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## **109,650 SF INDUSTRIAL DEVELOPMENT** **DELIVERING 2026 WITH A 30-YEAR PILOT**

- Premium New Construction
- Unmatched Visibility and Marketing Opportunity

# DELIVERING LOGISTICS EXCELLENCE AT 249 PLC

## 249 Pomeroy Logistics Center

delivers next-generation distribution capabilities at the strategic I-80 and I-287 interchange. This future-ready warehouse maximizes operational efficiency with optimized loading depth, superior dock density, and full counter-clockwise truck circulation.

With premium I-287 visibility, a robust power infrastructure, port/transit advantages, and dual-tenant flexibility design with balanced parking and trailer storage, this adaptable logistics center provides the strategic foundation modern supply chains demand.

## BUILDING SPECIFICATIONS



Available Space: 109,650 SF (Divisible)



Office: To-suit



Loading: 21 Dock doors



Drive-ins: 2 Drive-ins



Speed Bay: 60'



Sprinkler: ESFR



Trailer Parking: 20 Stalls



Power: 4000A Power potential



Ceiling Height: 36' Clear



Car Parking: 53 Spaces



Column Spacing: 51' x 60'

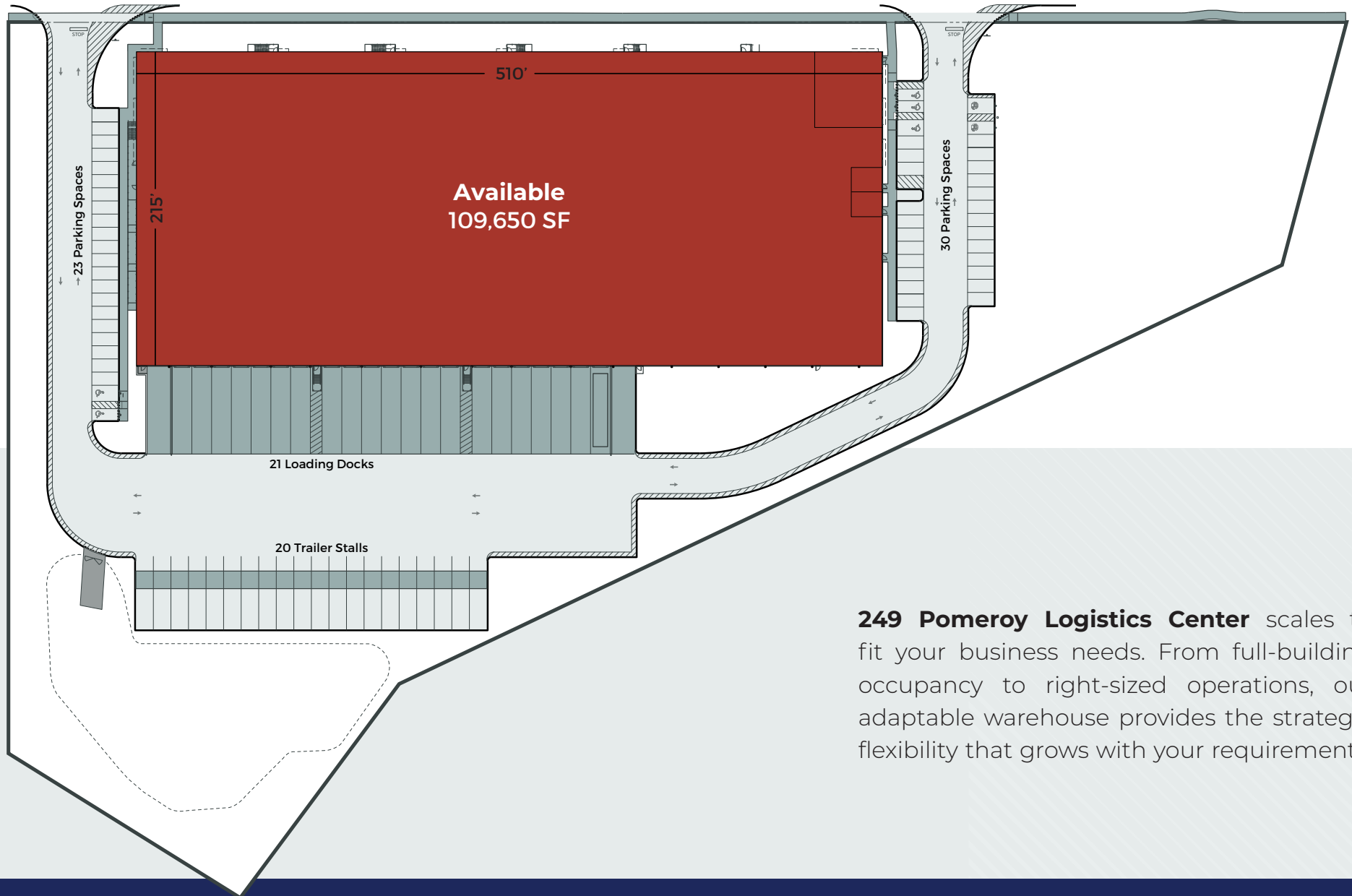


Flooring: 7" Concrete slab





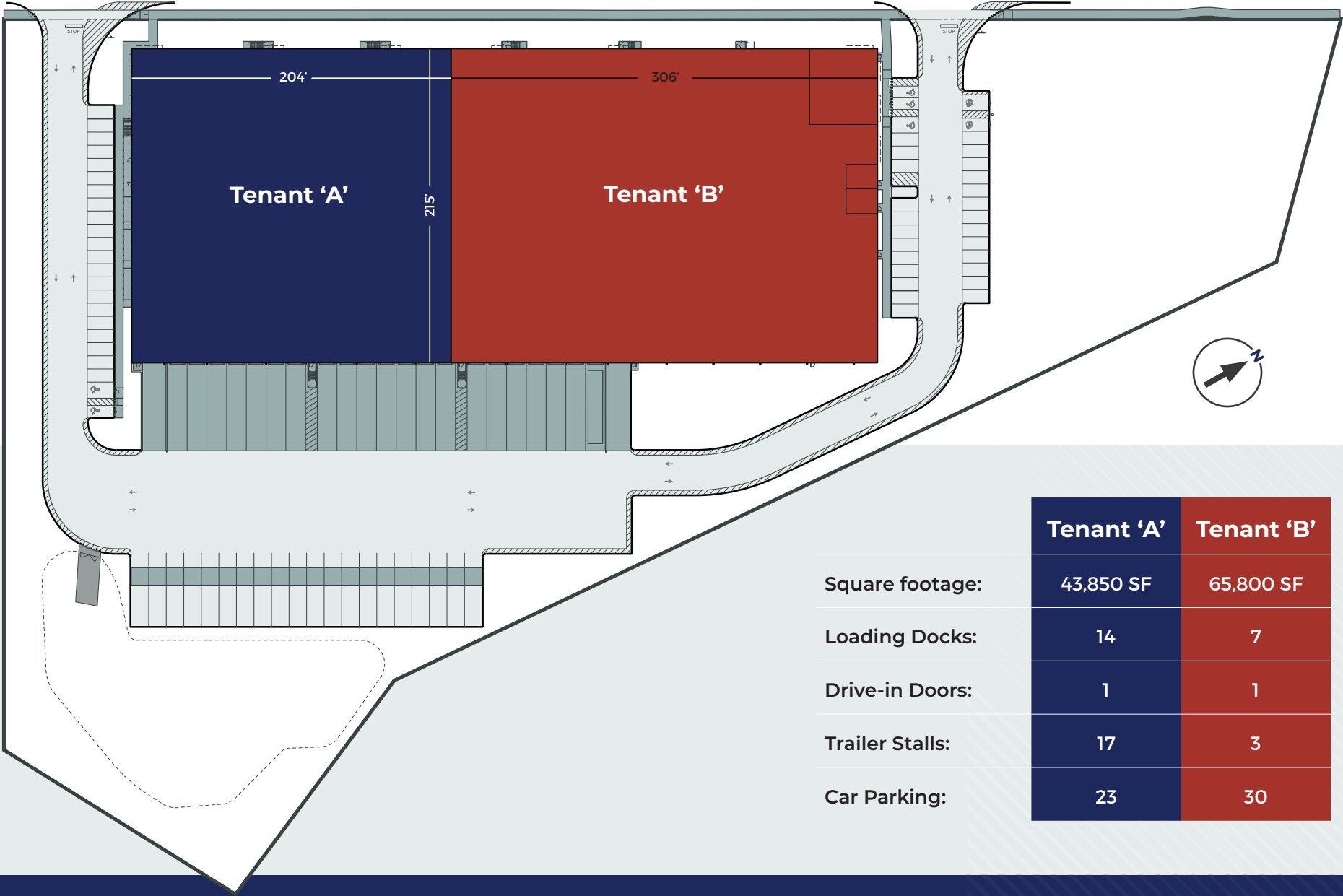
# DYNAMIC MULTI-FUNCTIONAL DESIGN



**249 Pomeroy Logistics Center** scales to fit your business needs. From full-building occupancy to right-sized operations, our adaptable warehouse provides the strategic flexibility that grows with your requirements.

