

Prologis Port Newark



142,450 SF Available

357 Wilson Avenue, Newark, NJ 07105



Opportunity to Lease Class-A in Prime Northern New Jersey Submarket

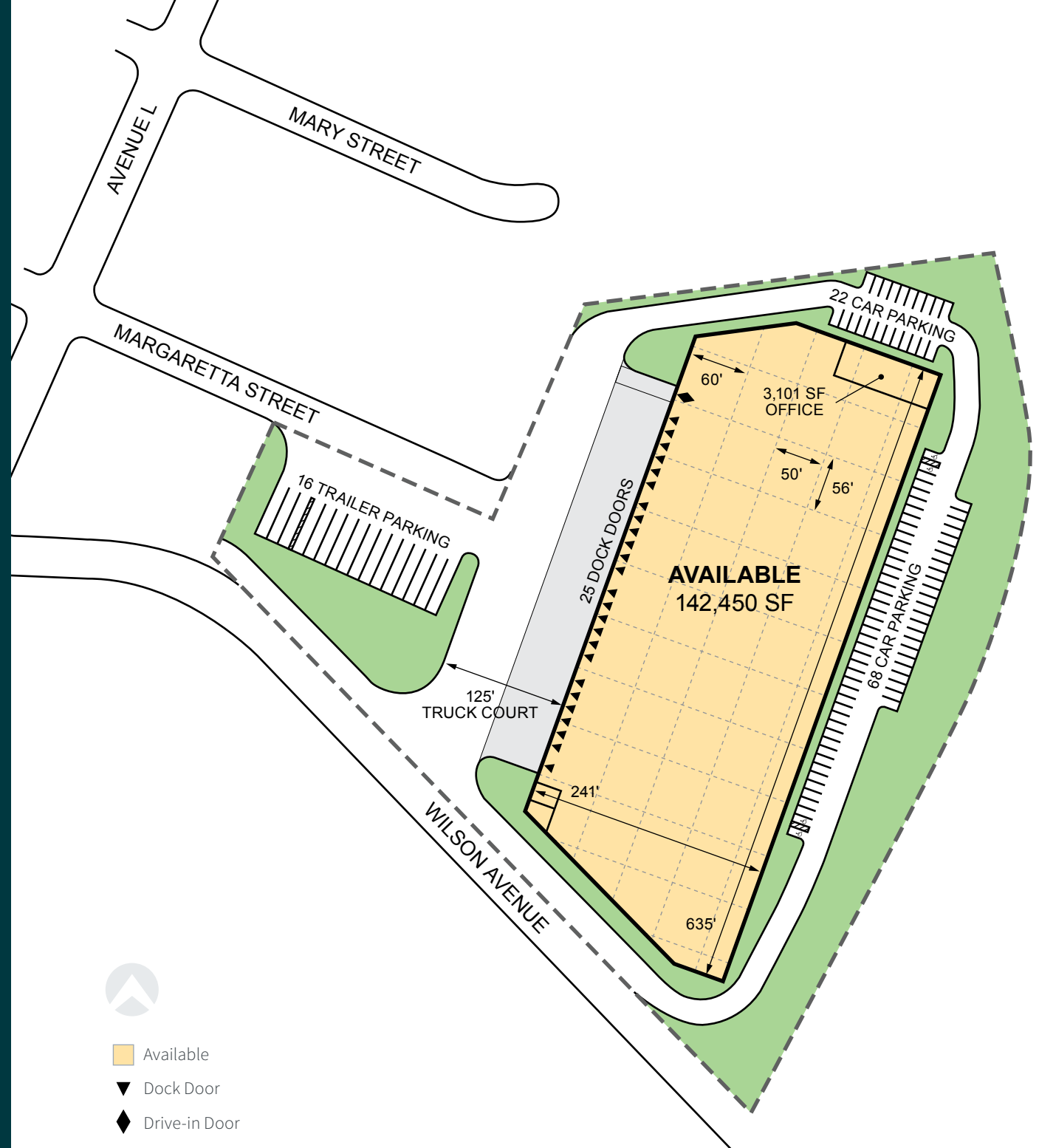
The site is extremely well-located in the Ports submarket of Northern New Jersey where developable land is particularly limited. The Ports submarket consists of approximately 106 MSF with a current Class A vacancy rate of 1.8% and an overall availability rate of 6.0%. Of this 106M SF, approximately 42% is 1997 vintage or newer and 30' clear height or greater, giving the subject property a competitive advantage. Only eight buildings were built from 2012 to present that are 100–175k SF.*

