



ONE COSTCO DRIVE

MONROE • NJ



611,320 SF **AVAILABLE IMMEDIATELY**



A Strategic Mid-Atlantic Location

Position your business at the epicenter of New Jersey's logistics corridor. Just 1.5 miles from Exit 8A of the New Jersey Turnpike, 1 Costco Drive offers 611,320 SF of state-of-the-art distribution space designed for speed, scale, and efficiency.



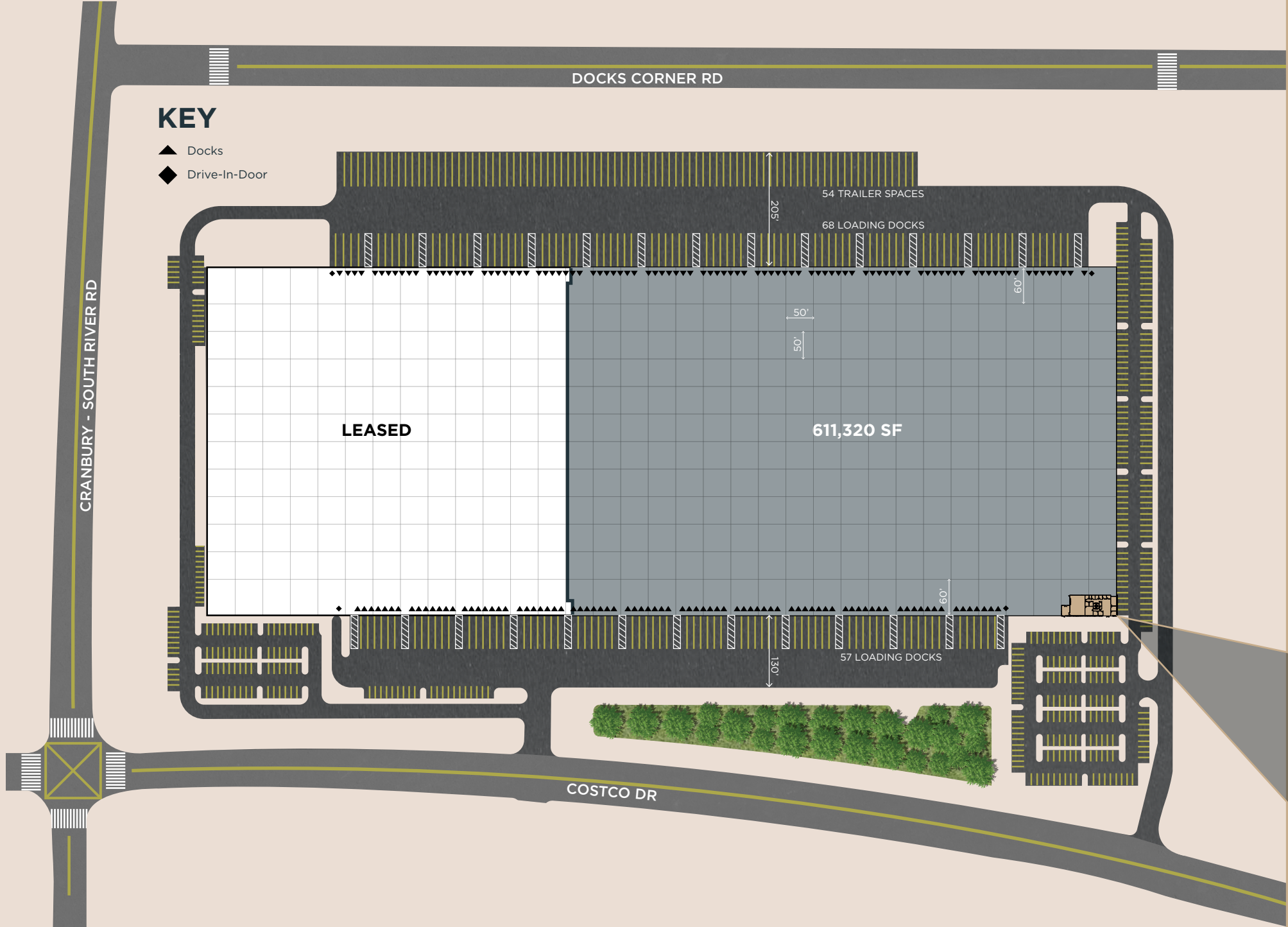
Convenient Access in an Accelerated Market



Local Access

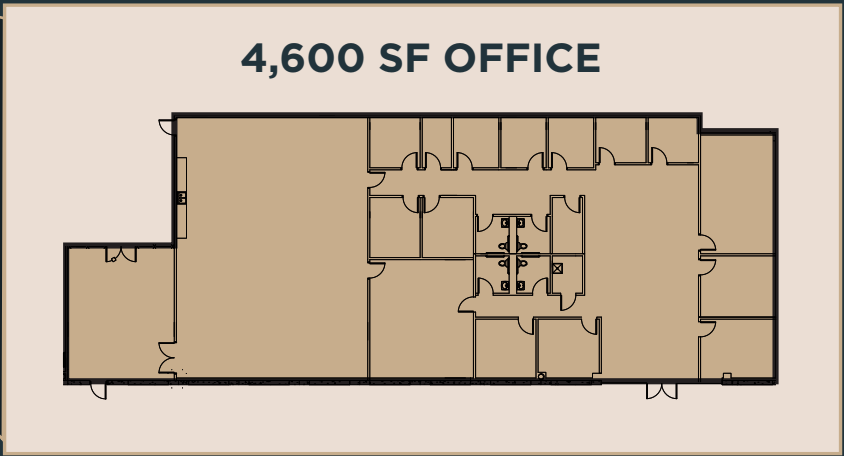


Site Plan



Building Specs

SIZE 611,320 SF	OFFICE ±4,600 SF	CLEAR HEIGHT 36' Clear
DOCK DOORS 125 - Cross Dock (9' x10')	DRIVE INS 2 Drive Ins (12'x14')	CAR PARKING 271 Parking Spaces
TRAILER PARKING 54 Trailer Spaces	SPRINKLER ESFR	COLUMN SPACING 50'x50' Column Spacing 60' Speed Bay



In Good Company

1 Costco Drive is positioned within a dynamic area that combines convenience and connectivity. The property is surrounded not only by shopping, dining, grocery, and fitness options, but also by a variety of nearby industrial centers that support strong business activity. This blend of amenities and commerce creates an accessible, well-rounded environment for tenants and workers, offering everyday ease alongside seamless regional connectivity.



- CORPORATE
NEIGHBORS
1. Melissa & Doug

2. Williams-Sonoma

3. Staci

4. Canon

5. Home Depot

6. SupplyHouse.com

7. PSS Distribution Services

8. Haddad Brands

9. Shoprite

10. IFF

11. Automann

12. Gill

13. Barnes & Noble

14. Taylor

15. Costco

16. Hyundai



Labor Pool

	10 MILES	20 MILES	30 MILES
TOTAL POPULATION	547,678	2,163,003	5,027,416
TOTAL WORKFORCE	235,121	911,565	2,045,135
INDUSTRIAL WORKFORCE	31,159	139,046	266,949
MEDIAN HOUSEHOLD INCOME	\$116,339	\$158,381	\$147,711





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