54 Lockwood Street
Newark, NJ

LEASED BY:
JLL

KURV

Kurv Newark New Jersey



211,388 SF	40'	42	±1.6 Acres	PILOT
Immediately Available	Clear Height	Trailer Stalls	Additional Parking	Long Term

KURVINDUSTRIAL.COM

Building Specs

ADDRESS
54 Lockwood Street
Newark, NJ

AVAILABLE SF
211,388

TOTAL SF
211,388

WAREHOUSE OFFICE
2,231 SF

CLEAR HEIGHT
40'

COLUMN SPACING
55' x 50' (typical)
60' (speed bay)

DIMENSIONS
685' x 310'

EXTERIOR DOCKS
26
45,000 lb levelers

DRIVE-IN DOORS
2

TRAILER STALLS
42 stalls
±1.6 acres additional parking

AUTO SPACES
155 spaces

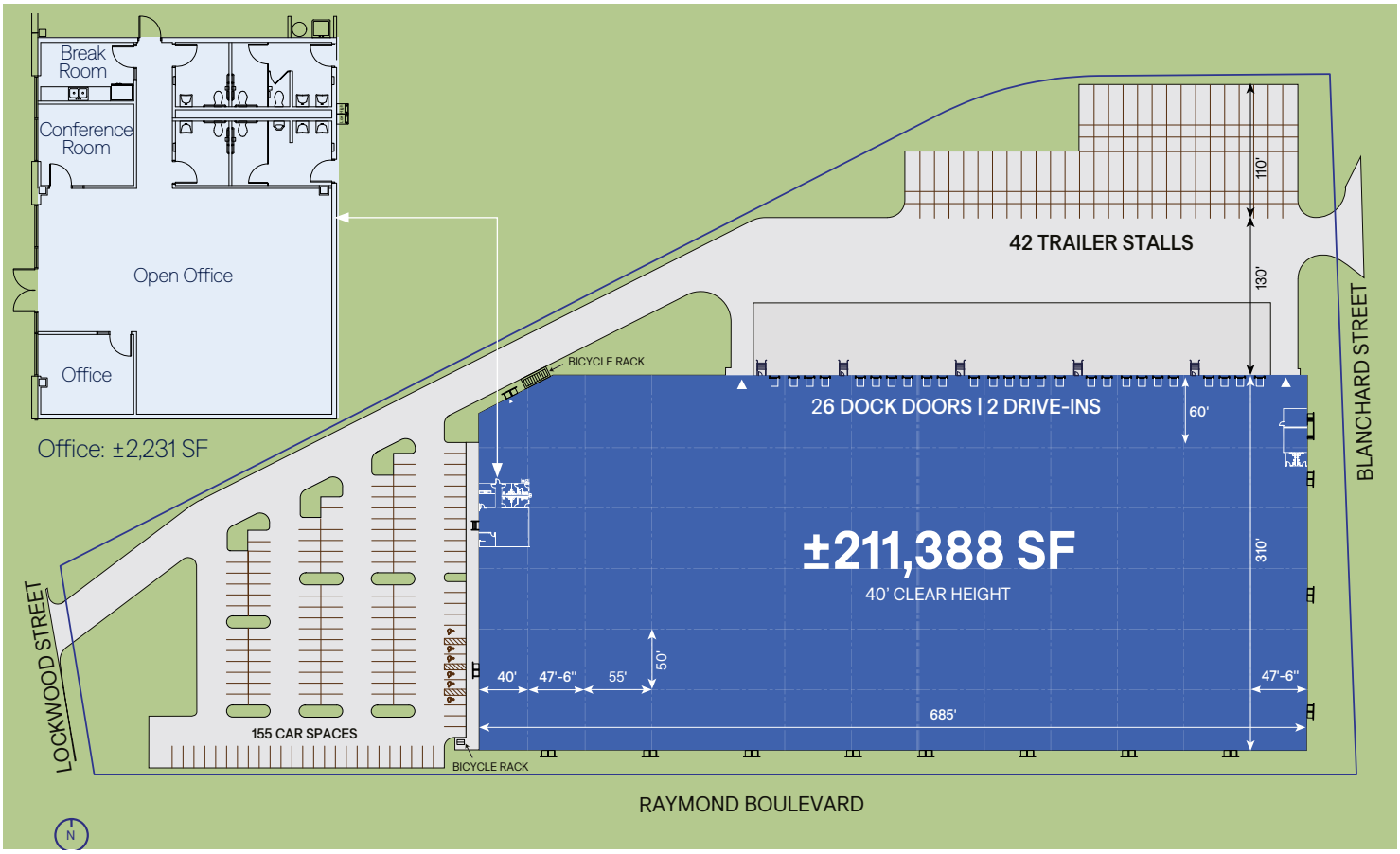
