



# Prologis Ports Newark

357 WILSON AVENUE | NEWARK, NJ 07105



LEAD THE INDUSTRY FROM WILSON AVENUE

INDUSTRIAL SPACE FOR LEASE

142,450 SF

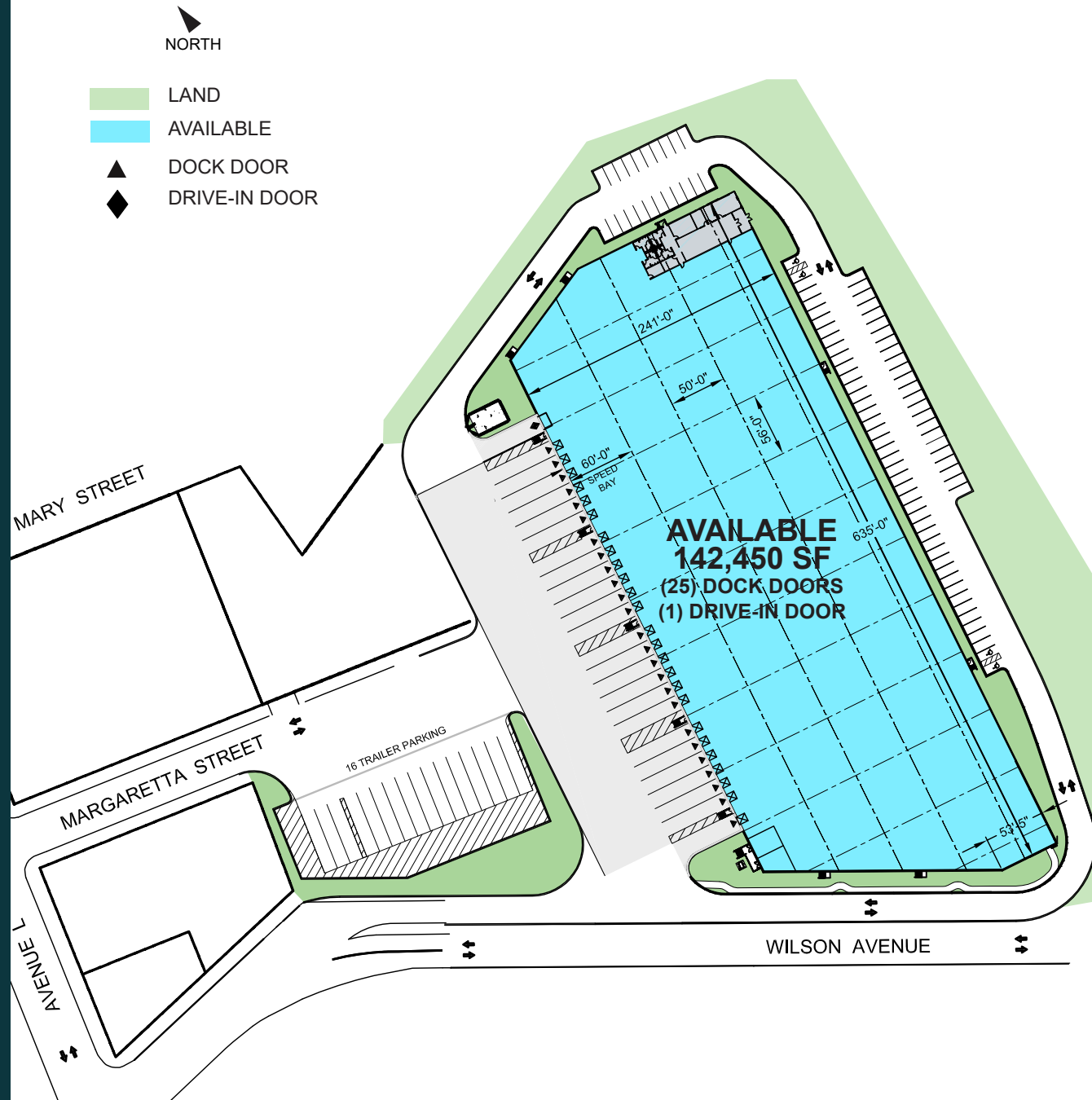


CBRE

# Property Features

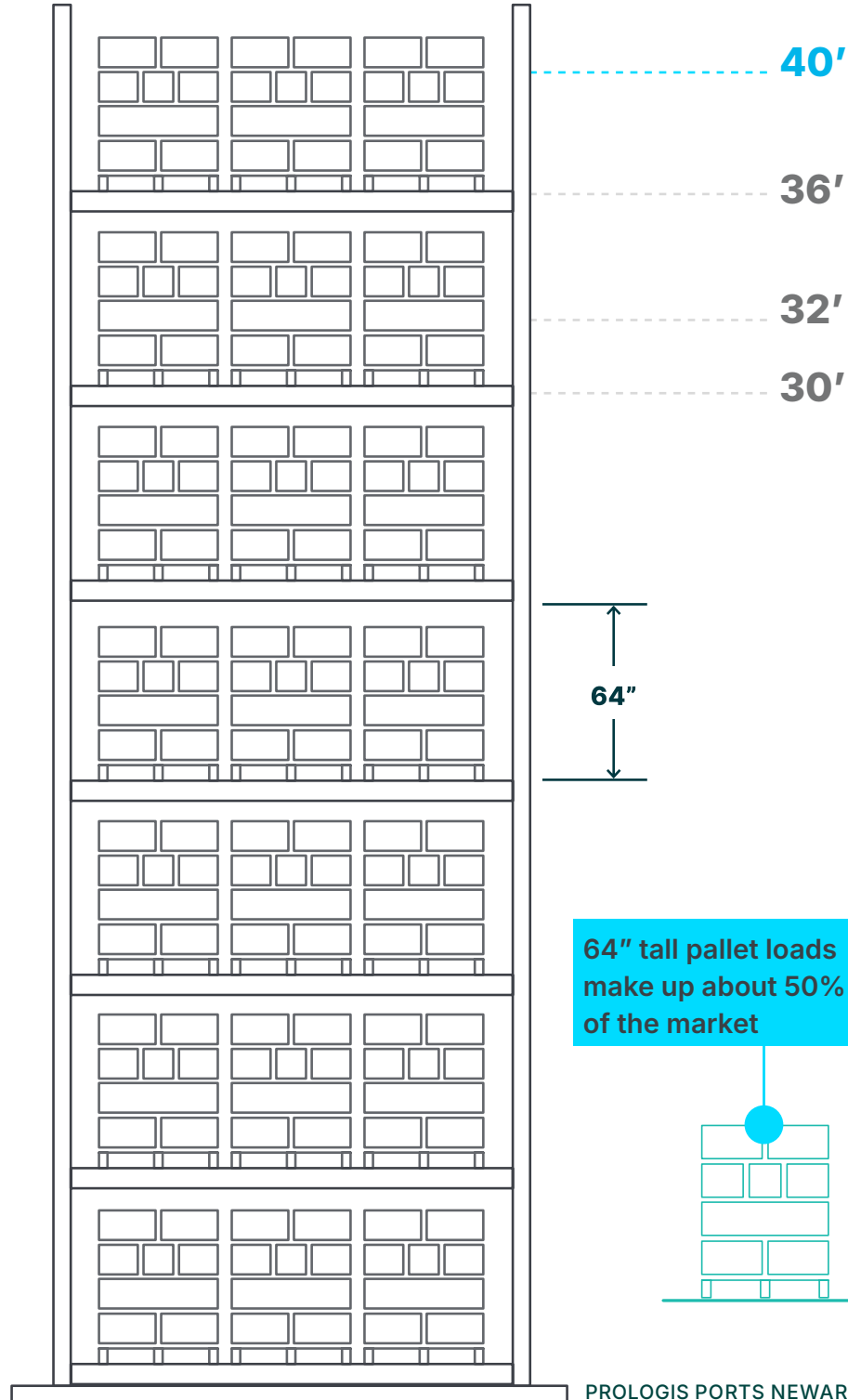
Industry-leading features to empower your business

Available Space	142,450 SF
Office SF	3,559 SF
Clear Height	40'
Column Spacing	50' x 60'
Dock Doors	25
Drive-in Doors	1
Trailer Parking Spaces	16
Car Parking Spaces	90
Electrical Service	2,000 amps, 480/277v, 3p
Sprinkler	ESFR
Lighting	LED Motion Sensor
EV Charging	4 Dual Charging Stations
Occupancy	Immediate



# Stack Higher

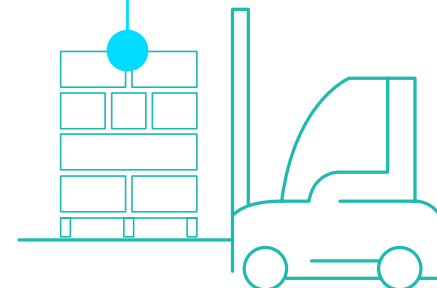
Clear the Way for Big Ideas with 40' for Ultimate Efficiency



A 40' clear height increases cubic capacity by 11% on a 142,450 SF building when compared to 36' clear height.

