



The Raritan Central Railway

Meadow Road

For Lease or Sale

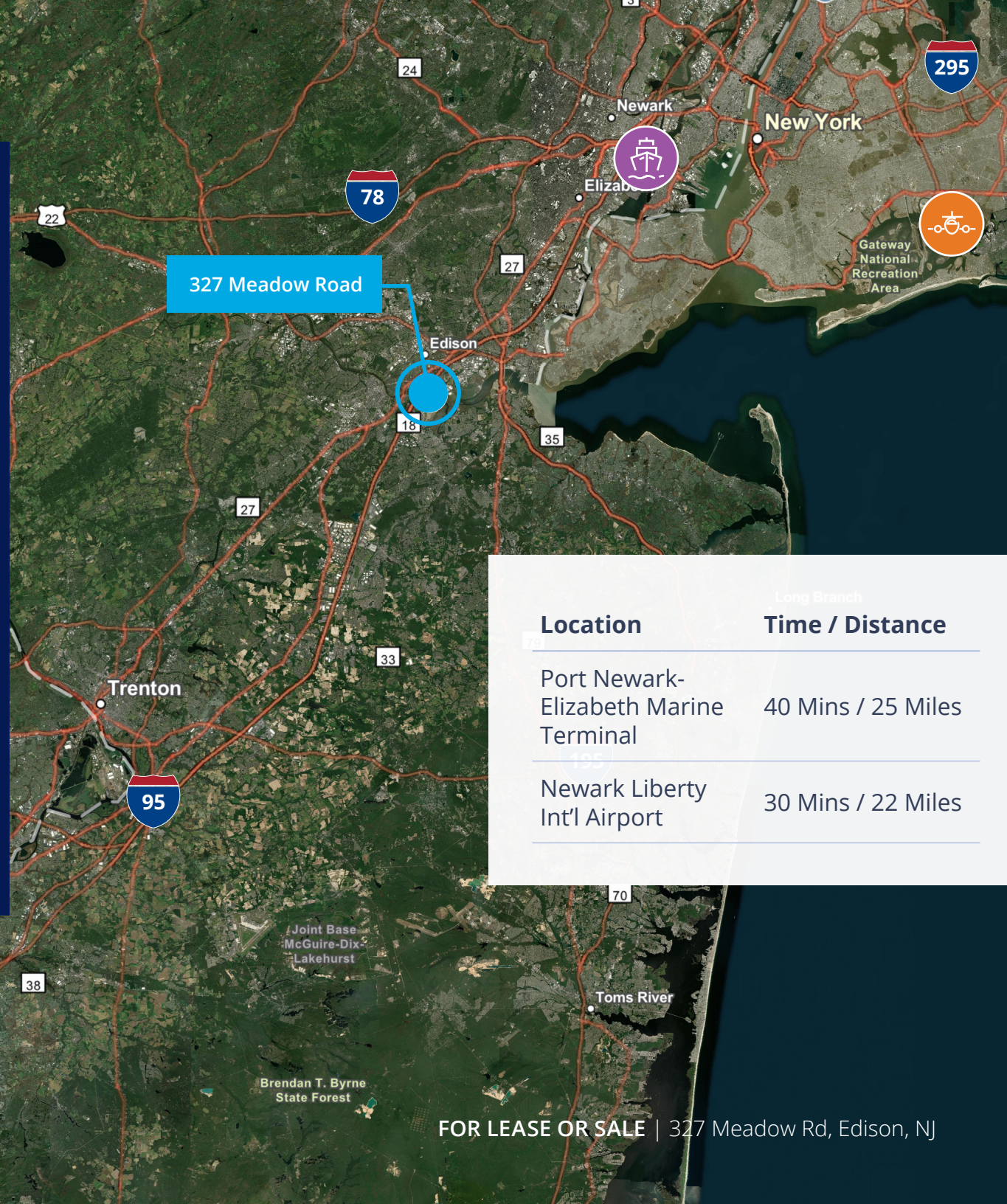
# 10.70 Acre Rail-Served Land Site

327 Meadow Rd, Edison, NJ



## Property Overview

Located at 327 Meadow Road in Edison, NJ, this expansive 10.70-acre rail-served land site offers a prime opportunity for industrial development. Strategically positioned in one of Central New Jersey's most active logistics hubs, the property provides immediate access to major transportation routes including the NJ Turnpike (I-95) and Route 1, with close proximity to I-287 and the Garden State Parkway. Its advantageous location places it approximately 25 miles from Port Newark/Elizabeth and within easy reach of Newark Liberty International Airport, making it ideal for businesses seeking efficient regional and national connectivity.



327 Meadow Road

Location	Time / Distance
Port Newark-Elizabeth Marine Terminal	40 Mins / 25 Miles
Newark Liberty Int'l Airport	30 Mins / 22 Miles

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# Site Plan

EXECUTIVE AVENUE

S24°26'21"E 425.51' TIE

S20°14'27"E 805.77' TIE

S11°00'00"E 24.51' TIE

L=5.02'  
R=455.40'  
TIE

S69°25'46"W 201.92' SURVEY

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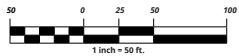
S69°25'46"W 201.92' SURVEY

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LEGEND  
SOIL BORING



BLOCK 375-Q  
LOT 1

LEHIGH VALLEY CONRAIL RAILROAD MAIN STEM  
N11°45'00"E 276.80' DEED  
