



**STONEMONT
PASSAIC
LOGISTICS CENTER**
122 8th Street, Passaic, NJ

StonemontPassaicLogisticsCenter.com



295,506 SF

**STATE-OF-THE-ART
INDUSTRIAL WAREHOUSE
AVAILABLE IMMEDIATELY**

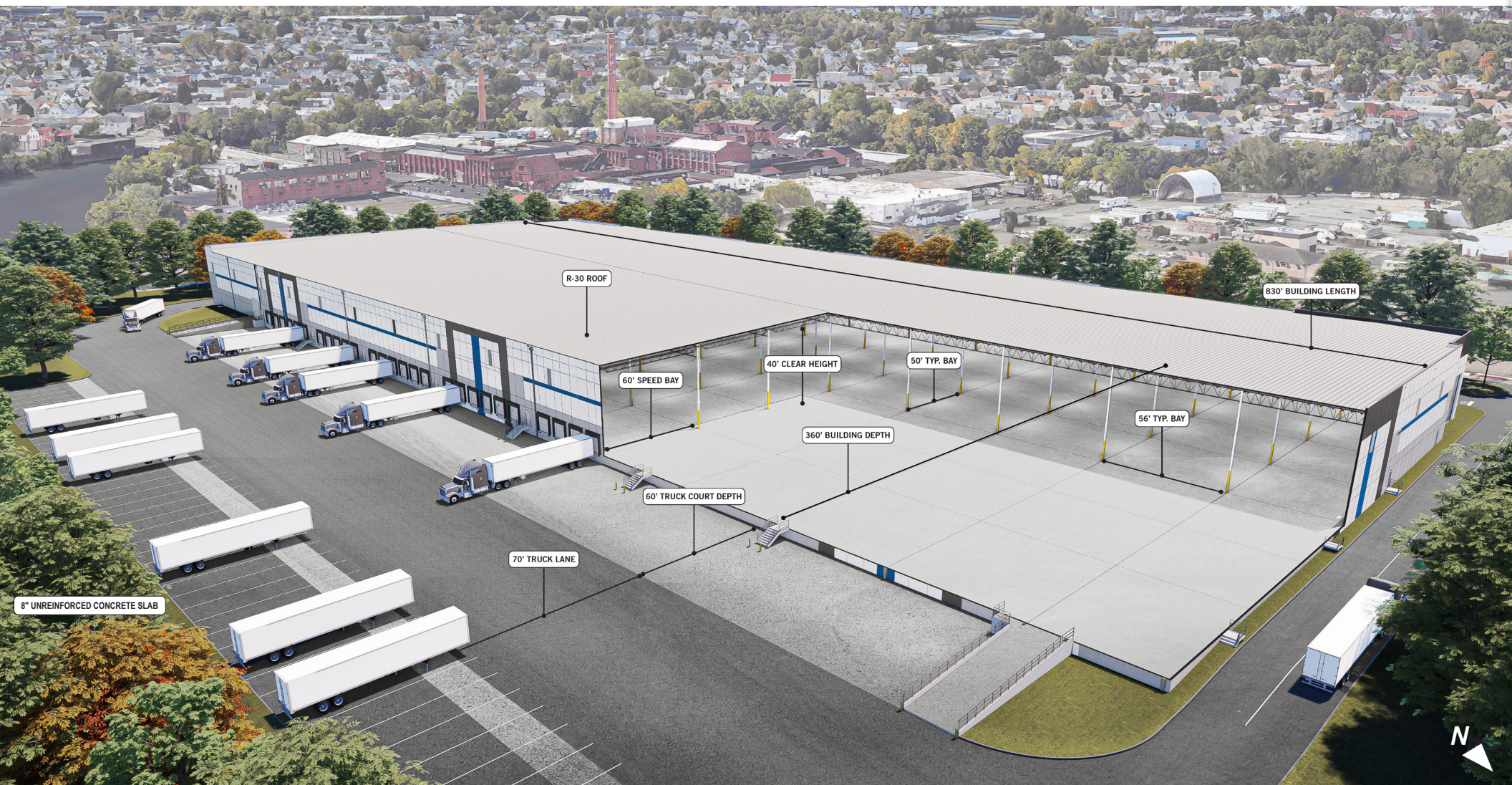


STONEMONT



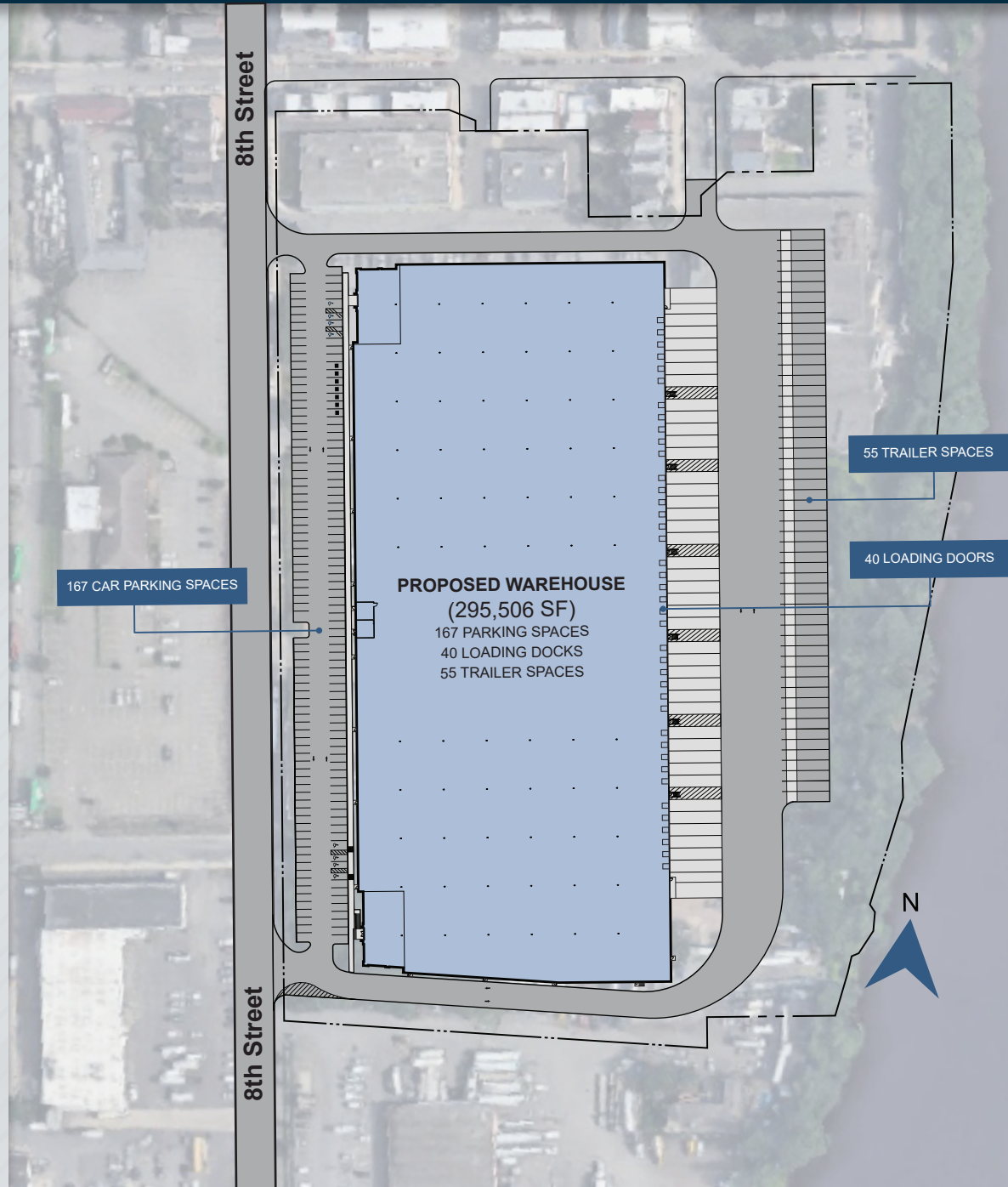
BUILDING OVERVIEW

Stonemont Financial Group and Jones Lang LaSalle are pleased to present for lease Stonemont Passaic Logistics Center, a 295,506 SF, Class