# DEMISE FLEXIBILITY

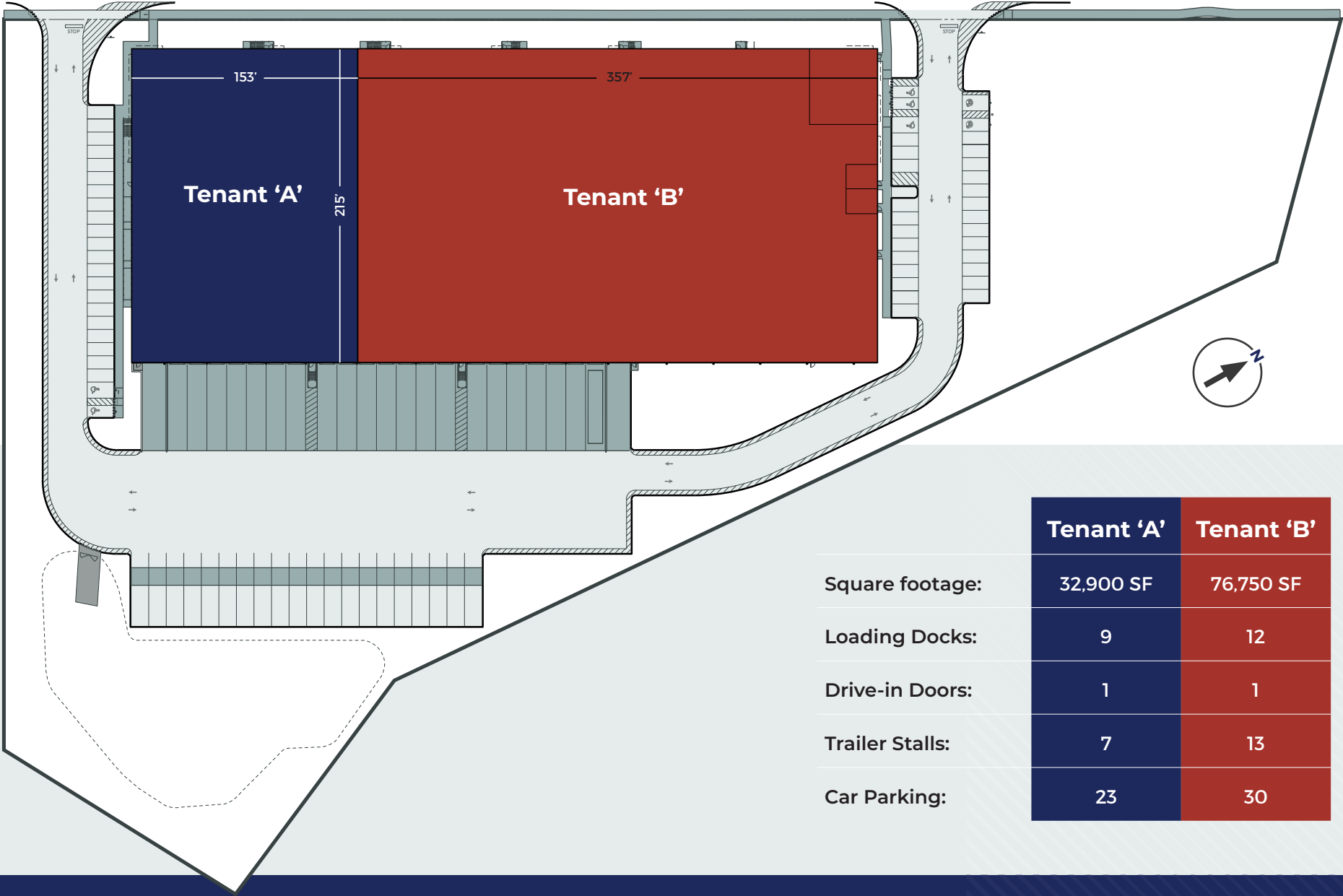
## OPTION 1



	Tenant 'A'	Tenant 'B'
Square footage:	43,850 SF	65,800 SF
Loading Docks:	14	7
Drive-in Doors:	1	1
Trailer Stalls:	17	3
Car Parking:	23	30

# DEMISE FLEXIBILITY

## OPTION 2





# PREMIER ACCESS AND VISIBILITY



**PILOT:** 30-Year PILOT in place with the Town of Parsippany.

**Access:** Adjacent to I-287 and less than 2 miles from I-80.

**Visibility:** Directly adjacent to northbound I-287 just before Exit 41A, with upwards of 70,000 vehicles passing the site per day.

**Delivery Timeline:** Site work begins January 2026 with full building Delivery in December 2026.



## KEY DISTANCES

Route 46.....	<b>1.2 MILES</b>
I-80.....	<b>1.5 MILES</b>
I-280.....	<b>3.4 MILES</b>
Route 3.....	<b>19.4 MILES</b>
I-78.....	<b>21.2 MILES</b>
NJ Turnpike (I-95).....	<b>23.1 MILES</b>