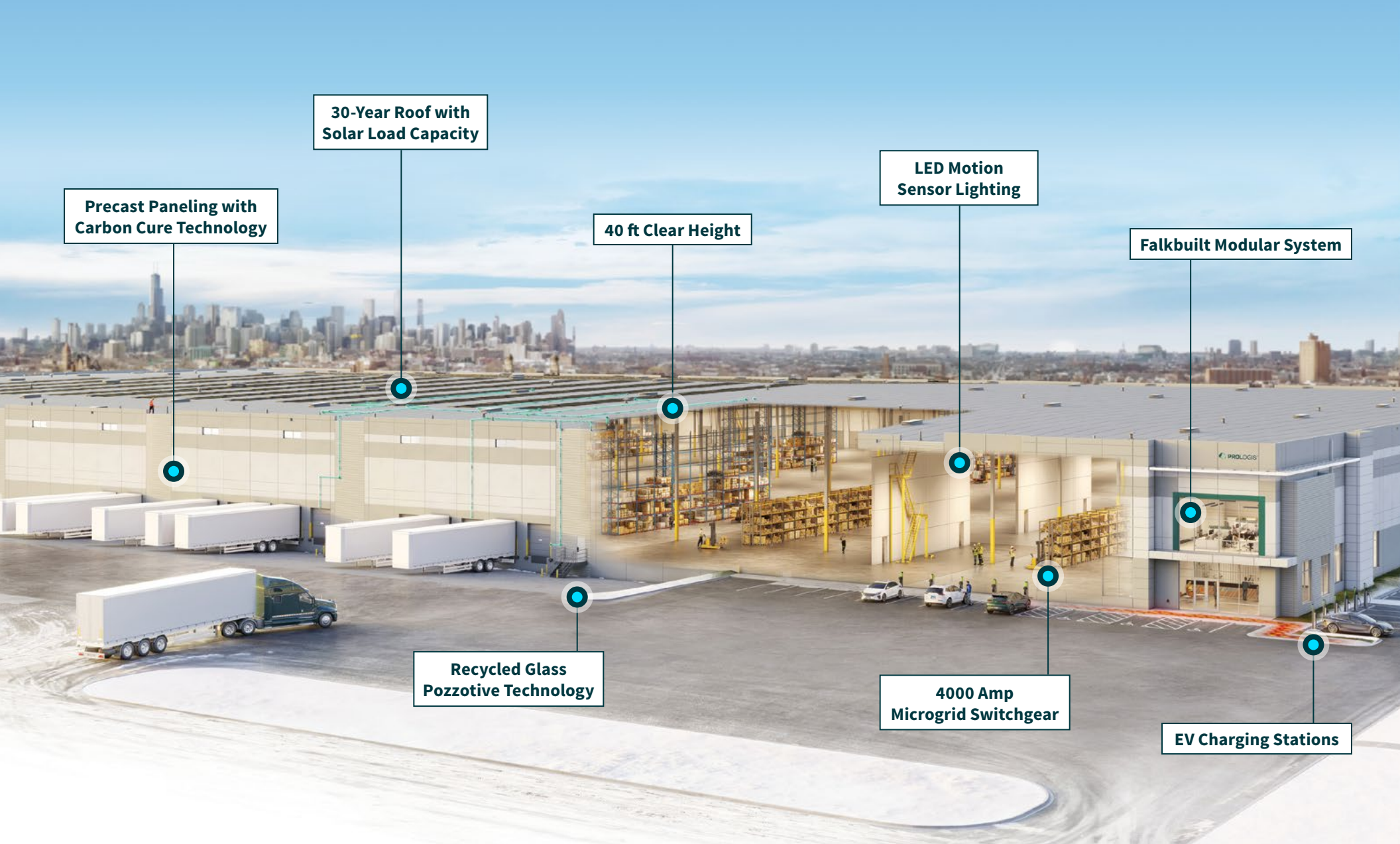


*Per a CoStar filtered, Ports submarket search

Building Features

- Class-A facility with 142,450 SF
- 3,101 SF office
- 40' clear height
- 50' x 56' column spacing
- 60' speed bays
- 25 dock doors
- 1 drive-in door
- 16 trailer parking spaces
- 90 total car parking spaces
- 4 dual EV charging stations
- 2000 amps, 480/277v, 3-phase electrical service
- LED motion sensor lighting
- Designed for LEED® Silver Certification
- PILOT approved
- 30-year roof with solar load capacity





**30-Year Roof with
Solar Load Capacity**

**Precast Paneling with
Carbon Cure Technology**

40 ft Clear Height

**LED Motion
Sensor Lighting**

Falkbuilt Modular System

**Recycled Glass
Pozzotive Technology**

**4000 Amp
Microgrid Switchgear**

EV Charging Stations



Leverage access
to major highways



±4 miles to Newark
Liberty Int'l Airport



Access to public
transportation



4 dual EV
charging stations



PILOT
approved



30 year roof
with solar capacity

The Essentials Platform

Advanced, end-to-end solutions across every touchpoint of today's supply chain.



