

WAREHOUSE

# FOR LEASE



PREMIER LOCATION



**349 & 389 New Brunswick Ave**

Rahway, New Jersey

WAREHOUSE A: 349 NEW BRUNSWICK  
**±201,616 SF**

WAREHOUSE B: 389 NEW BRUNSWICK  
**±76,202 SF**



**PILOT Approved**



Delivering Q1 2027



Prime Port Location  
& Strong Labor Pool

# PROPERTY OVERVIEW

A

349 NEW BRUNSWICK  
WAREHOUSE A: ±201,616 SF

B

389 NEW BRUNSWICK  
WAREHOUSE B: ±76,202 SF





# WAREHOUSE BUILDING A



PILOT Approved



Abundant Loading

<b>Available space</b>	±201,616 SF
<b>Office</b>	±3,000 SF Interior to suit
<b>Clear height</b>	36'
<b>Column spacing</b>	Storage: 56'6" x 48'8", Speed Bay: 60'
<b>Dock Doors</b>	41 (21 with full packages)
<b>Drive-in doors</b>	2
<b>Trailer Spaces</b>	6
<b>Car Spaces</b>	140
<b>Electrical service</b>	3,000 amps, 277/480v, 3-phase
<b>Sprinkler system</b>	ESFR
<b>ESG</b>	EV ready, Solar ready

# WAREHOUSE BUILDING B

<b>Available space</b>	±76,202 SF
<b>Office</b>	±2,500 SF Interior to suit
<b>Clear height</b>	40'
<b>Column spacing</b>	Storage: 52' x 48', Speed Bay: 60'
<b>Dock Doors</b>	8 (with full packages)
<b>Drive-in doors</b>	1
<b>Car Spaces</b>	90 + 8 van spaces
<b>Electrical service</b>	2,000 amp, 277/480v, 3-phase
<b>Sprinkler system</b>	ESFR
<b>ESG</b>	EV ready, Solar ready



PILOT Approved



Heavy Power



40' Ceiling Height



# PREMIER LOCATION

A premier location that is close proximity to Route 35 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 35	1 min	0.2 mi
GSP Exit 132	5 min	3 mi
NJ Turnpike Exit 11	12 min	6 mi
NJ Turnpike Exit 12	15 min	6.5 mi
Goethals Bridge	15 min	6.5 mi
Newark Liberty Airport	20 min	10.8 mi
Verrazzano Bridge	25 min	15 mi
Port Newark/Elizabeth	28 min	16 mi
Holland Tunnel	30 min	24 mi
Lincoln Tunnel	30 min	27 mi
GW Bridge	40 min	33 mi