N23°32'37"E 276.20' SURVEY

BLOCK 376  
LOT 2-B-2  
LOT AREA = 1,180 SQ. FT.  
0.165 ACRES

BLOCK 376  
LOT 2-B-1  
LOT AREA = 1,220 SQ. FT.  
0.165 ACRES

S69°25'46"W 599.68' SURVEY  
S78°41'00"W 599.68' DEED

BLOCK 376  
LOT 2-A-1

ADJACENT BUILDING

ACTIVE STOCKPILE AREA

ACTIVE STOCKPILE AREA

ACTIVE STOCKPILE AREA

ACTIVE STOCKPILE AREA

ACTIVE STOCKPILE AREA

ACTIVE STOCKPILE AREA

ADJACENT BUILDING

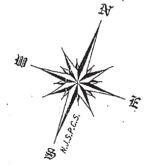
L=429.90'  
R=395.40'  
∠A=62°17'44.5"

SB-1

TOP OF BANK  
CORNER OF P.O.B.  
WATER (TYPICAL)

ALONG CENTERLINE BLOCK 11, 1852

MILL BROOK



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## Rail Access

327 Meadow Road offers direct rail service through **The Raritan Central Railway**, a premier terminal switching railroad in Central New Jersey. This rail

line provides multiple daily jam-free switching services and direct interchange connections with **Norfolk Southern** and **CSX**, ensuring seamless access to nationwide freight corridors. Serving over 330 companies—including major brands like FedEx and The Home Depot—Raritan Central specializes in handling diverse commodities such as paper, plastics, beverages, and building materials. With on-site transloading, cross-dock capabilities, and food-grade infrastructure, this rail-served site delivers a cost-effective, high-frequency logistics solution for businesses seeking reliable rail connectivity in one of the Northeast's most dynamic industrial markets.

