



**Brookfield
Properties**



MONROE 8A
LOGISTICS CENTER II

908 Cranbury South River Road, Monroe, NJ

www.monroe8alogisticscenter.com

409,916 sq. ft.

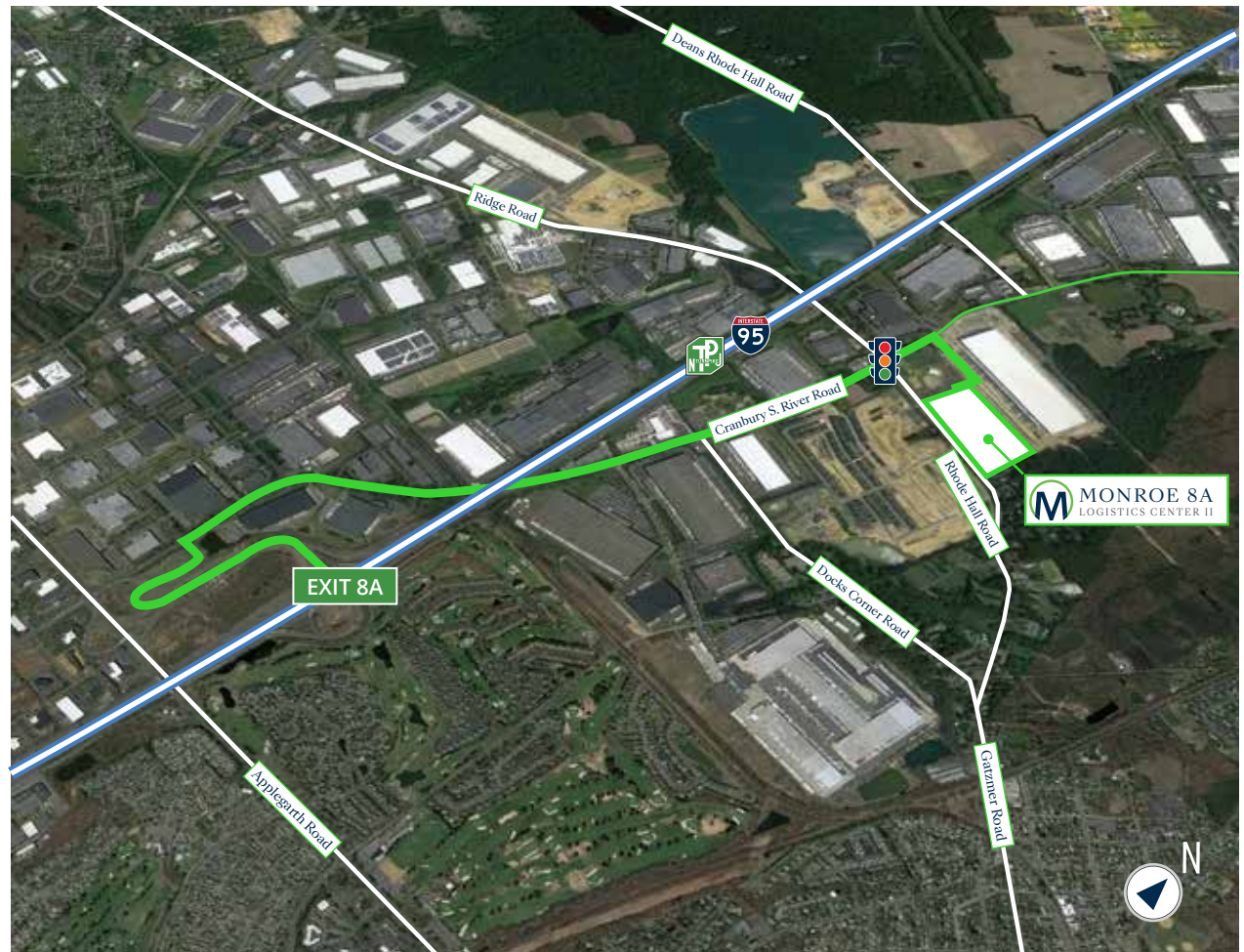
Divisible

Class A Industrial Development

Available Immediately

Monroe 8A Logistics Center II is a new free-standing industrial development located at 908 Cranbury South River Road in Monroe, NJ, just minutes from Exit 8A of the NJ Turnpike. The state-of-the-art project is LEED certified and features best-in-class design including superior loading, wide column spacing and energy-efficient LED lighting.

