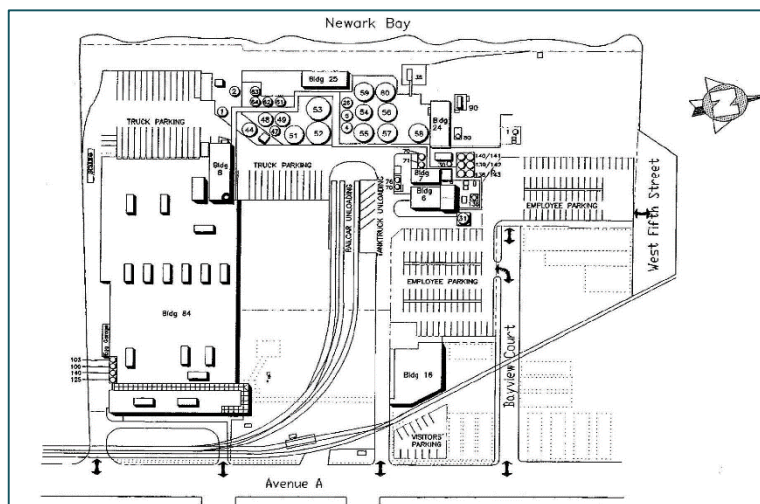


99 Avenue A, Bayonne, New Jersey 07002

35.2 Acre Industrial Property (18.2 upland, 17 riparian)



Current Building specifications:

Total available:	197,269 s.f.
• Main building # 84:	166,296 s.f.
• Boiler house # 8:	5,697 s.f.
• Warehouse building # 6:	14,457 s.f.
• Deodorizer # 6:	2,689 s.f.
• EMI Building # 6A:	8,720 s.f.
Column spacing:	50'x 50'
Ceiling height:	25' clear
Loading:	15 exterior doors
Drive-ins:	1 door
Power:	PSE&G 4000amps, 5KV
Sprinkler:	Dry
Car parking:	150 spaces
Trailer parking:	150 spaces
Rail (3 spurs):	Norfolk Southern & CSX
Zoning:	Industrial –UEZ
2010 taxes:	\$511,638.75

Features:

- Food grade tank farm (optional)
- 100,000 s.f. expansion
- Proposed finger pier extension

Location:

- Located off Exit 14A of New Jersey Turnpike
- Close proximity to Routes 1 & 9 and 440, Holland Tunnel, Lincoln Tunnel and the

ASKING PRICE: \$22,500,000

For More Information Please Contact Our Sales Agents Below:

Noah Schmahl

718.819.3939 x 203

347.389.4951

noah@morningstarcg.com

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