A industrial facility in Northern New Jersey. The new construction project features a 40' interior clear height, 55 trailer parking spaces and 167 car parking spaces. Stonemont Passaic Logistics Center is ideally situated in close proximity to the major highways of Northern New Jersey and will provide future tenants with access to the Port of Newark/Elizabeth, New York City and the surrounding consumer population.



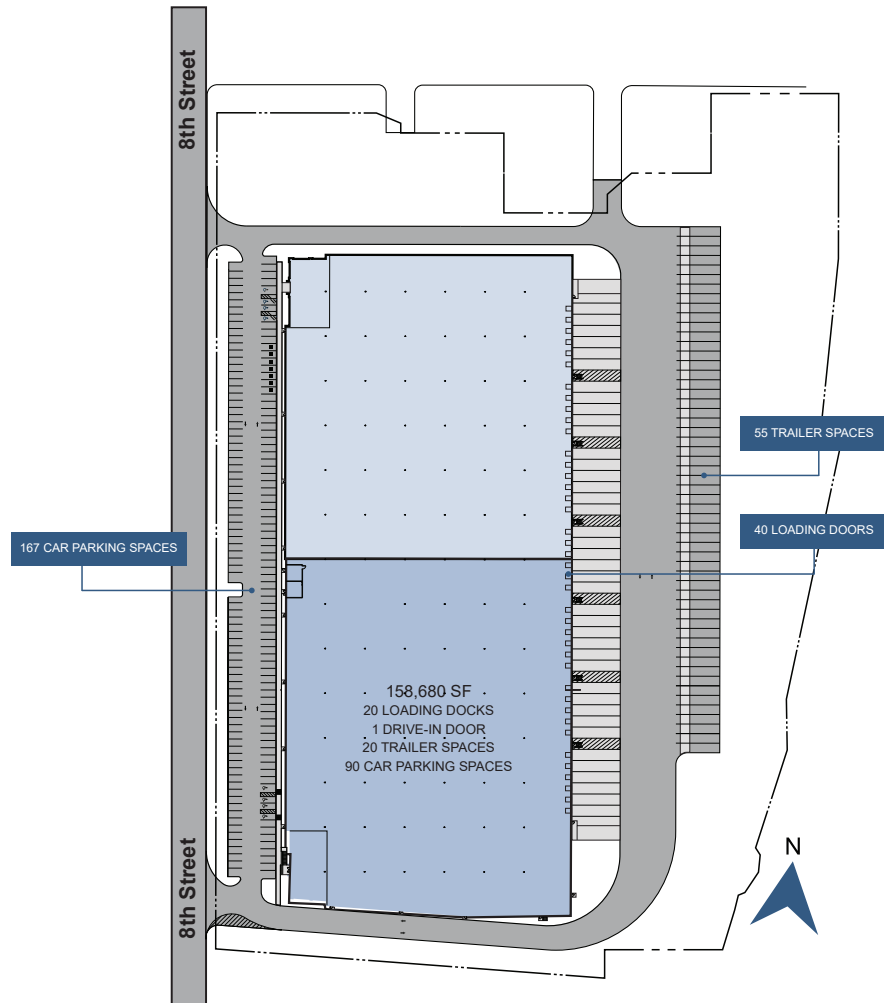
SPECS AND SITE PLAN

Building size	295,506 SF
Speculative office space	2,130 SF
Clear height	40'
Column spacing	50' deep x 56' wide
Speed bays	60' speed bays
Loading doors	40 dock doors
Drive-in doors	2 doors
Trailer parking	55 stalls
Car parking	167 spaces
Construction materials	Concrete Precast Wall Panels
Floor slab	8" unreinforced slab
Roof specs	60-mil TPO roof
Sprinklers	ESFR
Power	3,000 amps at 480 volts

