

# Industrial Space Available

**40 & 50 Enterprise Avenue  
Secaucus, New Jersey**

## Location:

40 & 50 Enterprise Avenue, Secaucus, NJ

## Space Available: Unit A: 73,651 SF

Available Immediately

## Unit B: 39,663 SF

Available Immediately

## Rental: Upon Request

## Term: 5 years minimum

**Utilities:** The units are separately metered for gas and electric. The user shall pay its pro-rata share of water charges.

## Floor Load (Warehouse): 250 lbs psf

## Clear Ceiling Height: Varies, 21'-9" - 22'-8"

## Column Spacing: 40'-0" by 45'-0"

## Loading Docks:

**Unit A:** 8 Exterior Doors, 8' x 8'  
1 Drive-In

**Unit B:** 6 Exterior Doors

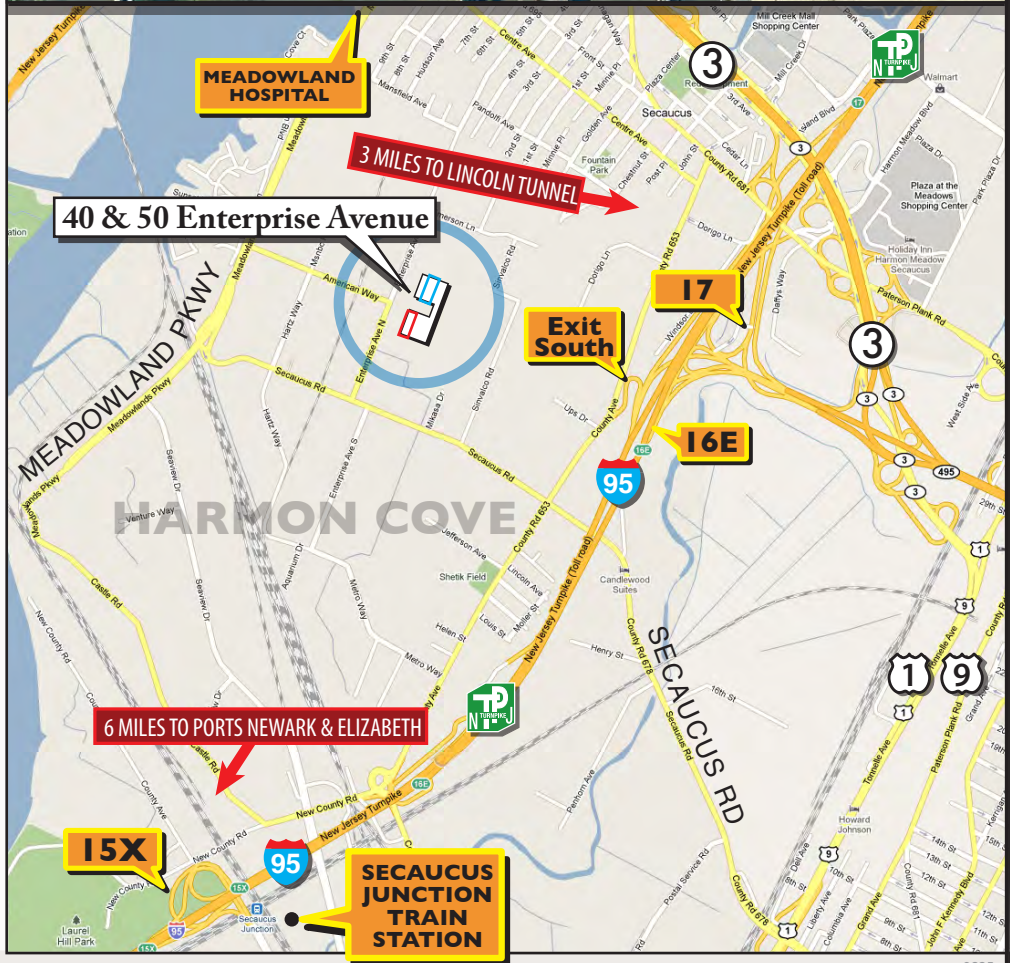
## Comments:

- Prime industrial building located off Route 3 and the New Jersey Turnpike at Exit 15X in the Harmon Cove Industrial Park. The building is within minutes of Manhattan and Newark International Airport. The Garden State Parkway, Routes 17, 46, 1 & 9, and arteries to I-80, I-95 and I-280 are easily accessible.
- Business services, hotels, retail and restaurants are all nearby.
- Many bus lines service Harmon Cove from New York's Port Authority and various parts of New Jersey. Train service is available to the entire Metro Region at nearby Secaucus Junction Train Station.

