
AVENEL
DISTRIBUTION
CENTER
1289 RAHWAY AVENUE | AVENEL, NJ
1,215,238 SF
FOR LEASE AVAILABLE NOW
CBRE
THE MORRIS COMPANIES
1289rahwayavenue.com

SPECIFICATIONS

1289 RAHWAY AVENUE | AVENEL, NJ

40’ CLEAR HEIGHT

100 (9’ x 10’) DOCK DOORS

2 (14’ x 16’) DRIVE-IN DOORS

4,000 Amps POWER

300 CAR PARKING

ESFR SPRINKLERS

OCCUPANCY
- Immediate

AVAILABLE SIZE
- 1,215,238 SF

WAREHOUSE SIZE
- 1,175,235 SF

OFFICE SIZE
- 20,000 SF
- 20,000 SF (Mezzanine)

CLEAR HEIGHT
- 40’

BUILDING DIMENSIONS
- 650’ x 1840’

COLUMN SPACING
- 53’ x 54’

LOADING
- 100 (9’x 10’) dock doors
- 2 (14’ x 16’) drive-in doors
- 110 knock outs

PARKING
- 300 car parking
- 473 (plus 51 future spaces) trailer parking

SPRINKLER SYSTEM
- ESFR

POWER
- 4,000 amps 277/480v, 3-phase (expandable to 10,000 amps)

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SITE PLAN

1289 RAHWAY AVENUE | AVENEL, NJ

NEW IMPROVED SITE ACCESS ROAD

BUILT FOR SCALE, POSITIONED FOR GROWTH



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ACCESS

ROUTE 1 NORTHBOUND

NJ TURNPIKE NORTHBOUND

RANDOLPH AVE

RAHWAY AVE

EXIT 12

MINUE ST

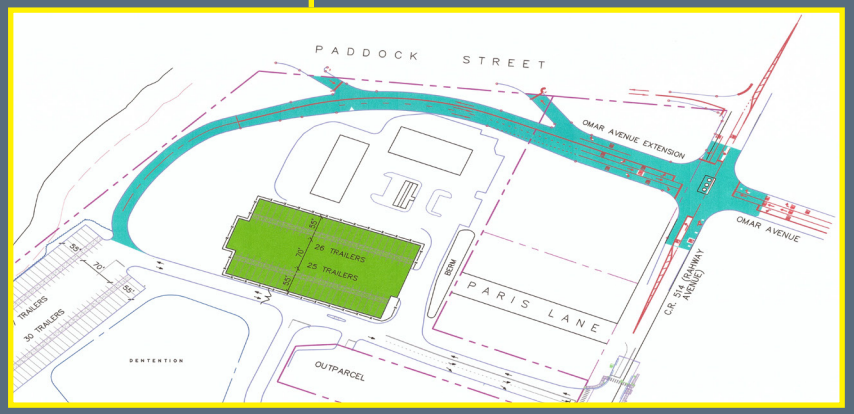
NEW IMPROVED SITE ACCESS VIA OMAR AVE EXTENSION