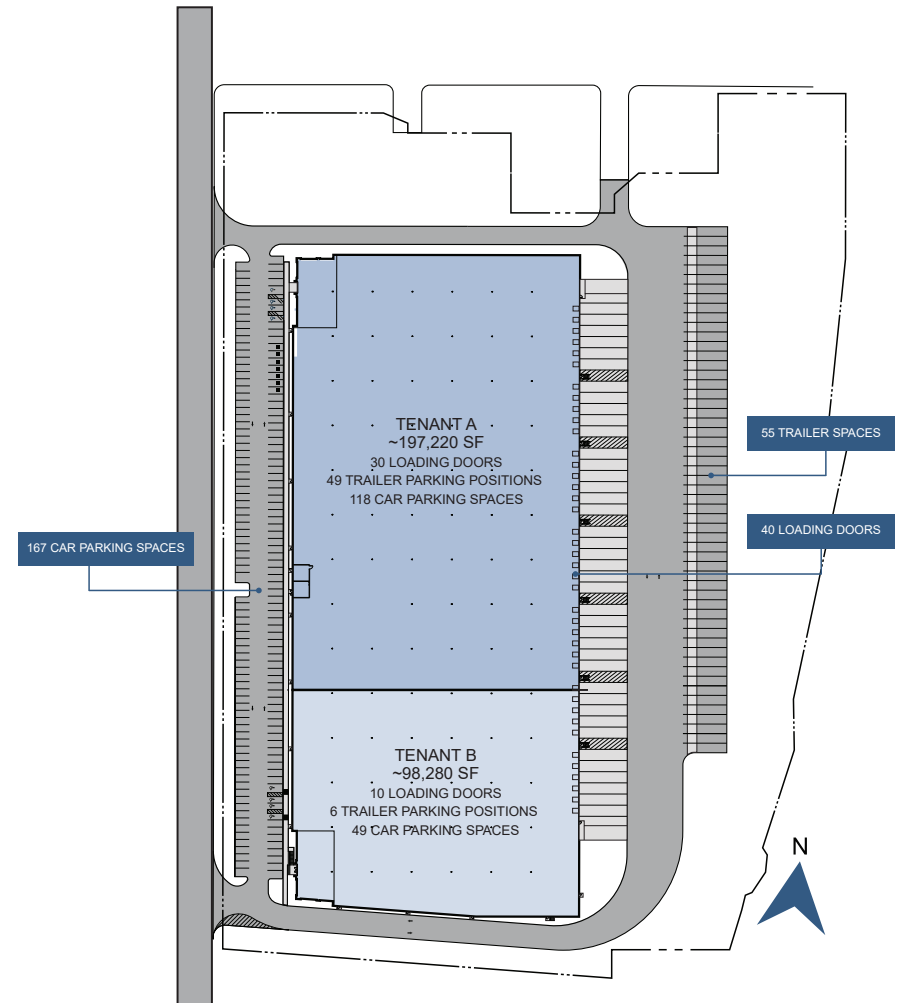


Demising Options Available

Option 1



Option 2



LABOR DENSITY

5 Miles 

24,743

Transportation/Warehouse labor force

4.8%

Unemployment rate
vs. US Rate of 3.6%

\$17.41

Median hourly warehouse salary
(US median is currently \$17.13)

10 Miles 

103,319

Transportation/Warehouse labor force

6.0%

Unemployment rate
vs. US Rate of 3.6%

\$18.87

Median hourly warehouse salary
(US median is currently \$17.13)

