

1879 Route 46 | Roxbury | NJ

Now available for SALE or LEASE



Available for sale or lease

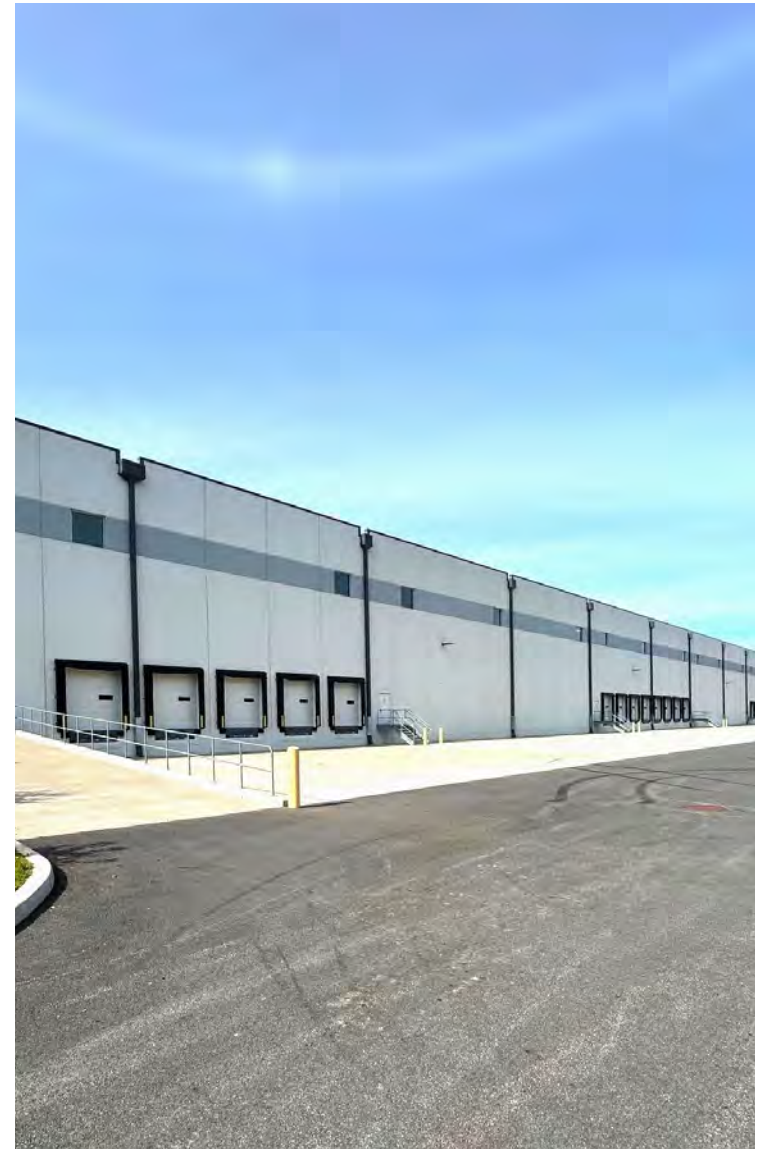
+/- 470,044 SF Industrial Facility - Divisible
New Construction Immediately Available