ROUTE 1 SOUTHBOUND

OMAR AVE

FEDERAL BLVD

NJ TURNPIKE SOUTHBOUND



1.4 MILES / 6 MINUTES
ROUTE 1

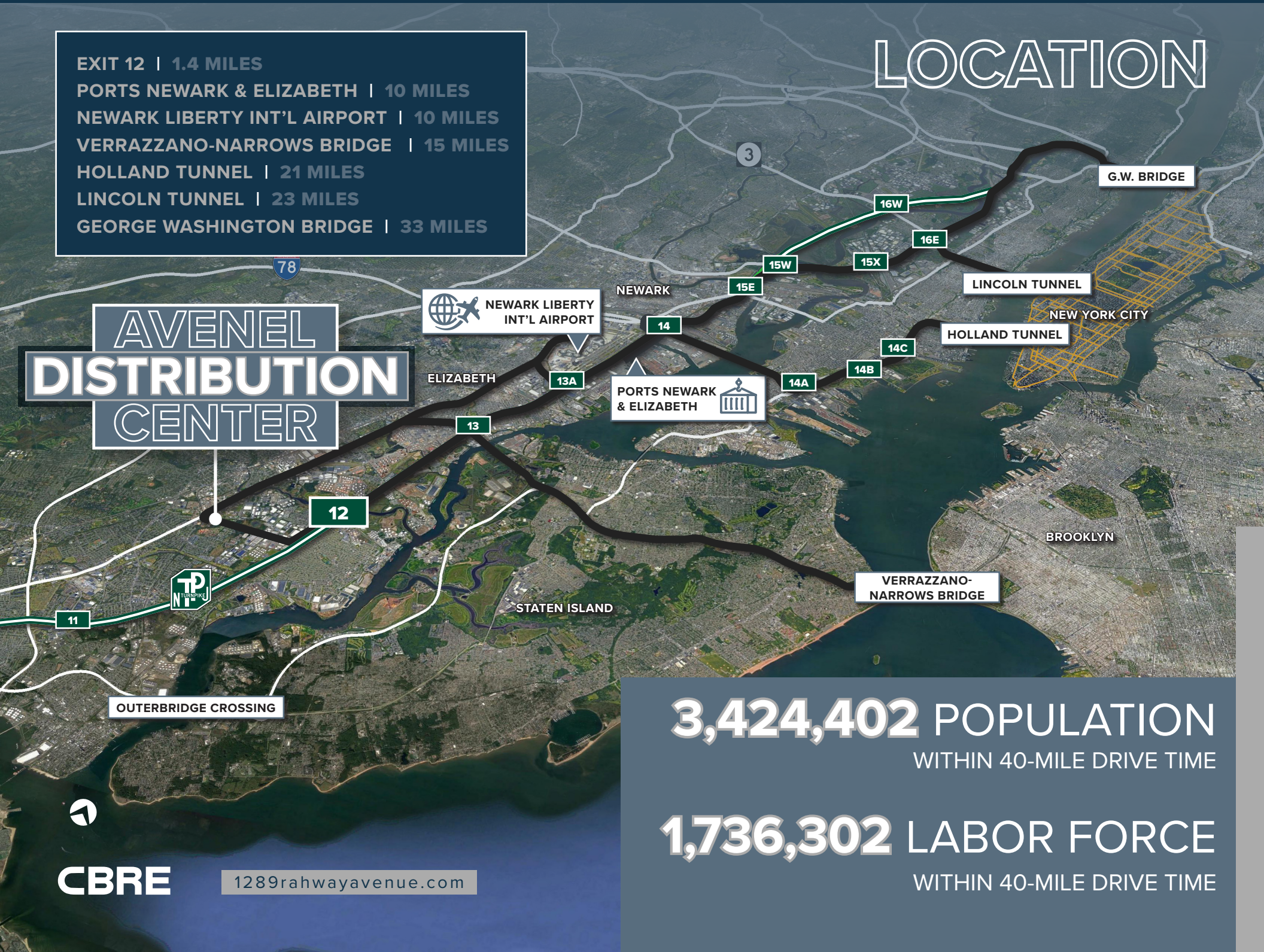
4 MILES / 11 MINUTES
NJ TURNPIKE EXIT 12

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LOCATION

- EXIT 12 | 1.4 MILES
- PORTS NEWARK & ELIZABETH | 10 MILES
- NEWARK LIBERTY INT'L AIRPORT | 10 MILES
- VERRAZZANO-NARROWS BRIDGE | 15 MILES
- HOLLAND TUNNEL | 21 MILES
- LINCOLN TUNNEL | 23 MILES
- GEORGE WASHINGTON BRIDGE | 33 MILES