15 Miles 

245,456

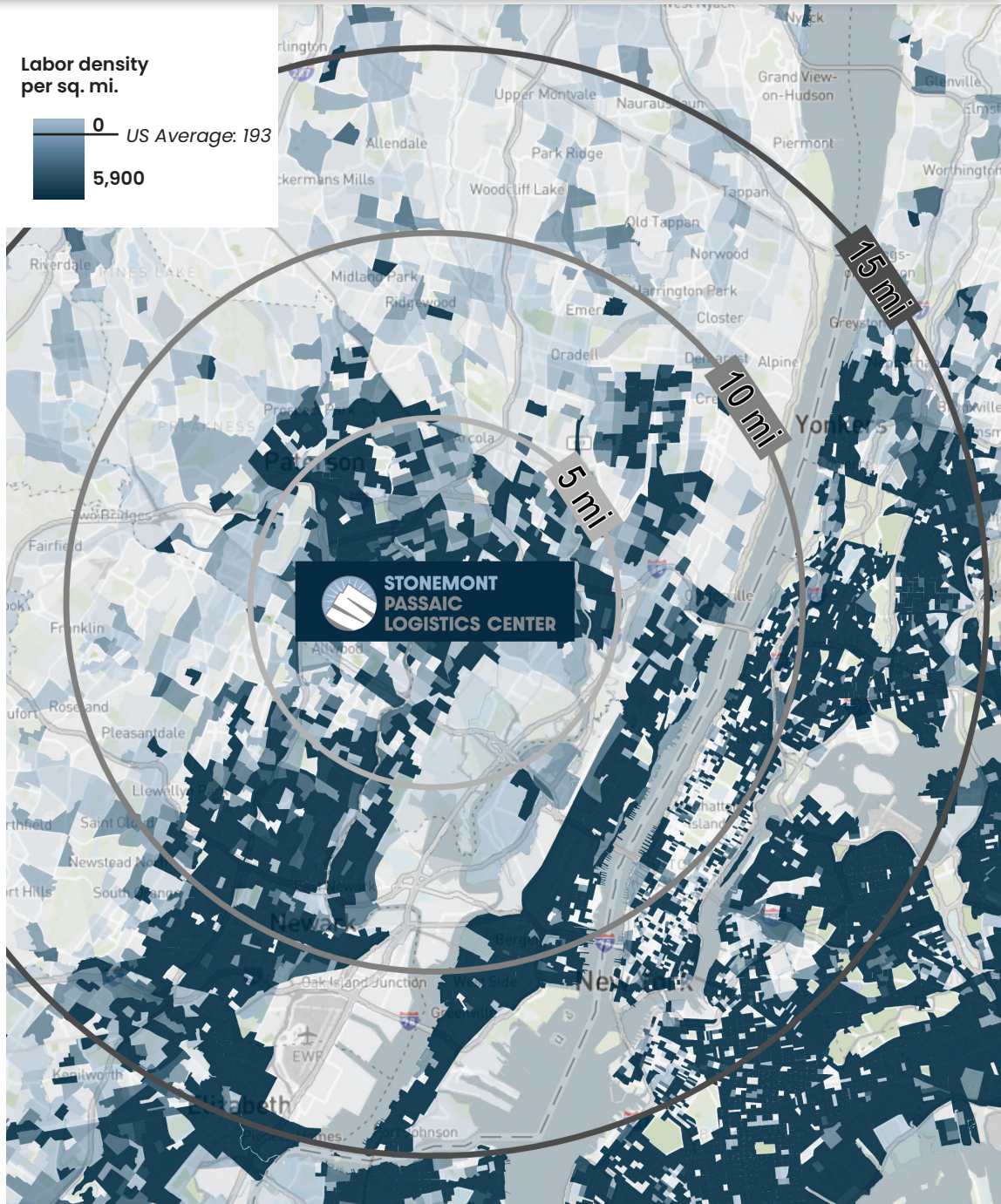
Transportation/Warehouse labor force

6.8%

Unemployment rate
vs. US Rate of 3.6%

\$19.31

Median hourly warehouse salary
(US median is currently \$17.13)