**349 & 389 New Brunswick**

**20 Minutes**  
to Newark Airport



**28 Minutes**  
to Port of Newark

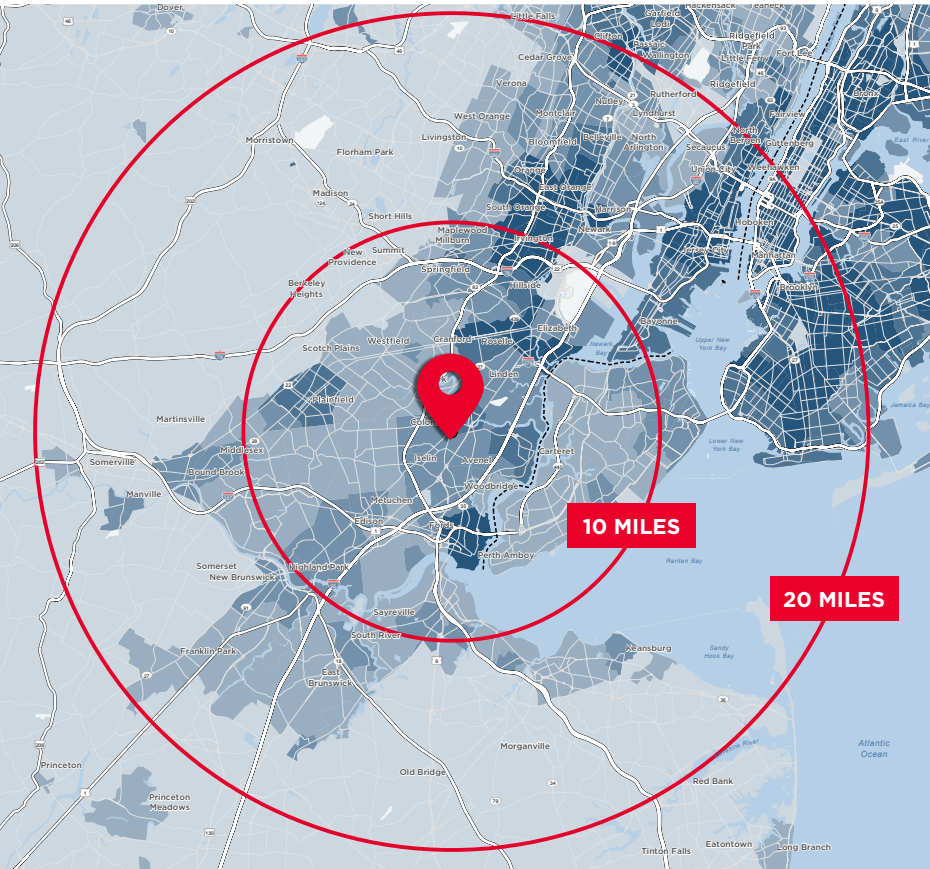


**35 Minutes**  
to Midtown NYC



# SITE DEMOGRAPHICS

Radius of 20 Miles



## Warehouse Workers Resident Density (Per Sq. Mi.)



**7,106,553**  
2023 TOTAL POPULATION



**2,731,940**  
2023 TOTAL HOUSEHOLDS



**2.54**  
2023 AVG HOUSEHOLD SIZE



**\$137,093**  
2023 AVG HOUSEHOLD INCOME



**38.1**  
2023 MEDIAN AGE



**\$702,684**  
2023 AVG HOME VALUE

## EMPLOYMENT

**8,191,195**  
2023 TOTAL DAYTIME POPULATION

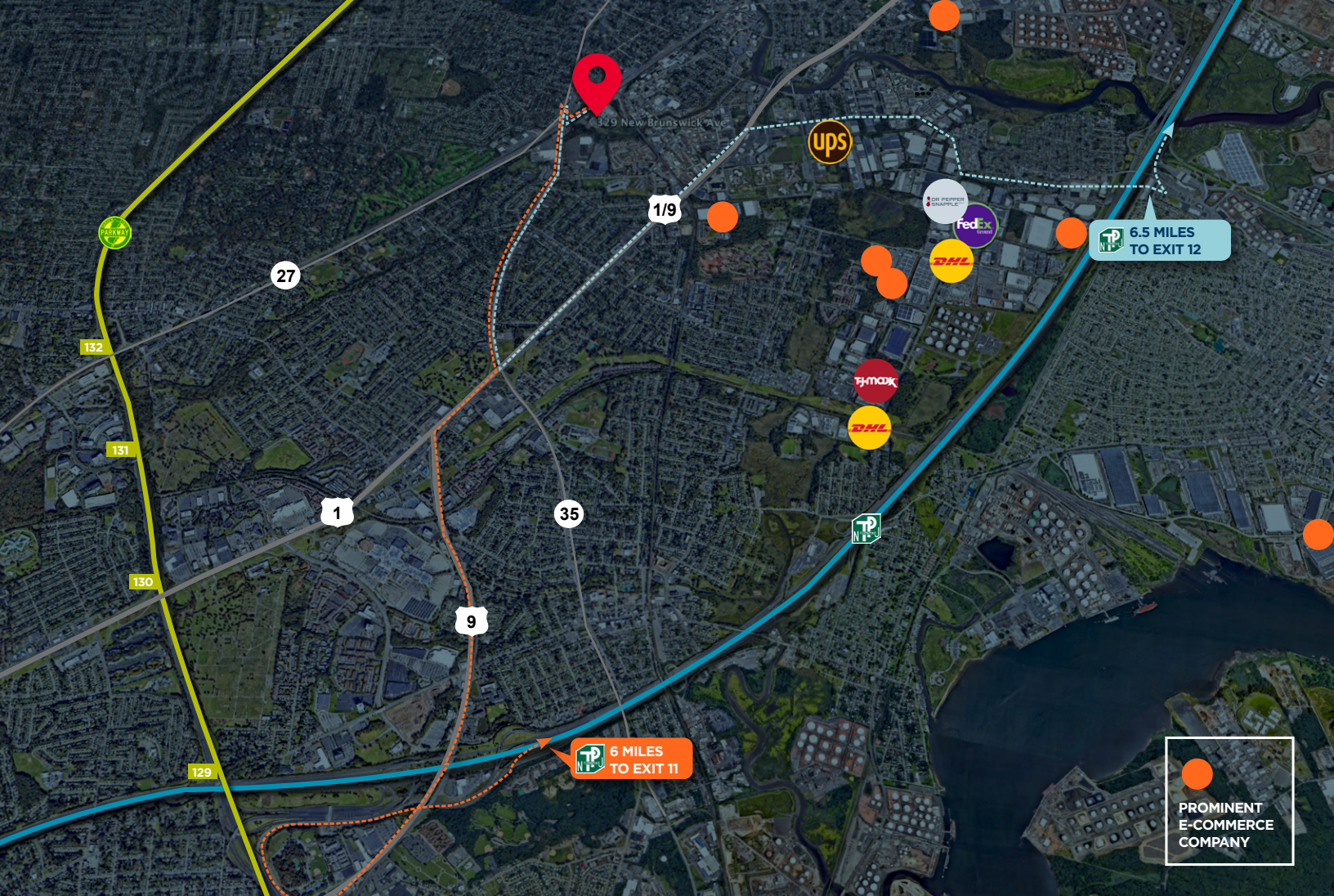
**6,520.6**  
2023 DAYTIME POPULATION DENSITY (POP/SQ MI)