3,424,402 POPULATION
WITHIN 40-MILE DRIVE TIME

1,736,302 LABOR FORCE
WITHIN 40-MILE DRIVE TIME

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AVENEL DISTRIBUTION CENTER

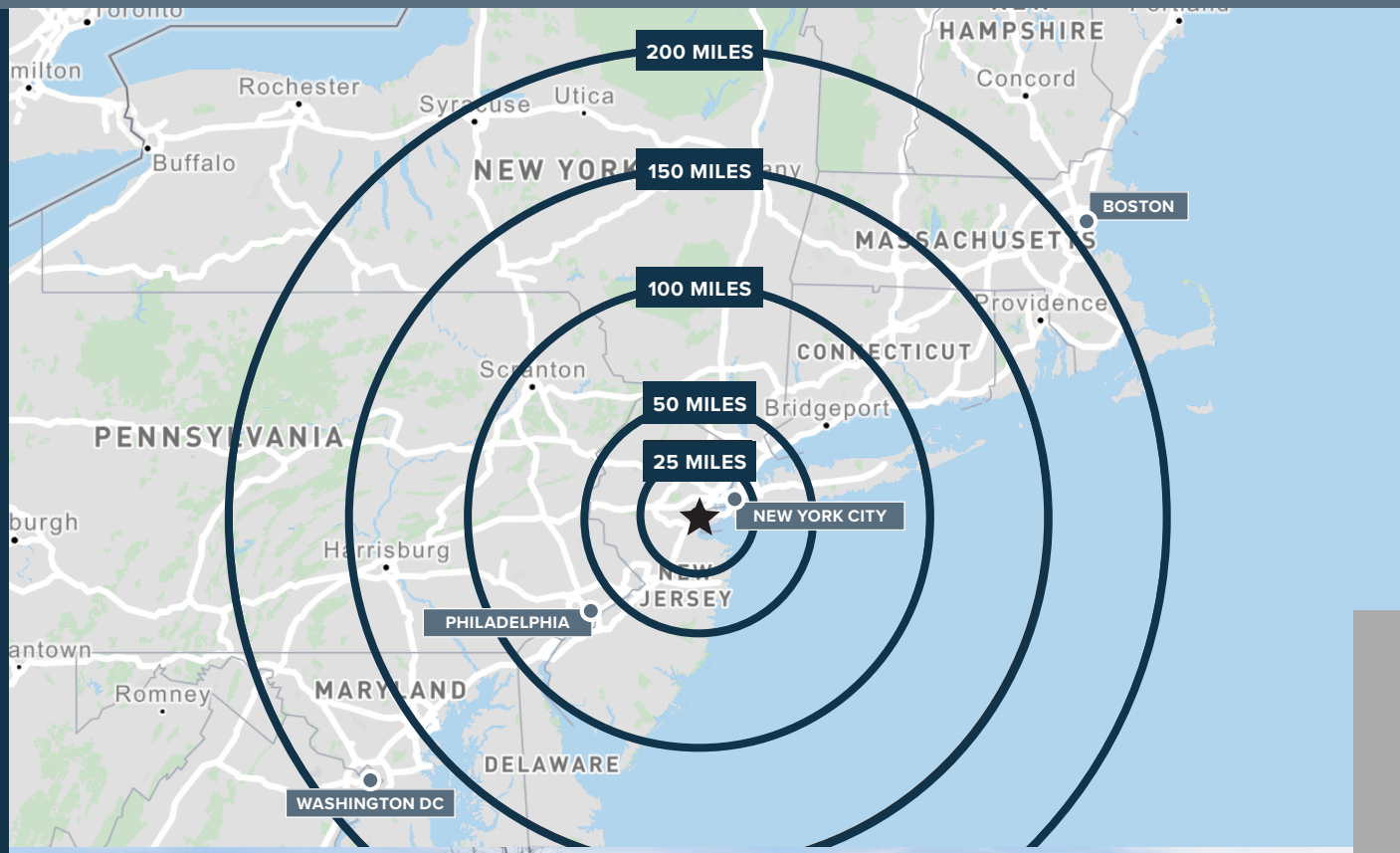
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