



Delivering Q4 of 2025

## Union Distribution Center 901 Lehigh Avenue, Union, NJ 07083

### A Superior Location.

Union Distribution Center is located in Northern NJ off the NJ Turnpike at Exit 13, just 20 minutes from New York City and 10-minutes from the Port of Newark-Elizabeth. This site is well-located within the Exit 13 submarket while servicing the NYC region. Upon completion, Union Distribution Center will include a LEED Certified 151,676 square foot Class-A distribution facility featuring 36' clear heights and ample car and trailer parking.

### Specifications

**Build-to-Suit**  
4,000 sq. ft. OFFICE SPACE

**151,676 sq. ft.**  
BUILDING SIZE

**36' Clear**  
CEILING HEIGHT

**2**  
DRIVE-IN DOORS

**28**  
DOCK POSITIONS

**16 Stalls**  
TRAILER PARKING

**123 Stalls**  
AUTO PARKING

**ESFR**  
SPRINKLER SYSTEM

**LED with Motion Sensors**  
LIGHTING

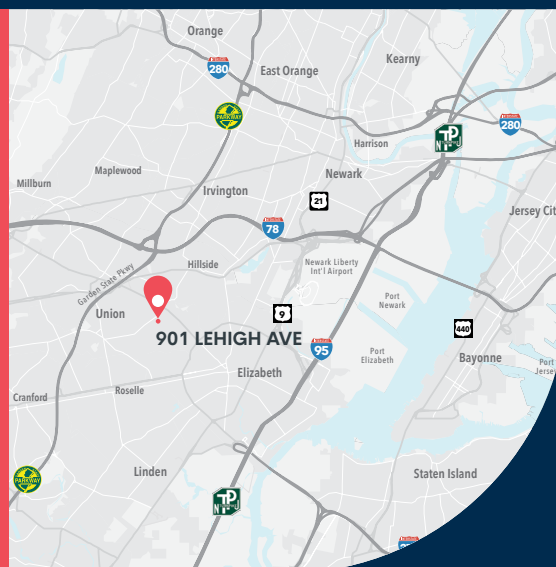
### Within a 3 mile radius:

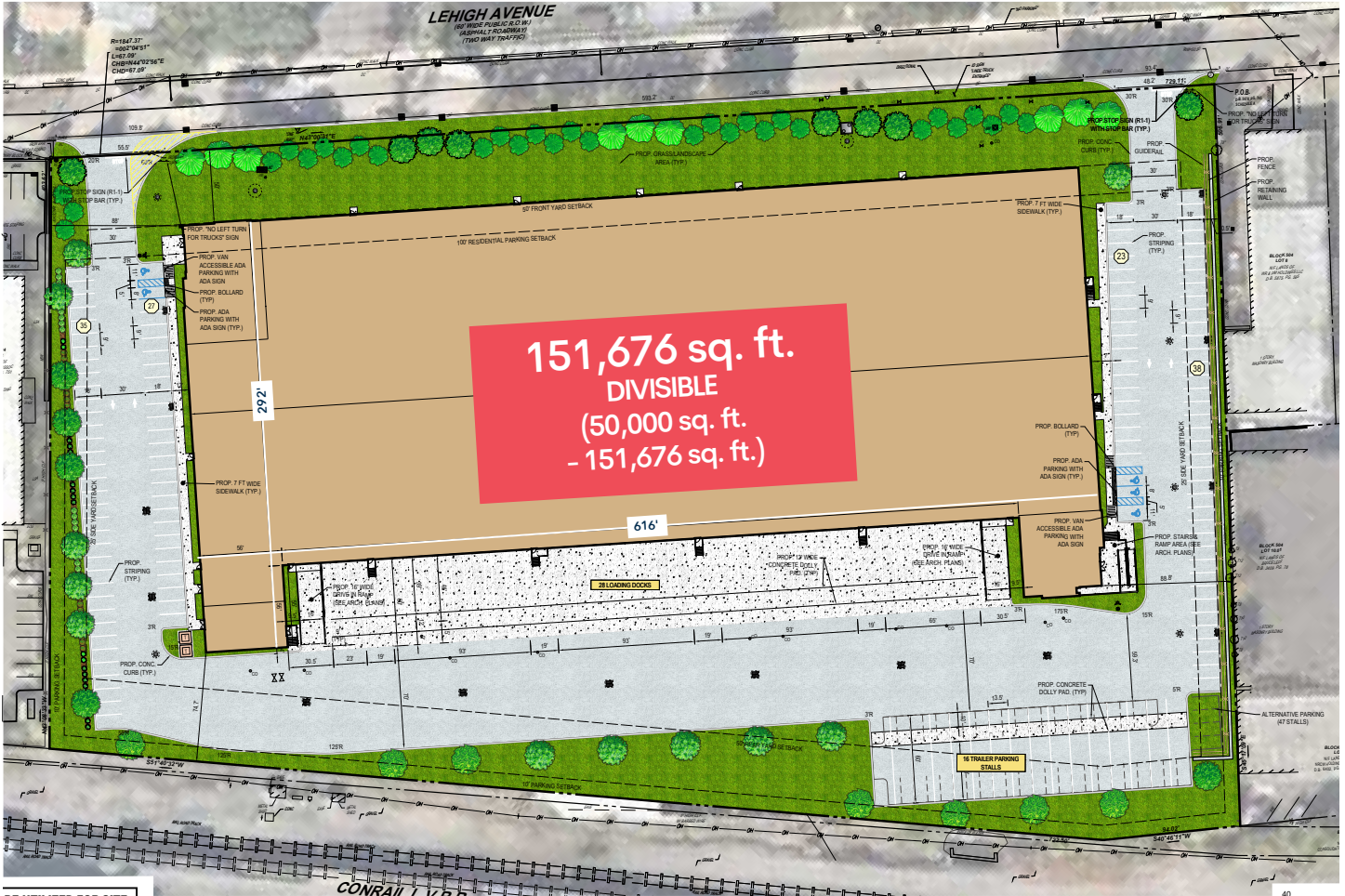
**Population:**  
493,880

**Median Age:**  
38

**Number of Households:**  
103,614

**Average Household Income:**  
\$89,993





### SITE AREA

In S.F. .... 372,002 sq. ft.