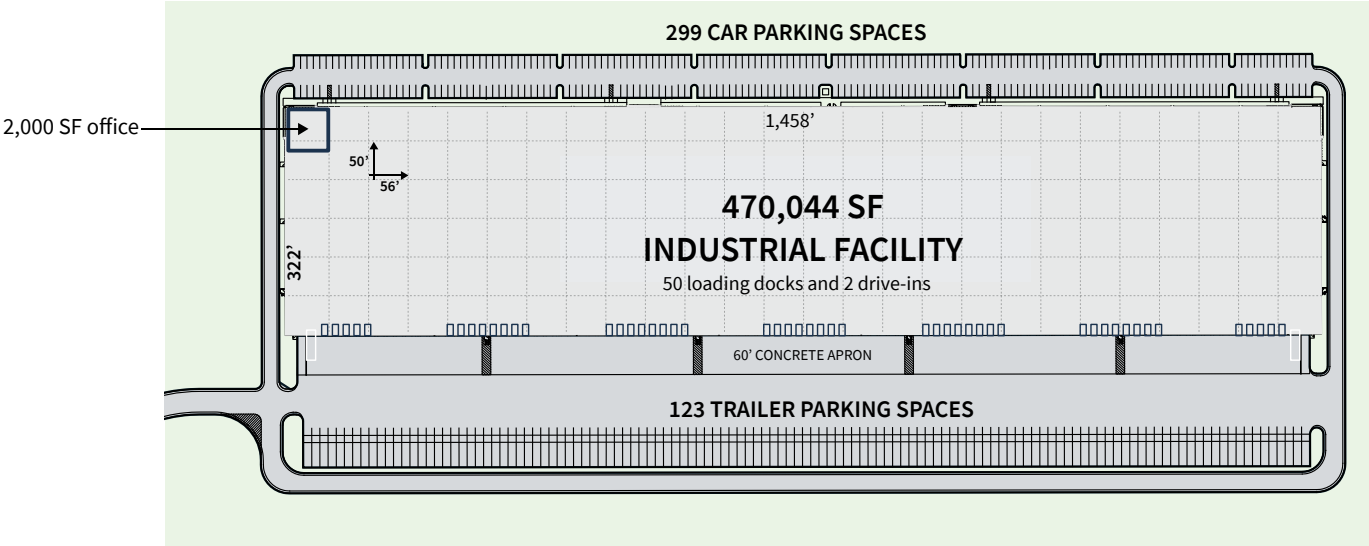
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Building Specifications

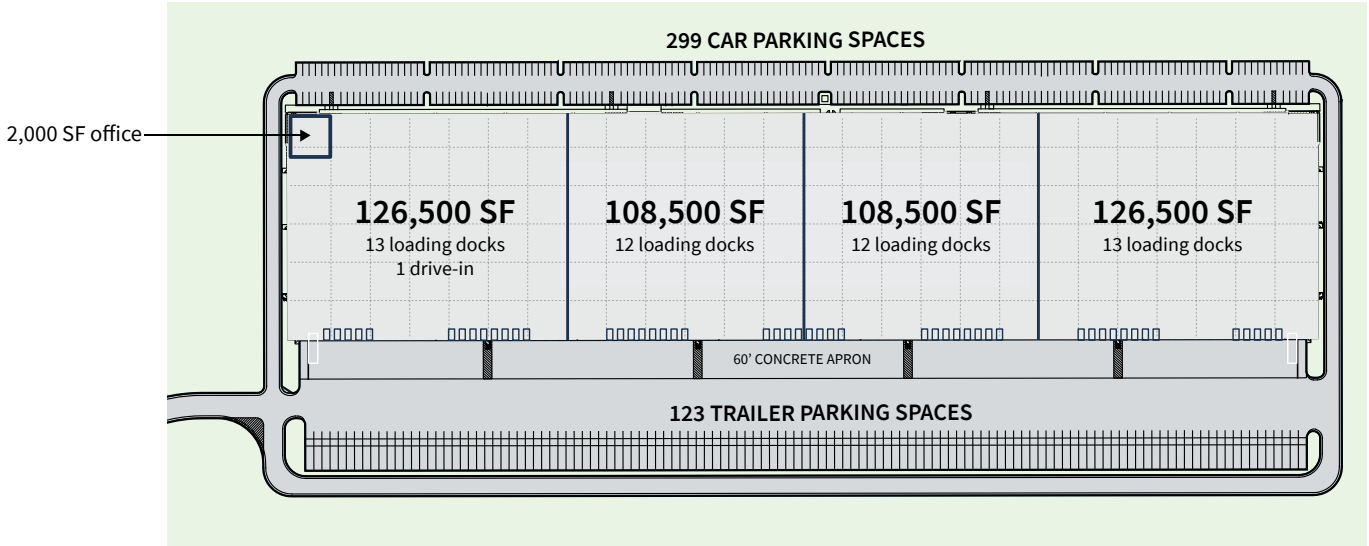
BUILDING SIZE	470,044 SF Total Building DIVISIBLE 108,500 SF - 470,044 SF
OFFICES	To suit
CEILING HEIGHT	40' clear at first column line
COLUMN SPACING	56' x 50" D (standard) with 70' speed bay
LOADING DOCKS	50 - 9' x 10' dock doors (insulated door, 50,000 use springs, vision panel) 35,000 lb mechanical dock leveler with bumpers
DRIVE-IN DOORS	2 - 12' x 14' drive-in doors with electric motor operators (insulated)
TRAILER PARKING	123 trailer stalls
CAR PARKING	299 car spaces
SPRINKLERS	ESFR sprinkler system with fire pump to meet NFPA
POWER	3,000 amps at 480 volt service - 3 phase 4 wire service to center of the building
LIGHTING	Speed bay lighting to 25 FC - LEDs with motion sensors - other bays will have 1 light per bay
FLOORING	7" concrete floor finished to FF50 FL35, 60' concrete apron at the loading docks
HEATING	To heat warehouse with make-up air to 50 degrees at exterior for ASHRAE design
ROOF	60 mil fully adhered TPO roof - exterior roof drains except at the office entrances
WALLS	Pre-cast concrete wall panels with 'sandwich' insulation. Can accommodate air conditioning
DELIVERY	Available immediately
ADDITIONAL IMPROVEMENTS	<ul style="list-style-type: none"> • Underside of deck painted white - Inside of precast walls painted white • Clearstory windows for natural light in the warehouse • 4 'entrance' areas on the front (office) side of the building for maximum flexibility • Building insulation to meet building code exterior roof drains except at the office entrances • Underground plumbing along the entire 'office' wall with laterals along both side walls to the loading dock wall and a 3rd lateral at the mid-point of the building to the loading dock wall • Building will have electric, natural gas, water, and sewer service. Communication available but by others.