CLEAR HEIGHT	CUBIC FOOTAGE
40'	5,698,000 CUBIC FEET
36'	5,128,200 CUBIC FEET
32'	4,558,400 CUBIC FEET
30'	4,273,500 CUBIC FEET

64" tall pallet loads make up about 50% of the market



# Accelerate Your Logistics

Deliver faster from Wilson Avenue



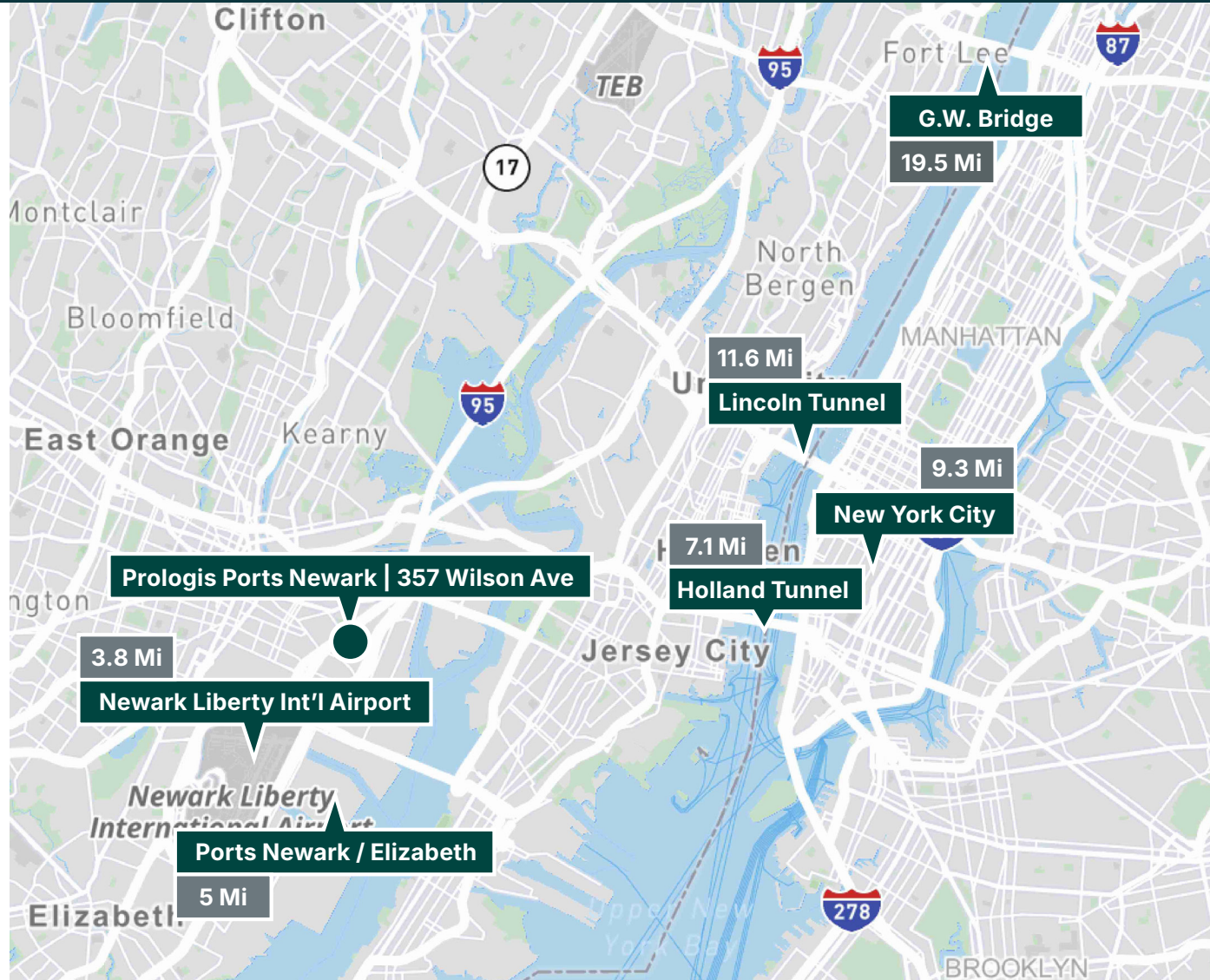
Prime access for regional connectivity from Exit 15E of the New Jersey Turnpike