In Acres ..... 8.54 AC

### BUILDING AREA

Office ..... Build-to-Suit

Warehouse ..... 151,923 sq. ft.

TOTAL ..... 151,923 sq. ft.

COVERAGE ..... 40.9%

### PARKING

Auto ..... 123 stalls

Trailer ..... 16 stalls

This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

[CLICK HERE TO VIEW CONSTRUCTION PROGRESS](#)

### Specifications

25 FC at 36' AFF LED LIGHTING

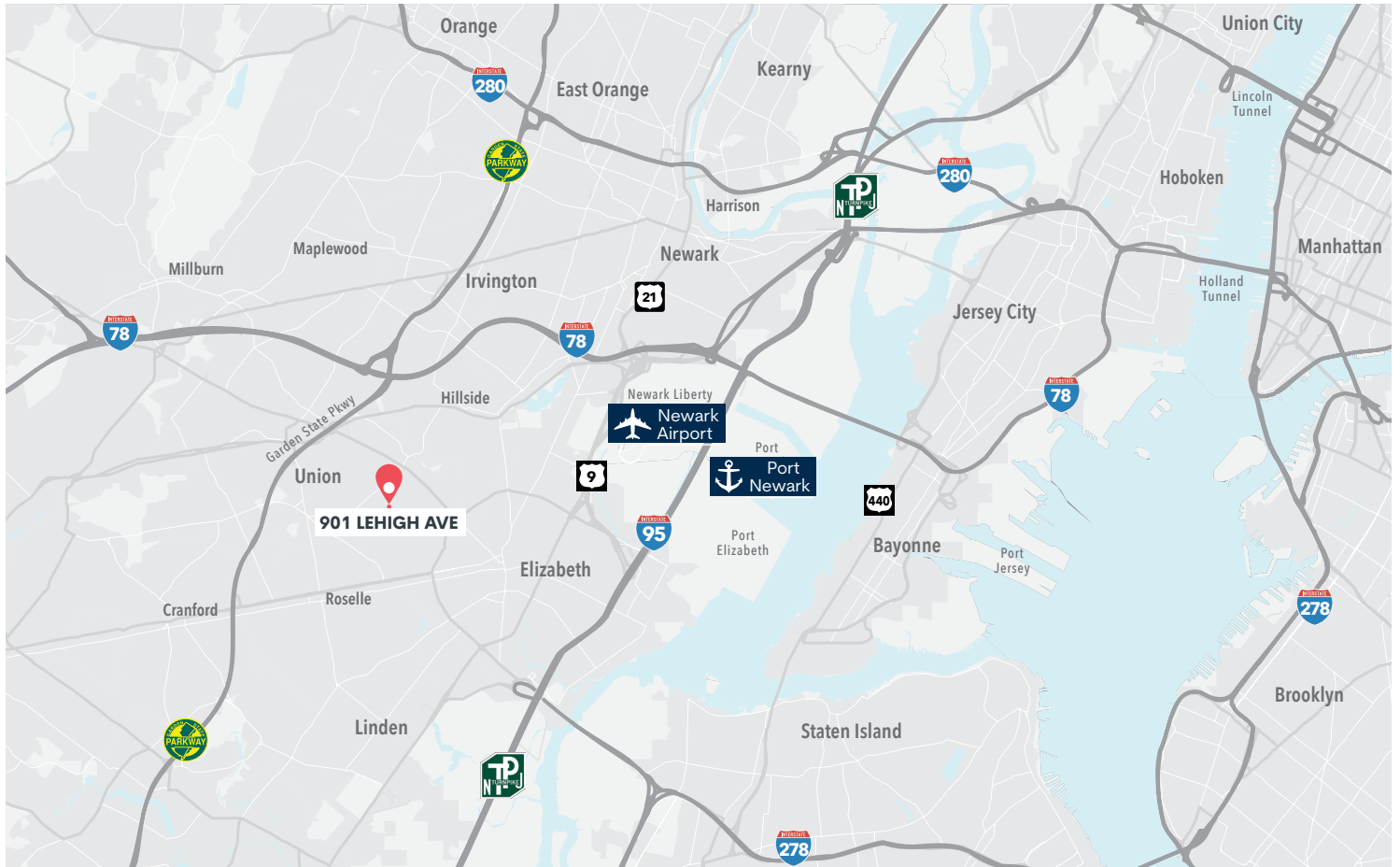
8" Unreinforced Concrete FLOOR SLAB THICKNESS

60 Mil White TPO Single-Ply ROOF

(28) 9' x 10' Steel Vertical Lift Sectional Overhead DOCK EQUIPMENT (DOORS)

2,000 amp 3-phase 277/480V ELECTRICAL SERVICE





Key Distances

Route 22	1.5 miles
Garden State Parkway	1.5 miles
Route I-78	3 miles
U.S. Route 1 & 9	3.3 miles
Route I-95	4.4 miles
Goethals Bridge	5 miles
Newark Liberty International Airport	6 miles
Port Newark	9 miles

Scan to View Property Specs



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