

NEW CONSTRUCTION AVAILABLE NOW



90,720 SF - 332,640 SF FOR LEASE

LINCOLN LOGISTICS BAYONNE

101 PORT LINCOLN ROAD, BAYONNE, NEW JERSEY 07002



NEW YORK CITY

332,640 SF AVAILABLE

±5.4 ACRES OF PARKING

DIVISION POSSIBLE // ADDITIONAL ±5.4 ACRES OF PARKING AVAILABLE



LINCOLNLOGISTICSBAYONNE.COM

CBRE

90,720 SF - 332,640 SF FOR LEASE

LINCOLN LOGISTICS BAYONNE
101 PORT LINCOLN ROAD, BAYONNE, NJ 07002

PROPERTY DETAILS

TOTAL BUILDING SIZE	332,640 SF
AVAILABLE SIZE	90,720 SF - 332,640 SF
BUILDING DIMENSIONS	280' 10" x 1,188'
OFFICE	2,668 SF
CEILING HEIGHT	36'
COLUMN SPACING	55' x 54'
SPEED BAY SIZE	60'
DOCK DOORS	66 (9' x 10')
DRIVE-IN DOORS	2 (14' x 16')
CAR PARKING	227 with ±5 acres additional parking
TRAILER PARKING	176
SPRINKLERS	ESFR
POWER	3,000 amps, 277/480 volts, 3 phase
WAREHOUSE LIGHTING	LED with motion sensors
OPERATION ACCESS	Zoned for 24/7 operations
OCCUPANCY	Immediate

SELECT PERMITTED USES:

- » Light Industrial
- » Warehouse / Distribution
- » Truck Terminal
- » Commercial
- » Motor Vehicle Storage
- » Outdoor & Indoor Storage



**SPEC OFFICE
COMPLETED**



**BUILDING
ENERGIZED**



**30-YEAR
PILOT IN PLACE**



**DOCK PACKAGES
INSTALLED**



FENCED LOT



90,720 SF - 332,640 SF FOR LEASE

LINCOLN LOGISTICS BAYONNE
101 PORT LINCOLN ROAD, BAYONNE, NJ 07002

SITE PLAN & DIVISION OPTIONS



90,720 SF - 332,640 SF FOR LEASE

LINCOLN LOGISTICS BAYONNE
101 PORT LINCOLN ROAD, BAYONNE, NJ 07002



IDEAL
LAST MILE
LOCATION



90,720 SF - 332,640 SF FOR LEASE

LINCOLN LOGISTICS BAYONNE
101 PORT LINCOLN ROAD, BAYONNE, NJ 07002

The Port of NY/NJ serves one of the most concentrated and affluent consumer markets in the world. It is the largest port on the East Coast & 3rd largest in the nation by volume.



KEY DISTANCES

- » **7.5 miles | 15 minutes** to the Holland Tunnel & New York City
- » **9 miles | 15 minutes** to Newark Liberty International Airport
- » **9.5 miles | 18 minutes** to Ports Newark / Elizabeth
- » **11 miles | 20 minutes** to Goethals Bridge & Staten Island
- » **10 miles | 26 minutes** to the Lincoln Tunnel
- » **12 miles | 20 minutes** to the Verrazano-Narrows Bridge
- » **16 miles | 25 minutes** to the Outerbridge Crossing
- » **23 miles | 30 minutes** to the George Washington Bridge