Building Size:	409,916 sq. ft.
Available:	409,916 sq.ft. Divisible
Office Space:	4,464 sq. ft.
Ceiling Height:	36' clear
Dimensions:	1,135' x 350'
Column Spacing:	56' wide x 48'-4 deep (60' speed bays)
Loading:	53 (9' x 10') doors
Drive-ins:	2 (12' x 14') drive-ins
Format:	Single side loading
Trailer Parking:	73 stalls
Car Parking:	212 spaces
Sprinklers	ESFR
Lighting:	Motion sensed LED
Power:	3,000 amps





36'
Clear Height



56' x 48'-4"
Column Spacing
(60' Speed Bays)



53
Dock Doors
(2 Drive-Ins)



73
Trailer Stalls



212
Car Spaces



Storage Capacity



Labor & Population

10 MILES:

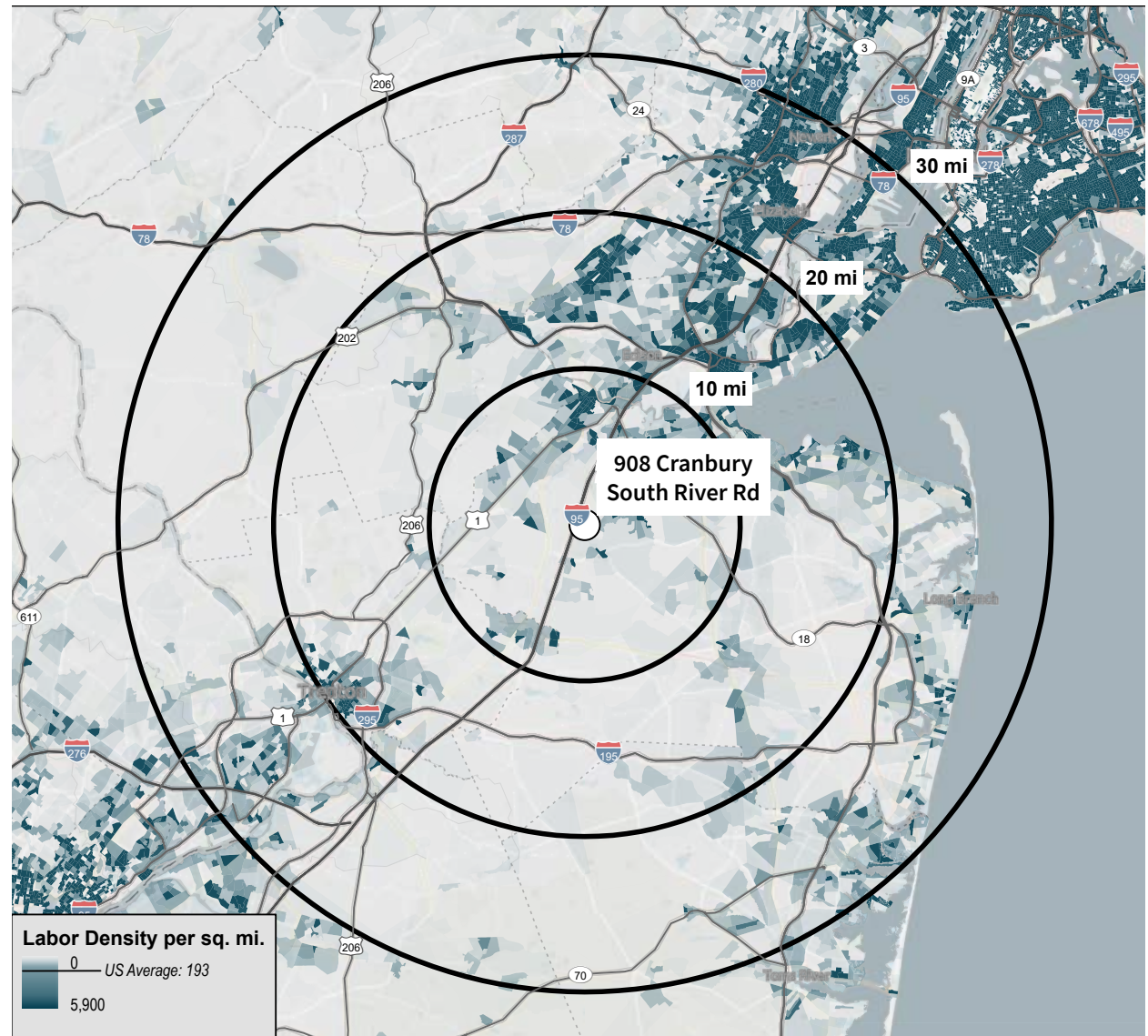
- Total Population: 586,319
- Transportation/Warehouse workers: 19,600
- Total Labor Force: 317,284
- Median Household Income: \$108,144
- Median Warehouse related Hourly Wage: \$18.03
(US Median is \$18.52)