## Economic Incentives:

- The New Jersey Economic Development Authority (EDA) offers a multitude of incentive programs to businesses located in New Jersey or want to relocate to New Jersey. Visit [www.njeda.com](http://www.njeda.com) for more information.

Move Your Business **closer** to the Port of NY & NJ  
**HARMON COVE** – direct access to **Exit 15X**



For leasing information, please contact:



Charlie Reese • 201-272-5202  
[charlie.reese@hartzmountain.com](mailto:charlie.reese@hartzmountain.com)

Stephen Benoit • 201-272-5214  
[stephen.benoit@hartzmountain.com](mailto:stephen.benoit@hartzmountain.com)

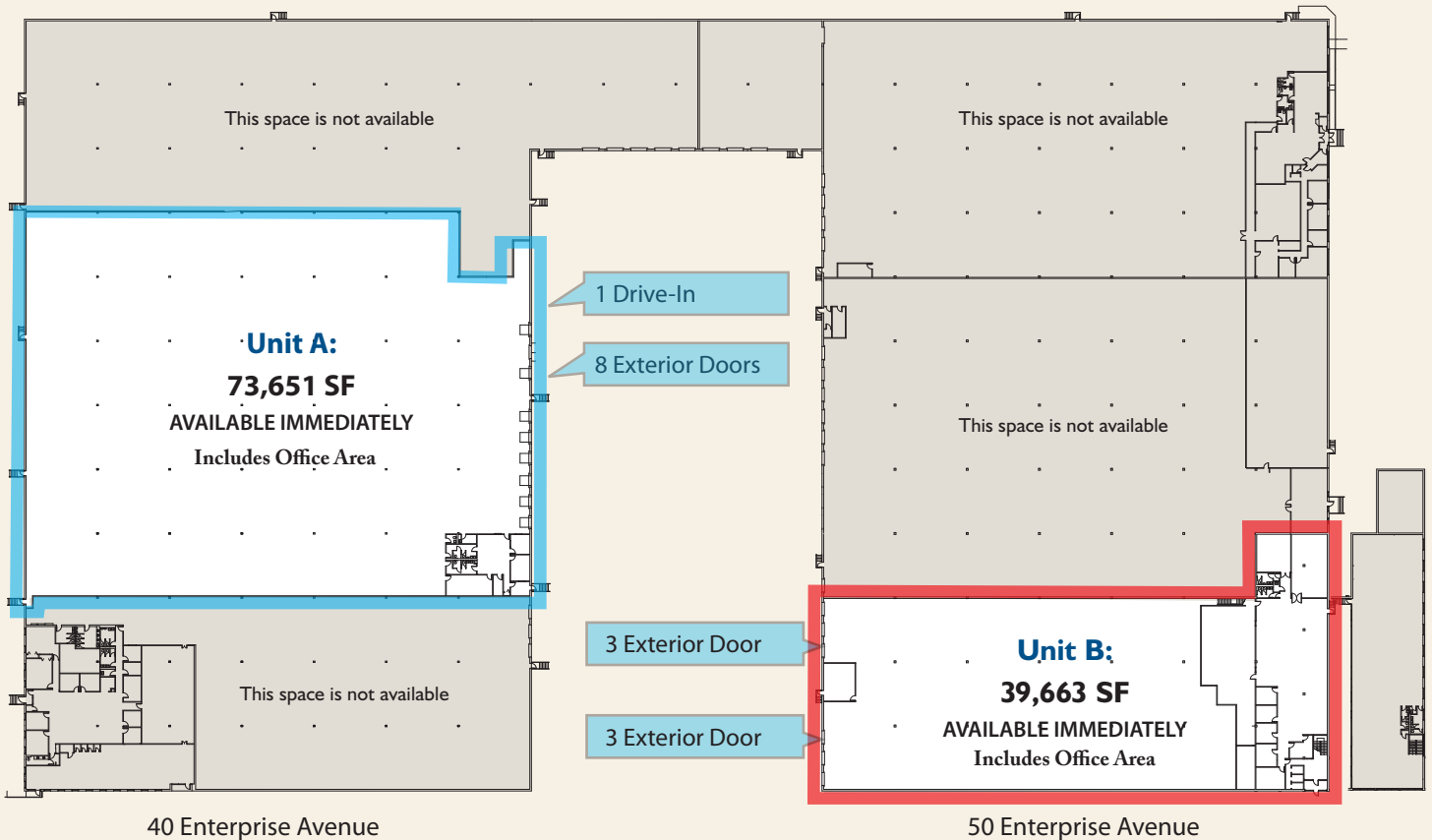


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**Warehouse Space Available  
in Harmon Cove**

**Close to the Ports  
and major highways**



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