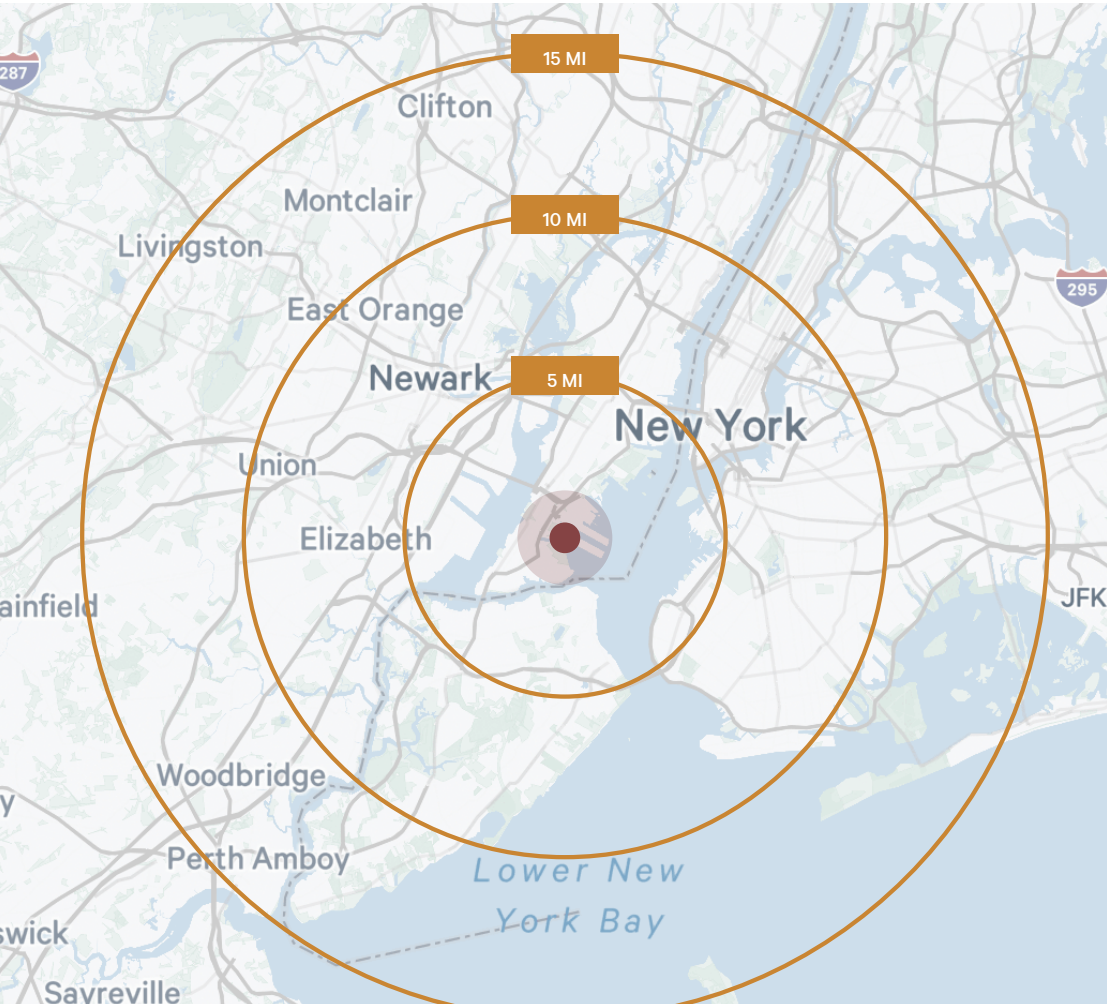




90,720 SF - 332,640 SF FOR LEASE

LINCOLN LOGISTICS BAYONNE

101 PORT LINCOLN ROAD, BAYONNE, NEW JERSEY 07002



2025 POPULATION
WITHIN A 15 MILE RADIUS
9,255,717

MILLENNIALS

(BORN 1981 - 1998)
2,654,221

GENERATION Z

(BORN 1999 - 2016)
2,001,151

GENERATION X

(BORN 1965 - 1980)
1,769,723

BABY BOOMERS

(BORN 1946 - 1964)
1,680,549

GREATEST GENERATION

(BORN 1945 OR EARLIER)
433,077

GENERATION ALPHA

(BORN 2017 OR LATER)
716,996

CONTACT US FOR MORE INFORMATION OR TO SCHEDULE A TOUR

THOMAS F. MONAHAN

VICE CHAIRMAN

O +1 201 712 5610

C +1 973 568 6614

THOMAS.MONAHAN@CBRE.COM

LARRY SCHIFFENHAUS

EXECUTIVE VICE PRESIDENT

O +1 201 712 5809

C +1 201 532 5092

LARRY.SCHIFFENHAUS@CBRE.COM

BRIAN GOLDEN

EXECUTIVE VICE PRESIDENT

O +1 201 712 5607

C +1 732 284 8451

BRIAN.GOLDEN@CBRE.COM

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



LINCOLNLOGISTICSBAYONNE.COM

CBRE