Site Plan



Flexible Demise Concepts



Labor Density

5 MILES 

3.90%

2024 Unemployment Rate (U.S. = 3.9%)

3,523

2024 Warehousing Labor Force

\$21.56

Median Hourly Earnings (U.S. Med. = \$19.52)

.....

10 MILES 

4.50%

2024 Unemployment Rate (U.S. = 3.9%)

9,306

2024 Warehousing Labor Force

\$21.55

Median Hourly Earnings (U.S. Med. = \$19.52)

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15 MILES 

4.60%

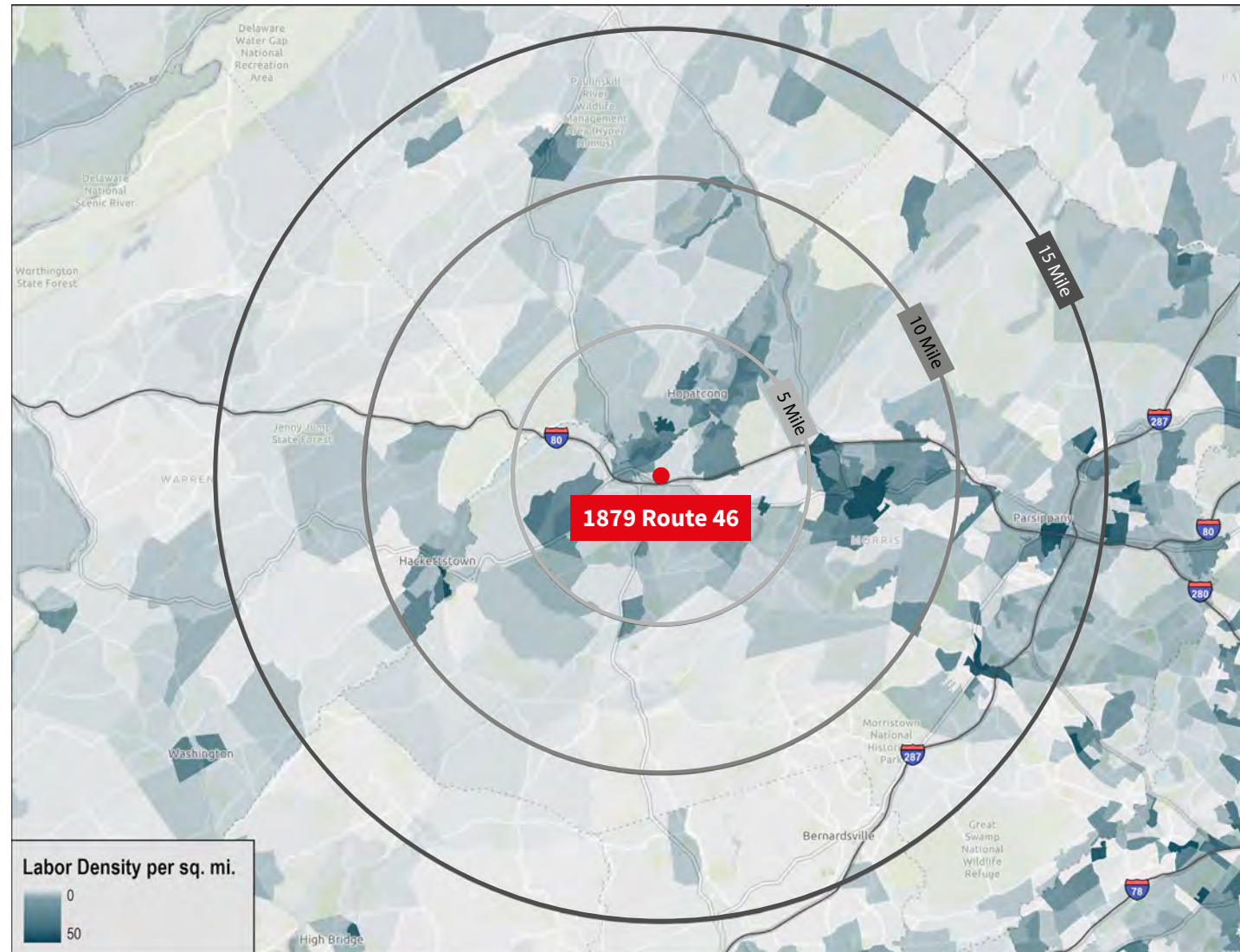
2024 Unemployment Rate (U.S. = 3.9%)

17,925

2024 Warehousing Labor Force

\$21.24

Median Hourly Earnings (U.S. Med. = \$19.52)



