

Brookfield Properties

Q2 25 Occupancy | Division Possible

Liberty Commerce Center

145 Industrial Drive, Jersey City, NJ

Unsurpassed Location.

Offering immediate access to major highways, arteries, rail lines, seaports and airports including the GCT Bayonne ExpressRail Port Jersey, Greenville Yard, Port Newark-Elizabeth Marine Terminal, Newark Liberty International Airport. A superior location with direct access to New Jersey Turnpike, Routes 78 & 440 along with guick access to New York City - via the Holland or Lincoln Tunnels and Bayonne Bridge.

> The Home Depot Liberty Science Center GREENVILLE C Liberty National 6 145 Industrial Drive Stephen Gregg Pa tco Wholesale 🙆 CT.J. Maxx Bayonne Cape Liberty Cruise Port CONSTABLE A Walmart Supercenter (440) NEW JERSEY NEW JERSEY NEW YORK NEW YORK Snug Harbor Cultural Center & Botanical Garden ST. GEORGE

+/- 426,275 Sq. Ft. TOTAL AVAILABLE

Specification

+/- 393,503 Sq. Ft. WAREHOUSE AREA

+/- 32,772 Sq. Ft. OFFICE AREA 2 SECTIONS, 3 LEVELS EACH

42' CLEAR HEIGHT

69 DOCK DOORS

2 GRADE-LEVEL DOORS

223 Stalls AUTO PARKING

103 Stalls TRAILER PARKING

2,500 Amps, 3-Phase, <u>277/480v</u> POWER

ESFR FIRE SPRINKLERS

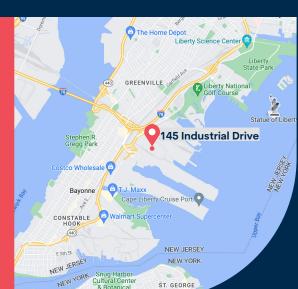
185' Truck Court with 60' Deep Concrete Apron

LED Lighting Throughout

City Sewer & Water

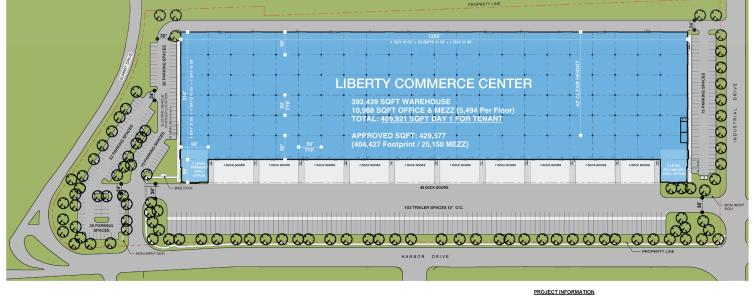
56' x 50' Bays with 60' x 56' Speed Bay

Urban Enterprize Zone (UEZ)









| ROJECT INFORMATION | | | |
|---|-----------------------------|-------------------------------|------------|
| BUILDING | | | |
| WAREHOUSE PRIMARY SPEC OFFICE SECONDARY SPEC OFFICE | 393,503 16,386 16,386 | SF SF SF | |
| TOTAL LEASEABLE AREA PARKING | 426,275 | SF | GRAPHIC SC |
| AUTO PARKING TRAILER PARKING TRUCK DOORS | 223 103 69 | spaces spaces positions | 0 30 60 |

SITE AREA

| In S.F. | +/- 892,242 Sq. Ft. |
|----------|---------------------|
| In Acres | +/- 20.48 AC |

BUILDING AREA

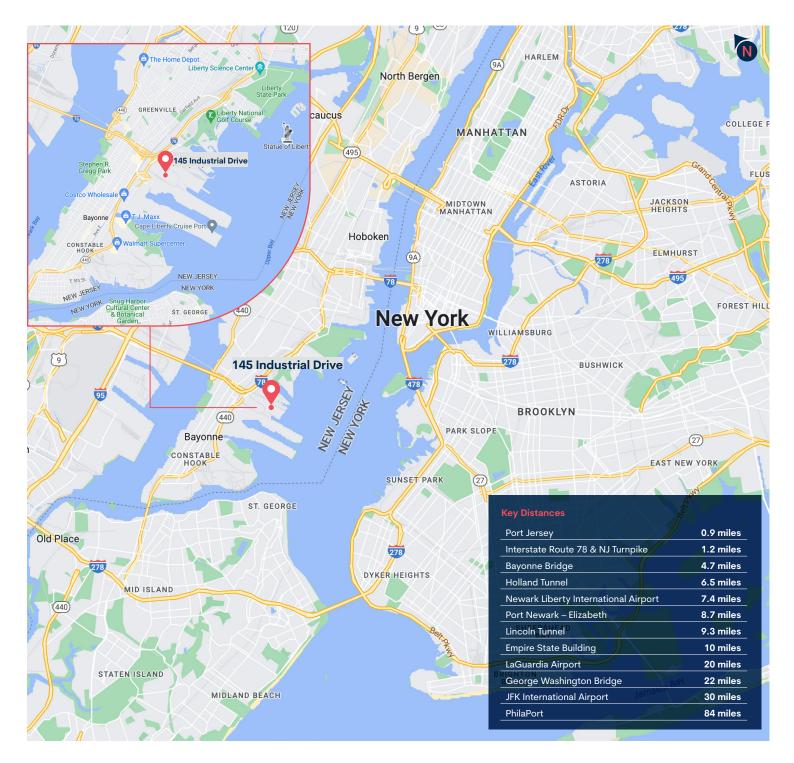
| Office | +/-32,772 Sq. Ft. |
|-----------|---------------------|
| Warehouse | +/- 393,503 Sq. Ft. |
| TOTAL | +/- 426,275 Sq. Ft. |
| COVERAGE | 48% |
| PARKING | |
| Auto | 223 stalls |
| Trailer | 103 stalls |

This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.





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