MEDIAN HOUSEHOLD INCOME

5 Miles \$

646,241

Total Population

\$67,757

Median disposable income

\$84,450

Median household income

10 Miles \$ \$

3,325,458

Total Population

\$69,120

Median disposable income

\$86,859

Median household income

15 Miles \$ \$ \$

7,983,735

Total Population

\$64,569

Median disposable income

\$81,845

Median household income



LOCAL ACCESS



METRO AREA

Meadowlands – **7 MILES**

Lincoln Tunnel – **11 MILES**

George Washington Bridge – **11 MILES**

INFRASTRUCTURE

Port of Newark/Elizabeth – **15 MILES**

CSX South Kearny – **17 MILES**

Newark Airport – **18 MILES**

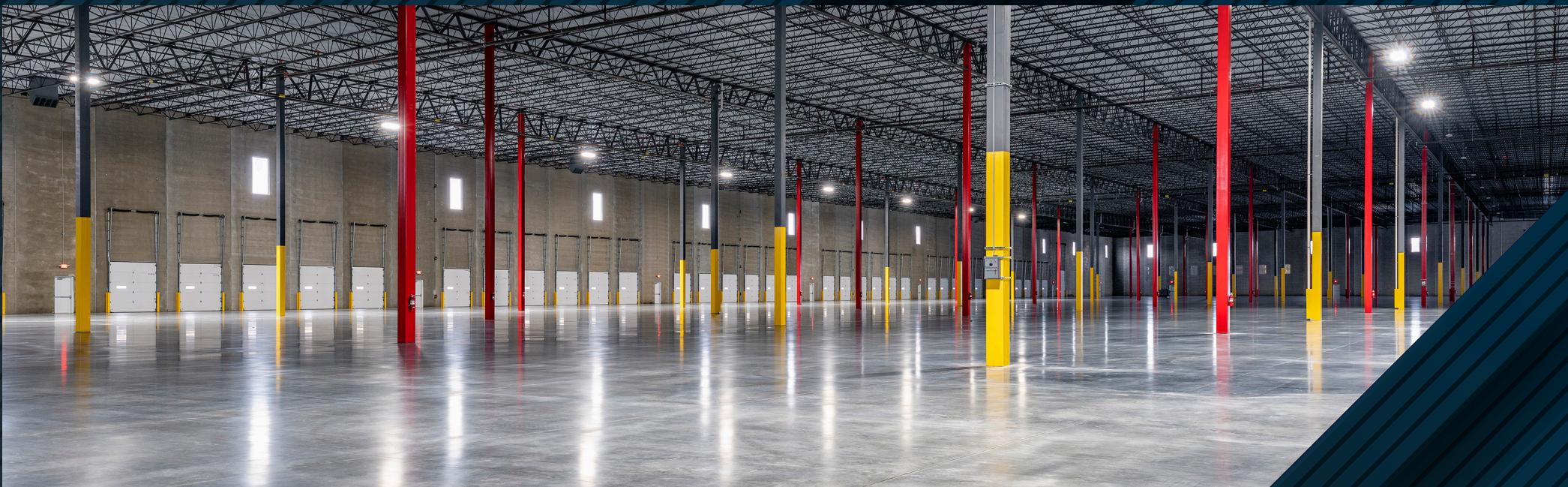
Norfolk Southern – **20 MILES**

PARCEL DELIVERY HUBS

UPS – **6 MILES**

FedEx Ground – **11 MILES**

Located less than 2 miles from Route 21, Stonemont Passaic Logistics Center provides superior access to the immense surrounding highway network. In only a few minutes future tenants can reach Interstate 80, access to the George Washington Bridge, Route 3 to the Lincoln Tunnel, and Route 21 down into Newark. Future tenants will be able to reach a vast consumer population and the region's largest port in minutes.



STONEMONT

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