20 MILES:

- Total Population: 2,223,282
- Transportation/Warehouse workers: 74,773
- Total Labor Force: 1,193,125
- Median Household Income: \$106,707
- Median Warehouse related Hourly Wage: \$18.22
(US Median is \$18.52)

30 MILES:

- Total Population: 5,439,827
- Transportation/Warehouse workers: 181,868
- Total Labor Force: 2,791,804
- Median Household Income: \$91,532
- Median Warehouse related Hourly Wage: \$18.56
(US Median is \$18.52)










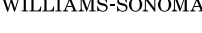











Location Overview

Located less than 3 miles from the NJ Turnpike, Monroe 8A Logistics Center II is strategically positioned in the Exit 8A submarket with premier access to a major highway network, making it the optimal location for warehouse and distribution users, including logistics companies and e-commerce based “last-mile” delivery companies.



Corporate Neighbors

 Monroe Logistics Center Phase I - 1,282,000 SF -
 Leased by  The Home Depot

- | | |
|---|---|
| 1.  | 14.  |
| 2.  | 15.  |
| 3.  | 16.  |
| 4.  | 17.  |
| 5.  | 18.  |
| 6.  | 19.  |
| 7.  | 20.  |
| 8.  | 21.  |
| 9.  | 22.  |
| 10.  | 23.  |
| 11.  | 24.  |
| 12.  | 25.  |
| 13.  | 26.  |