**56%**  
2023 DAYTIME POPULATION: WORKERS

**292,783**  
2023 TOTAL (SIC01-99) BUSINESSES

**44%**  
2023 DAYTIME POPULATION: RESIDENTS

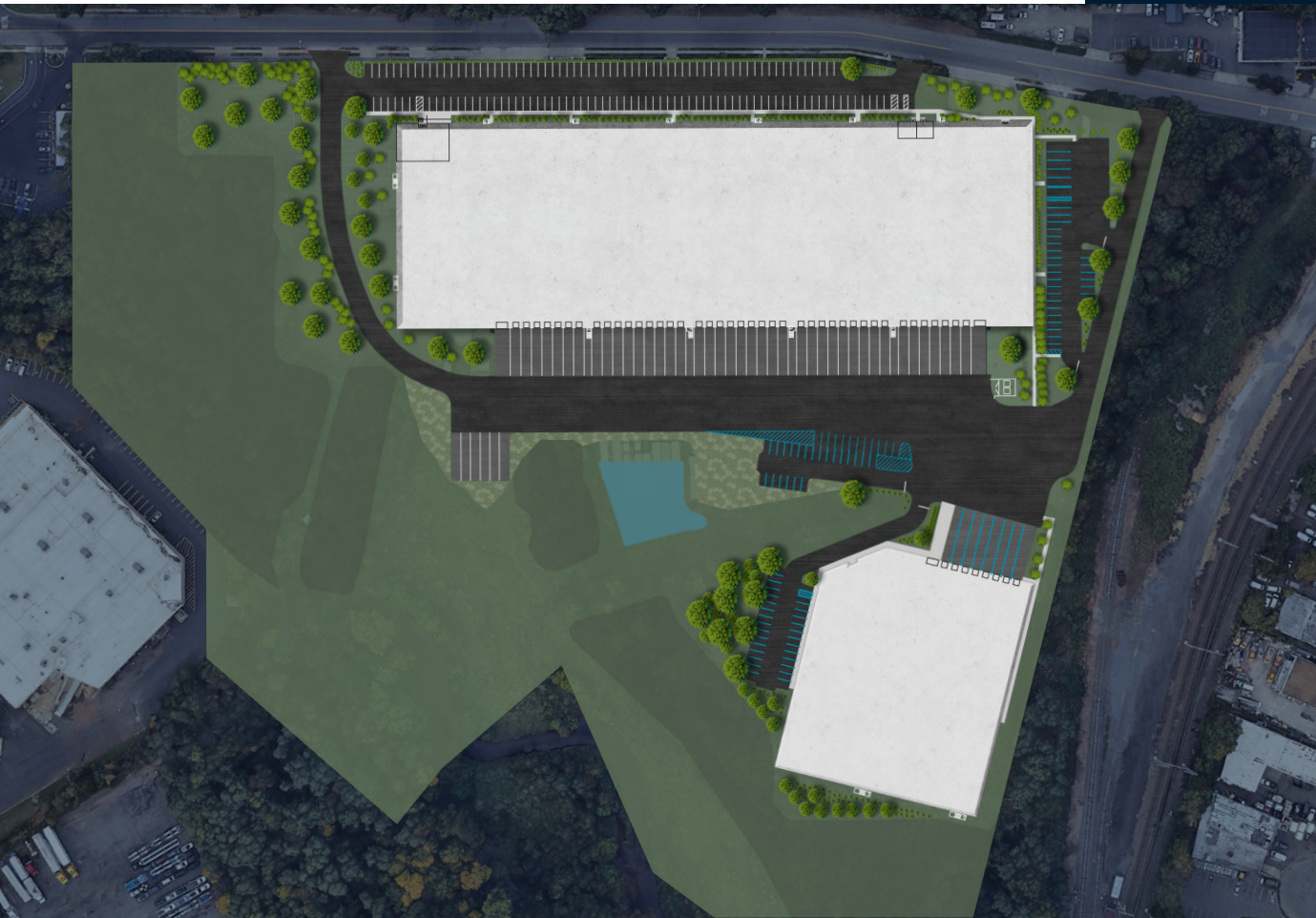
**3,965,523**  
2023 TOTAL (SIC01-99) EMPLOYEES



# ACCESS & LOCATION

An ideal Northern New Jersey location and hub of high-quality neighboring tenants with convenient access to transportation routes and nearby amenities for warehouse employees.





349 & 389 NEW BRUNSWICK AVE | RAHWAY, NJ

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