Median Household Income

5 MILES 

85,023

2024 Total Population

\$113,152

2024 Median Household Income

\$93,377

2024 Median Disposable Income

10 MILES 

267,711

2024 Total Population

\$122,871

2024 Median Household Income

\$101,768

2024 Median Disposable Income

15 MILES 

480,230

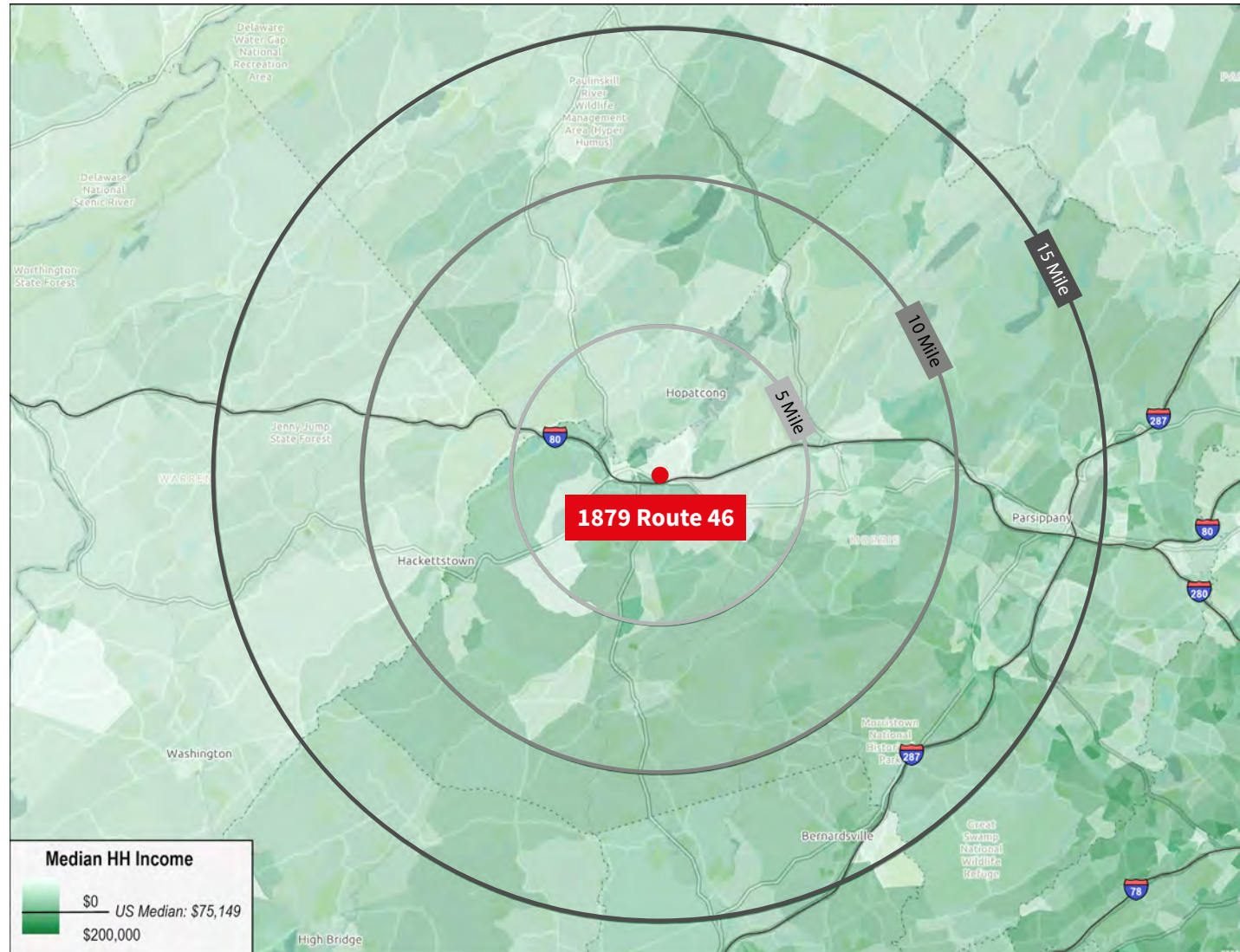
2024 Total Population

\$130,449

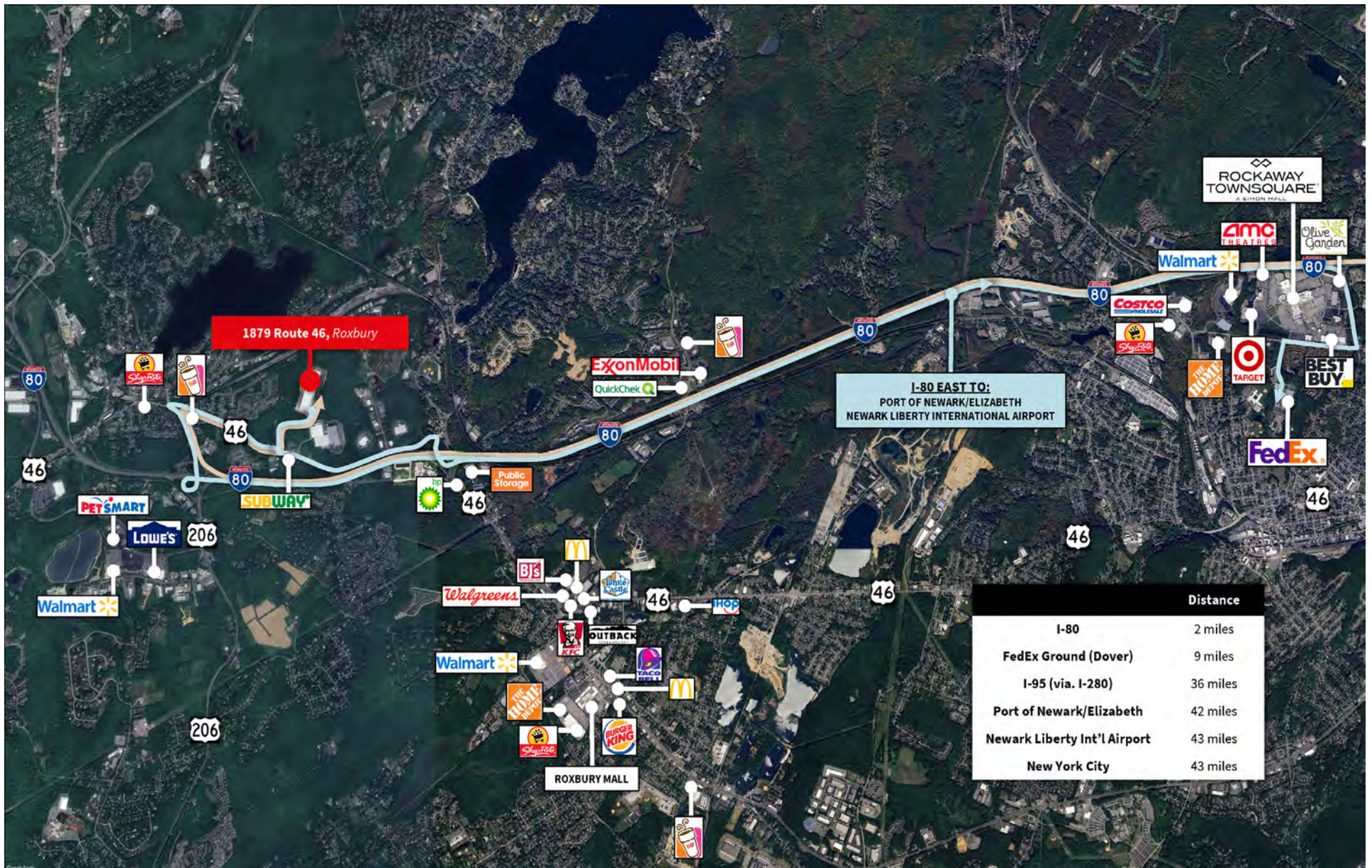
2024 Median Household Income

\$105,379

2024 Median Disposable Income



Location



Local Access

0.3 miles to Route 80
.....

2.2 miles to Route 10
.....