Key Distances

NJ Turnpike (Exit 8A)
2 Miles

U.S. Route 130
2 Miles

State Route 1
5 Miles

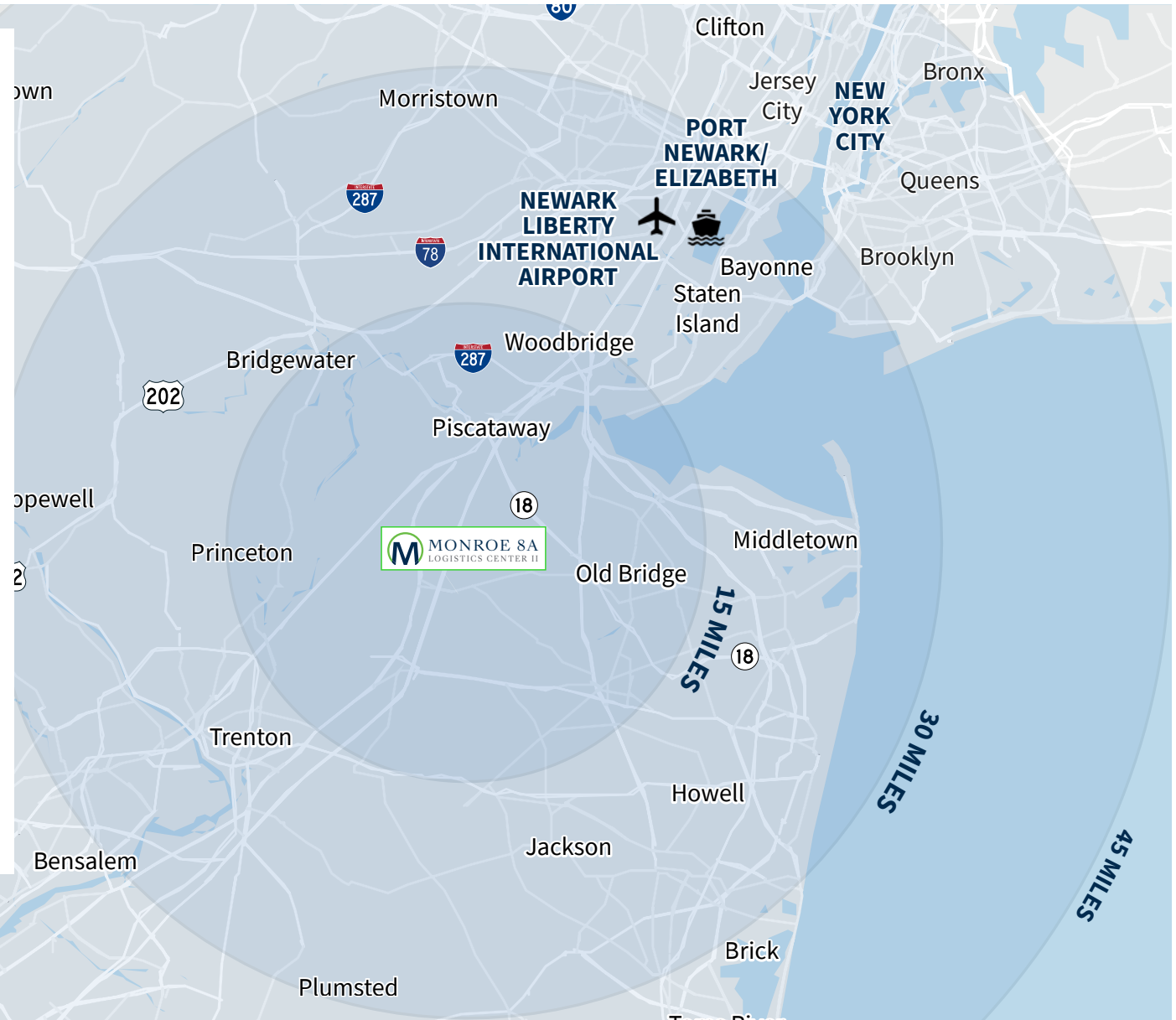
Interstate-195
16 Miles

Port Newark/Elizabeth
35 Miles

Newark International Airport
33 Miles

Manhattan, NY
43 Miles

Philadelphia, PA
53 Miles



Brookfield Properties



www.monroe8logisticscenter.com



For more information, or to set up a tour, please contact:

David Knee
D +1 201 304 3424
david.knee@jll.com

Gary Politi
D +1 908 391 9059
gary.politi@jll.com

Ryan Milanaik
D +1 201 528 4471
ryan.milanaik@jll.com

Jones Lang LaSalle Brokerage, Inc.

A licensed real estate broker | 1 Meadowlands Plaza, East Rutherford, NJ 07073 | Main +1 201 528 4400

Jones Lang LaSalle Brokerage, Inc.
Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.

Brookfield Properties

Kyle McGrady
D +1 201 514 1985
kyle.mcgrady@brookfieldproperties.com

© 2025 Brookfield Properties. All rights reserved.

www.brookfieldproperties.com/logistics