Business Park Provides Distribution Space Near Nation’s Third Busiest Port

The Port Elizabeth Business Park is ProLogis owned and operated.

Located adjacent to the nation’s third busiest port, the Port Elizabeth Business Park is a much sought after location for companies needing modern distribution space in northern New Jersey. Currently the demand is high for up-to-date distribution space in northern New Jersey and the Tri-State region. The area is dotted with older warehouses that do not fulfill customer needs. To address the growing demand, the state of New Jersey established the Portsfield Initiative, a long-term joint venture designed to help government agencies, developers and area cities transform brownfield sites or outdated facilities into more modern, state-of-the-art distribution centers near port sites. The Business Park is one example of the success of this state program.

Project Development

The Port Elizabeth Business Park benefits from its location near the Port of New Jersey and the Newark International Airport. The park is located off exit 13A of the New Jersey Turnpike, affording easy access to both Newark International Airport and the port. Customers find that the location, situated only two miles from the airport and 10 miles from Manhattan, affords the accessibility needed for distribution within the greater Tri-State area. Located in Union County, the Business Park is a part of New Jersey’s Portsfield Initiative and Urban Enterprise Zone. This designation qualifies customers for a tax abatement program, one among many incentives for businesses to locate their facilities in the park.

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The master-planned park covers 72 acres and affords just over 1 million square feet of warehouse space. Three buildings sit on the land, which is zoned for industrial development. Facilities can be sized according to a customer’s needs, with spaces ranging from 50,000 square feet to over 600,000 square feet. The park buildings are upscale in appearance and are professionally landscaped with regular maintenance.

Property Attributes

- Premier 1-million-square-foot, master-planned distribution park on 72 acres of land
- Adjacent to the Port of New Jersey and Newark International Airport
- Urban Enterprise Zone, Redevelopment Zone and Brownfield Redevelopment Incentive Program