LIGHTING
LED

POWER
1,200 Amps
480 Volts

SPRINKLERS
ESFR wet system

Site Plan

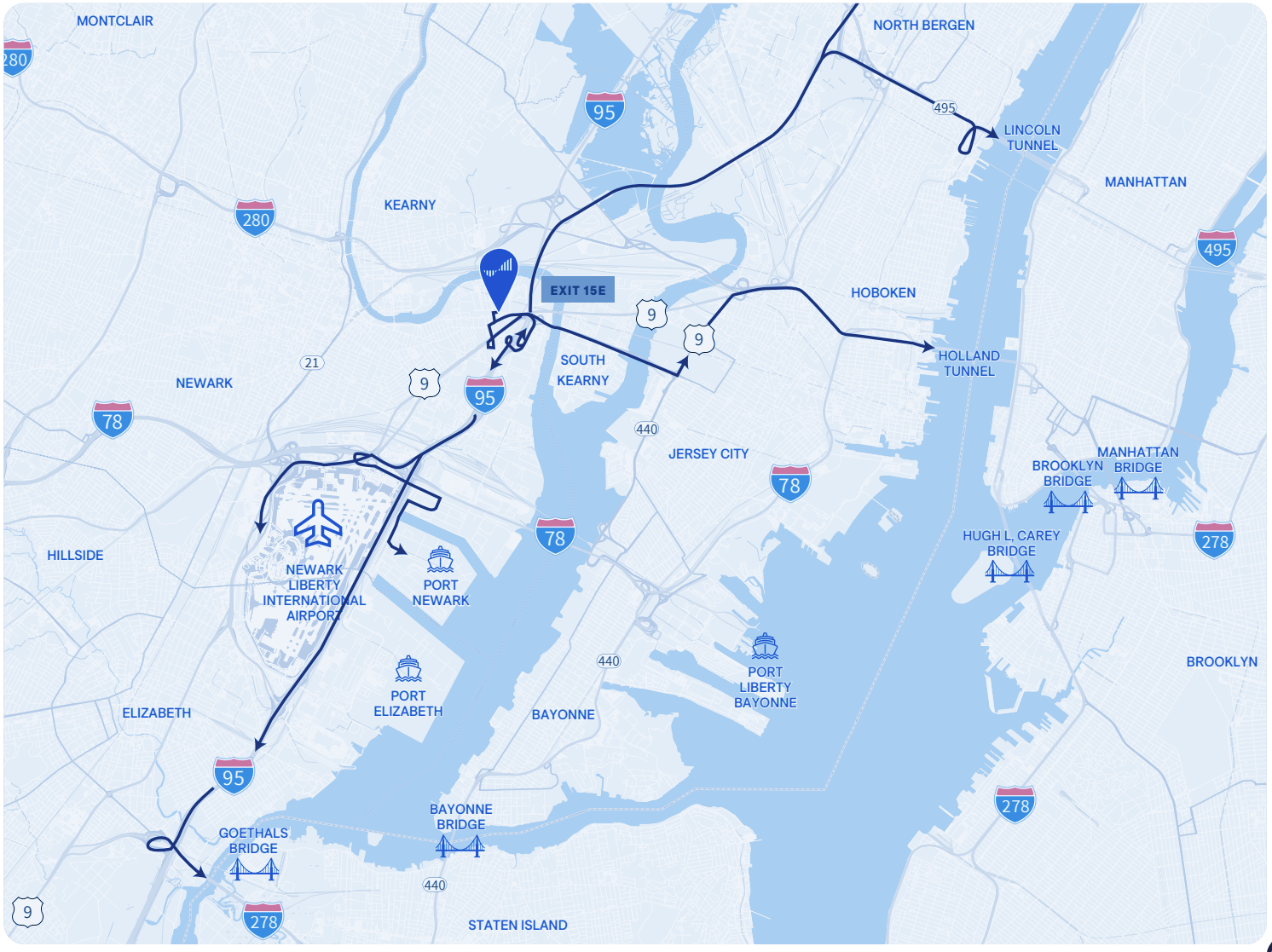

I-9
RAYMOND BOULEVARD
±211,388 SF
40' CLEAR HEIGHT
26 DOCK DOORS | 2 DRIVE-INS
685'
310'
60'
130'
110'
BLANCHARD STREET
155 CAR SPACES
ADDITIONAL PARKING
LOCKWOOD STREET
42 TRAILER STALLS


Break Room
Conference Room
Open Office
Office
Office: ±2,231 SF
42 TRAILER STALLS
110'
130'
BICYCLE RACK
26 DOCK DOORS | 2 DRIVE-INS
60'
BLANCHARD STREET
±211,388 SF
40' CLEAR HEIGHT
310'
LOCKWOOD STREET
40'
47'-6"
55'
50'
47'-6"
685'
155 CAR SPACES
BICYCLE RACK
RAYMOND BOULEVARD
N

