FACTS & STATS

- The Port of New York & New Jersey moves nearly \$200 Billion in cargo each year
- Investing \$500 million into expansion before the year 2030 to add 1.0 million TEUs
- In 2018-2019, PNCT will grow terminal capacity by 28% to increase peak crane handling to 400 moves per hour and open a new gate complex
- 811 Million SF of industrial space within 1.5 hours of the terminal



NEWARK COLD STORAGE

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.



NEWARK COLD STORAGE

52-90 Amsterdam Street, Newark, New Jersey

PORT NEWARK
ELIZABETH MARINE TERMINAL

NEWARK LIBERTY
INTERNATIONAL AIRPORT



JOHN KNOX PORTER
Capital Development Partners
404 229 4852
johnknoxporter@cap.partners

CAPITAL
DEVELOPMENT PARTNERS