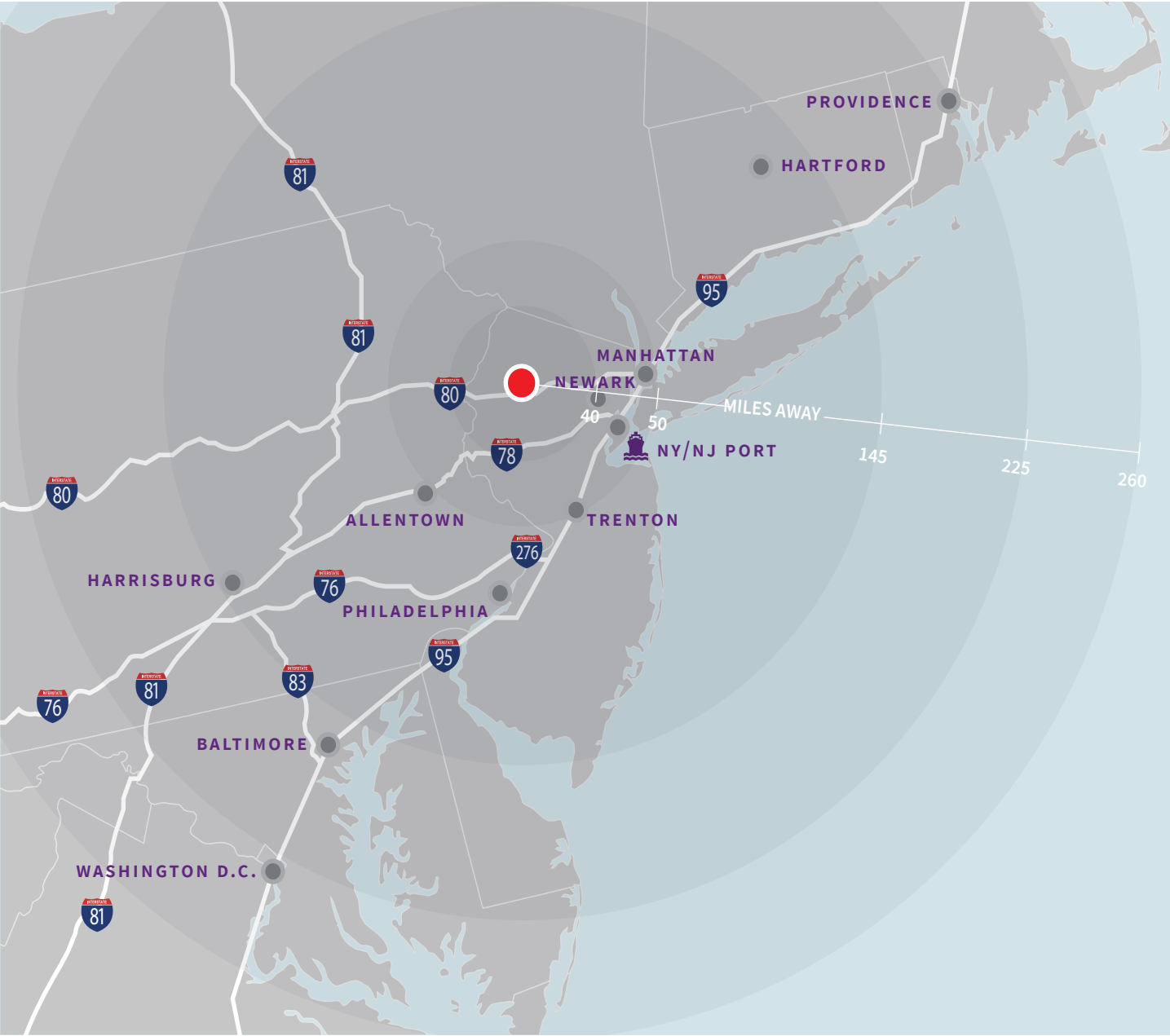
24.5 miles to Route 280
.....

26.3 miles to Route 78
.....

40.6 miles to I-95
.....

45.4 miles to EWR Airport
.....

49.6 miles to NY / NJ Port



Inbound Drayage Analysis

Port Drayage Cost Estimates from Newark, NJ

	1879 Route 46	Exit 12	Exit 8A	Exit 6
	Roxbury	Carteret	Cranbury	Burlington
Total per Container	\$583	\$436	\$587	\$760
Annual Total*	\$1,457,500	\$1,090,000	\$1,467,500	\$1,900,000
Cost PSF	\$3.10	\$2.32	\$3.12	\$4.04
Variance PSF versus 1879 Route 46	-	(\$0.78)	\$0.02	\$0.94

*Assumes 2,500 inbound containers annually to a 470,044 SF facility

Less Expensive per Container than Exit A and Burlington

- Per inbound container, 1879 Route 46 offers savings of \$4 and \$177 versus Exit 8A and Burlington, respectively.
- This can result in annual savings of \$10,000 and \$442,500 versus those submarkets.



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