Operations

Our turnkey warehouse solutions get you operational quickly and keep your product moving efficiently.

- Turnkey warehouse solutions
 - Move in + setup
 - Renewal + optimization
 - Relocation
- Racking systems
- Forklifts and industrial trucks
- Network infrastructure and security
- Automation solutions
- Other ancillary solutions

Energy + Sustainability

Join us—your partner on the journey to decarbonization and net zero.

- Clean energy solutions
- Energy storage
- Lighting and electrical
- Energy-efficiency solutions
- Backup power generators
- Power purchase agreements
- Renewable energy credits
- Carbon credits

Mobility

Turbocharge your drive to zero emissions with our comprehensive suite of mobility solutions.

- Fleet electrification for depots and hubs
- Temporary power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

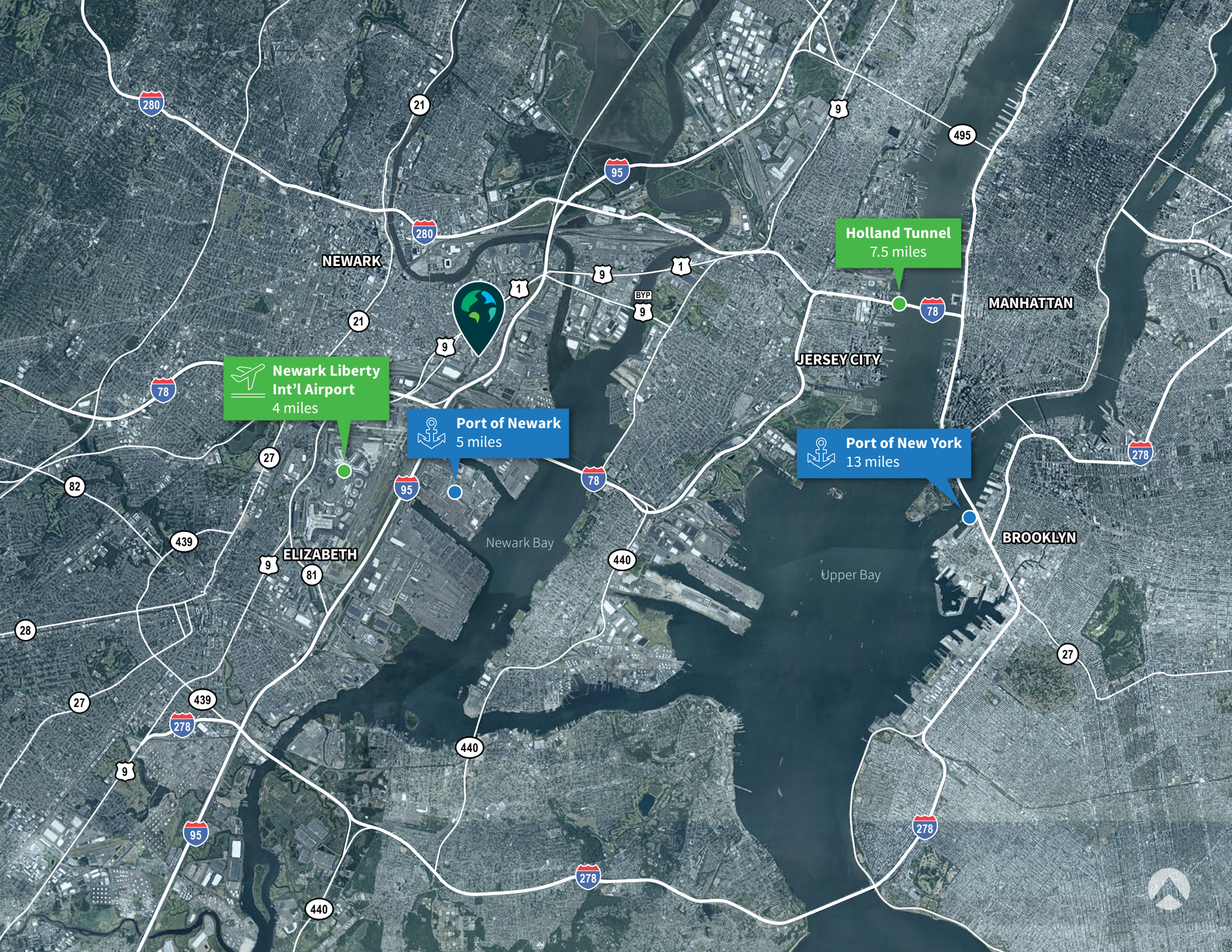
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification


To learn more, contact
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**Newark Liberty
Int'l Airport**
4 miles


Port of Newark
5 miles


Port of New York
13 miles

Holland Tunnel
7.5 miles



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