Holland Tunnel.....	<b>24.9 MILES</b>
Route 17.....	<b>25.0 MILES</b>
George Washington Bridge.....	<b>29.0 MILES</b>
Lincoln Tunnel.....	<b>38.4 MILES</b>

Newark Airport.....	<b>22.2 MILES</b>
LaGuardia Airport.....	<b>39.0 MILES</b>
JFK International Airport .....	<b>48.8 MILES</b>

Port Newark/  
Elizabeth ..... **25.7 MILES**

Global Terminal..... **25.9 MILES**



## 249 POMEROY ROAD | 109,650 SF



**36'**  
CLEAR

1' - 10"

3,947,00  
Cubic Feet

13%  
more  
cube  
than 32'

7,960  
Pallets

11%  
more racked  
pallets than  
32'

**32'**  
CLEAR

3,508,800  
Cubic Feet

50%  
more  
cube  
than 24'

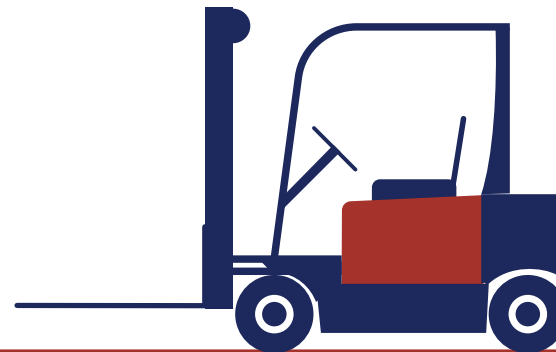
7,164  
Pallets

67%  
more  
racked  
pallets  
than  
24'

**24'**  
CLEAR

2,631,600  
Cubic Feet

4,776  
Pallets



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