Unmatched port and airport proximity



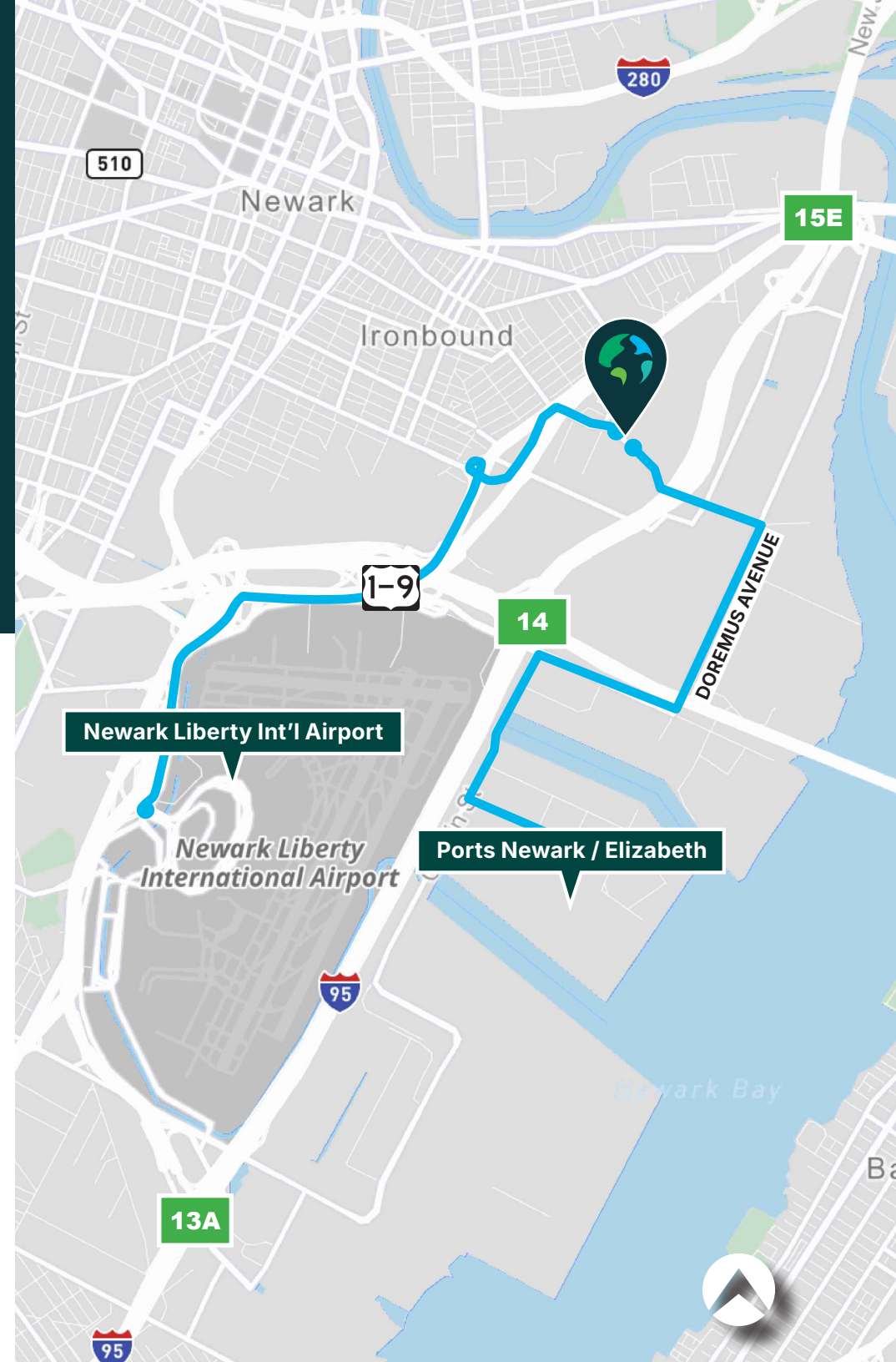
Direct gateway to New York City and one of the nation's most densely populated regions



# Superior Truck Accessibility

Direct routing to Newark's heavy-weight corridor through **Doremus Avenue**

- ✓ Immediate access to NJ Turnpike Exit 15E, providing seamless regional connectivity and rapid routing to Routes 1&9, Route 21, and Interstate 78 for high-efficiency logistics.
- ✓ Minutes from Newark Liberty International Airport (EWR), allowing rapid access for air-cargo operations and accelerating time-sensitive distribution needs.
- ✓ Proximity to Port Newark–Elizabeth Marine Terminal maximizing efficiency for drayage and container movement.
- ✓ Exceptional connectivity to major regional freight corridors, enabling rapid deployment of freight throughout the New York / New Jersey metro area and beyond.



# Prologis Essentials

## Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one strategic partner.



## Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

### Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
  - Move-in and move-out
  - Material handling and storage
  - Automation and robotics
  - Security
  - Software and technology
  - Labor

## Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

### Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
  - Onsite solar and storage
  - OnPrem power
  - Fleet and workplace charging

# Partner with Prologis

Clear,  
Simple,  
Service.



## You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in New Jersey is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

**At Prologis, we deliver on our promises  
so you can deliver on yours.**

# Prologis Ports Newark

[prologisportsnewark.com](http://prologisportsnewark.com)

357 Wilson Avenue,  
Newark, NJ 07105

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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