Strategic Logistics Location

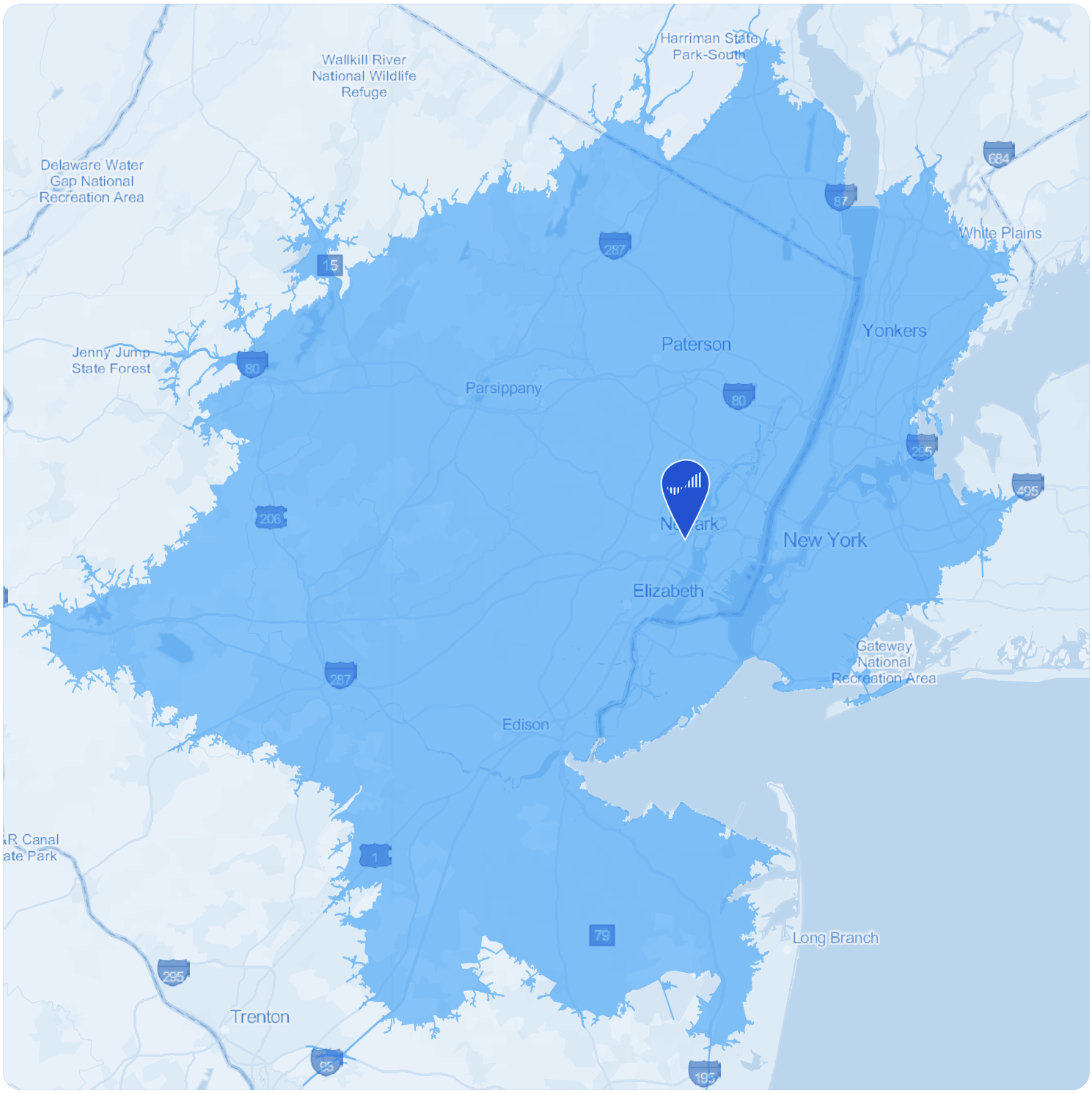
State-of-the-art construction and move-in ready.