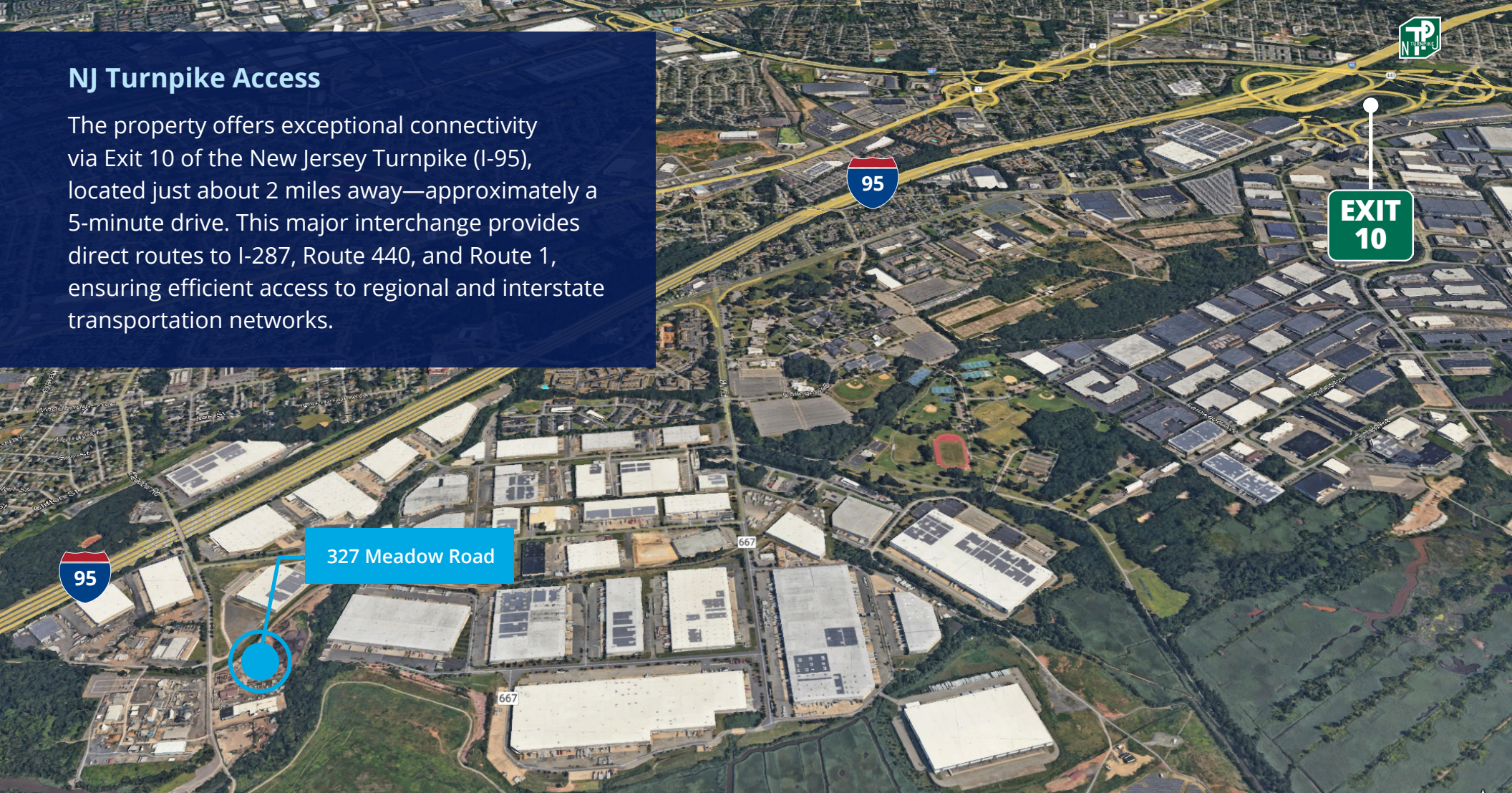
## Light Industrial Zoning

This property is zoned **Light Industrial (LI)** under Edison Township regulations, offering flexibility for a wide range of industrial uses. Permitted uses include warehousing, distribution, manufacturing, and related operations, making it ideal for businesses seeking a strategic location in Central New Jersey's thriving industrial corridor. The LI designation supports modern logistics and production facilities while maintaining compatibility with surrounding development.

For full zoning details, view the zoning code overview: <https://ecode360.com/34716725#34717641>

## NJ Turnpike Access

The property offers exceptional connectivity via Exit 10 of the New Jersey Turnpike (I-95), located just about 2 miles away—approximately a 5-minute drive. This major interchange provides direct routes to I-287, Route 440, and Route 1, ensuring efficient access to regional and interstate transportation networks.



327 Meadow Road

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