

LINCOLN LOGISTICS BELLEVILLE

NEW CONSTRUCTION AVAILABLE NOW FOR LEASE

681
MAIN STREET
BELLEVILLE, NEW JERSEY 07109

30-YEAR TAX PILOT! | BUILDING 1 91,746 SF | BUILDING 2 112,661 SF



POPULATION & LABOR
ACCESSIBILITY



5 MILES TO THE
NEW JERSEY TURNPIKE



IMMEDIATE ACCESS
TO ROUTE 21



LincolnLogisticsBelleville.com



CBRE

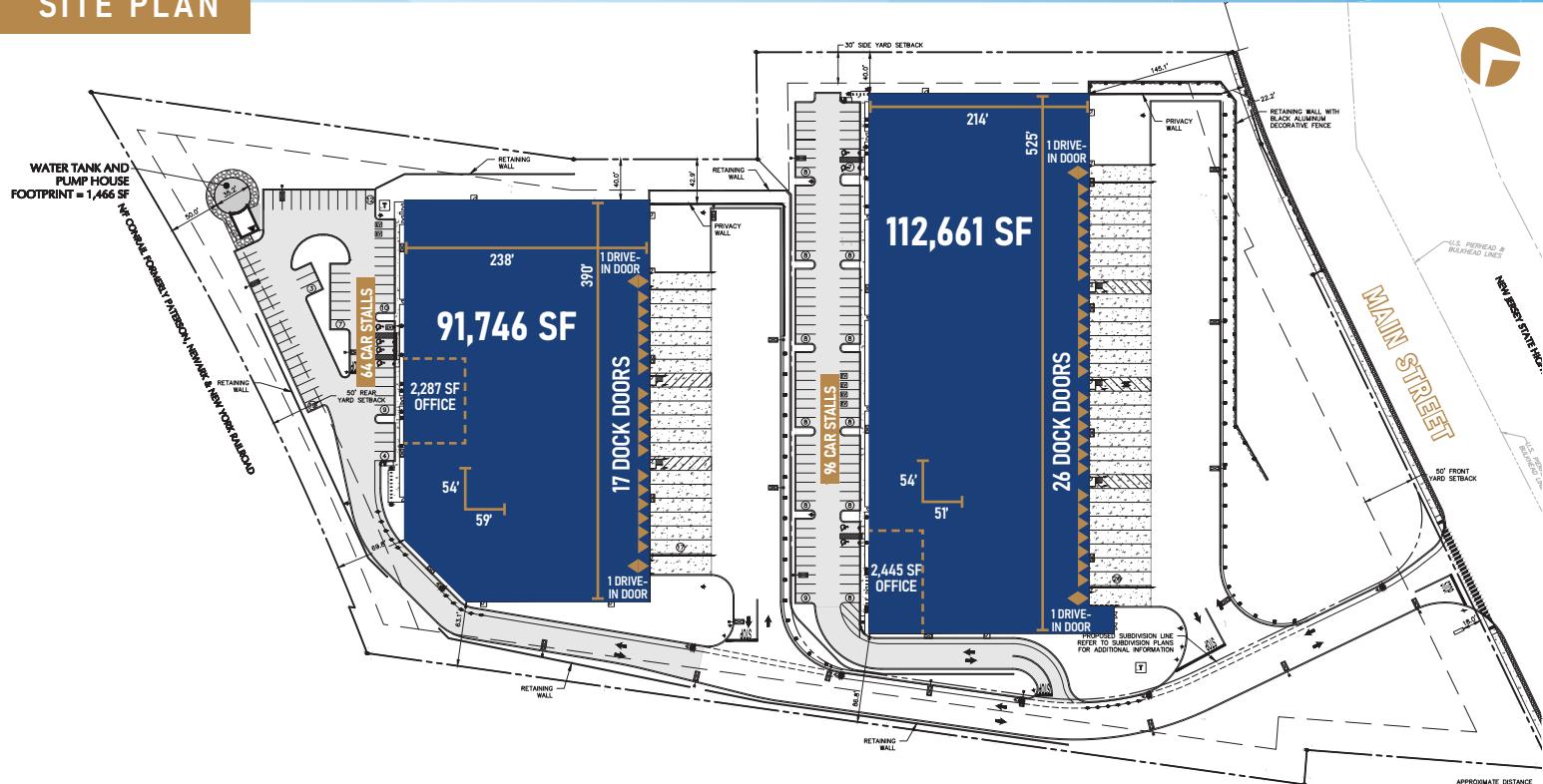
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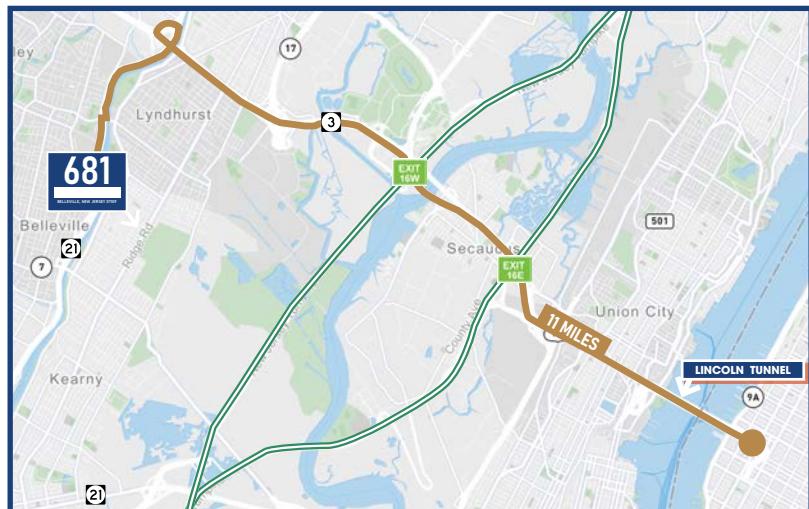
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AVAILABLE NOW
30-YEAR TAX PILOT IN PLACE!

AVAILABILITIES:	91,746 SF	112,661 SF
BUILDING DIMENSIONS	238' x 390'	214' x 525'
SPEC OFFICE:	2,287 SF	2,445 SF
CEILING HEIGHT:	36'	36'
COLUMN SPACING:	59' x 54'	54' x 51'
DOCK DOORS:	17	26
DRIVE-IN DOORS:	2	2
CAR PARKING:	64	96
TRAILER STORAGE:	At dock doors	At dock doors
SPRINKLERS:	ESFR	ESFR
POWER:	2,000 amp, 277/480v, 3-phase, 4-wire from a new 1000kVA, 277/480v, 3-phase pad mounted transformer installed by PSE&G	2,000 amp, 277/480v, 3-phase, 4-wire from a new 1000kVA, 277/480v, 3-phase pad mounted transformer installed by PSE&G

SITE PLAN





- 11 miles to New York City
- Immediate access to Route 21
- Proximity to all major highways
- Population reach of 3,767,546 within a 30 minute drive time
- Access to a labor force of 1,952,083 within a 30 minute drive time





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