- Immediate access to Route 1 & 9
- Located in close proximity to Exit 15A of the NJ Turnpike/I-95 (1.2 miles)
- Located less than 7 miles from Newark Liberty International Airport
- Located less than 7 miles from Port Newark/Elizabeth
- Within 7 miles of the Holland Tunnel, 11 miles from the Lincoln Tunnel, 12 miles from the Goethals Bridge and 15 miles from the George Washington Bridge



Drive Time

±15M People within a 1 hr drive



Labor & Demographics

5 Miles

Total Population:
849,268

Transportation/Warehouse Labor:
60,718

Total Labor Force:
410,077

Median Household Income:
$74,062

Median Warehouse Hourly Wage:
$22.38

10 Miles

Total Population:
4,378,591

Transportation/Warehouse Labor:
212,849

Total Labor Force:
2,350,797

Median Household Income:
$104,715

Median Warehouse Hourly Wage:
$22.99

15 Miles

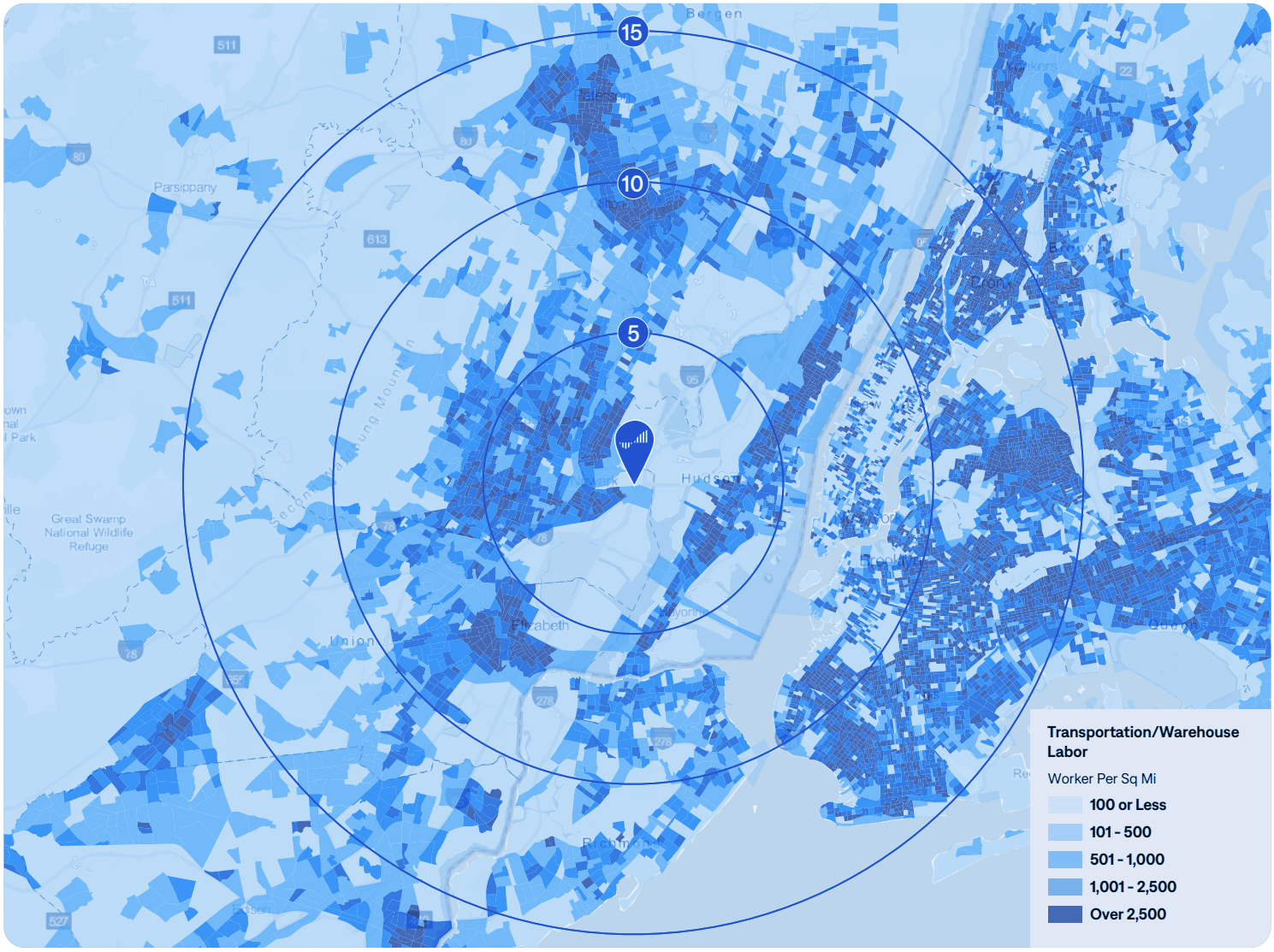
Total Population:
9,777,637

Transportation/Warehouse Labor:
493,828

Total Labor Force:
4,957,856

Median Household Income:
$87,393

Median Warehouse Hourly Wage:
$22.42



PHOTOS


MANHATTAN
RAYMOND BOULEVARD EXIT
95
1-9
STOP
STOP
STOP


PORT NEWARK / ELIZABETH

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KURV

FORMERLY BRIDGE

76M+ SF

Acquired & Developed
Since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Miami, Los Angeles, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.



Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

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