

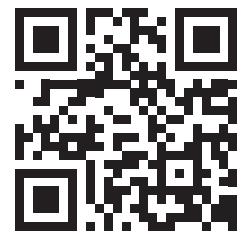
249

POMEROY

LOGISTICS CENTER

Parsippany, New Jersey

**30-Year PILOT In-Place**



[View website](#)

## 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



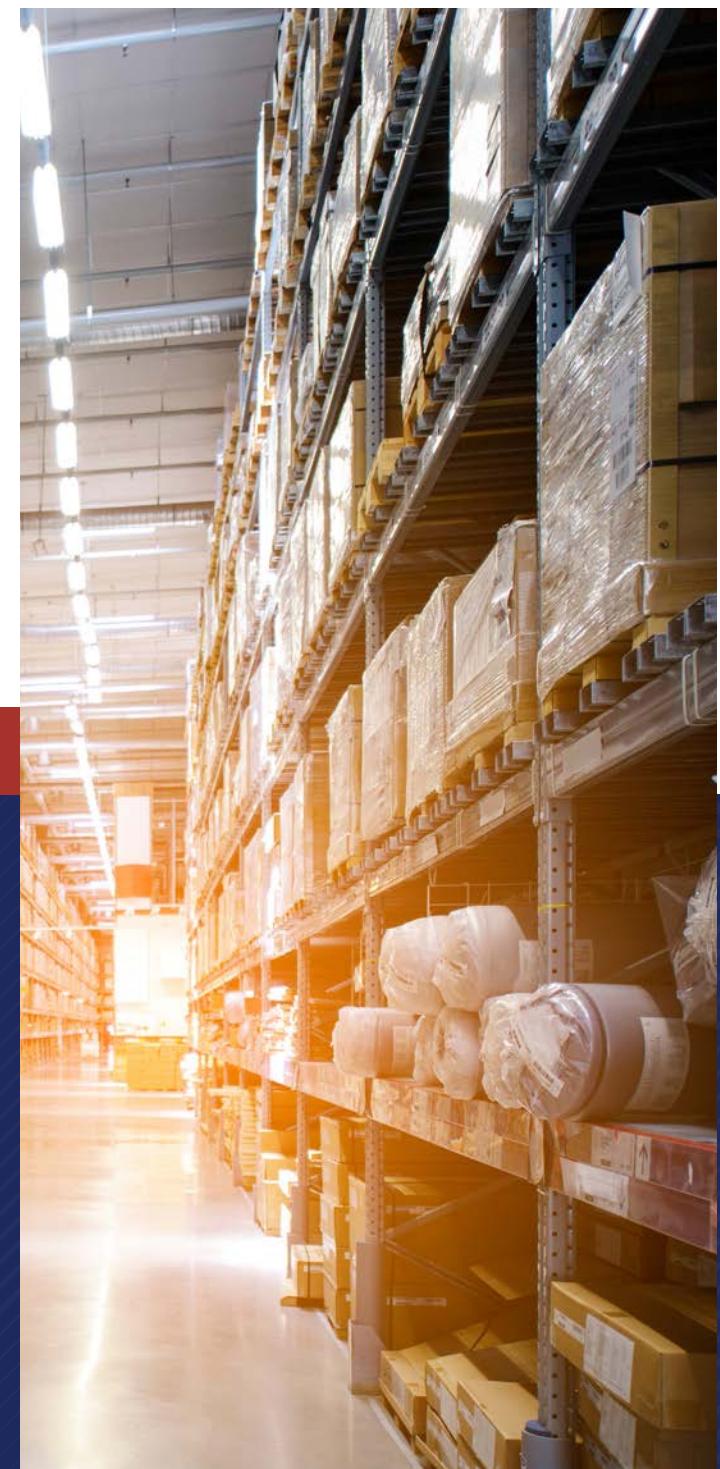
Car Parking: 53 Spaces



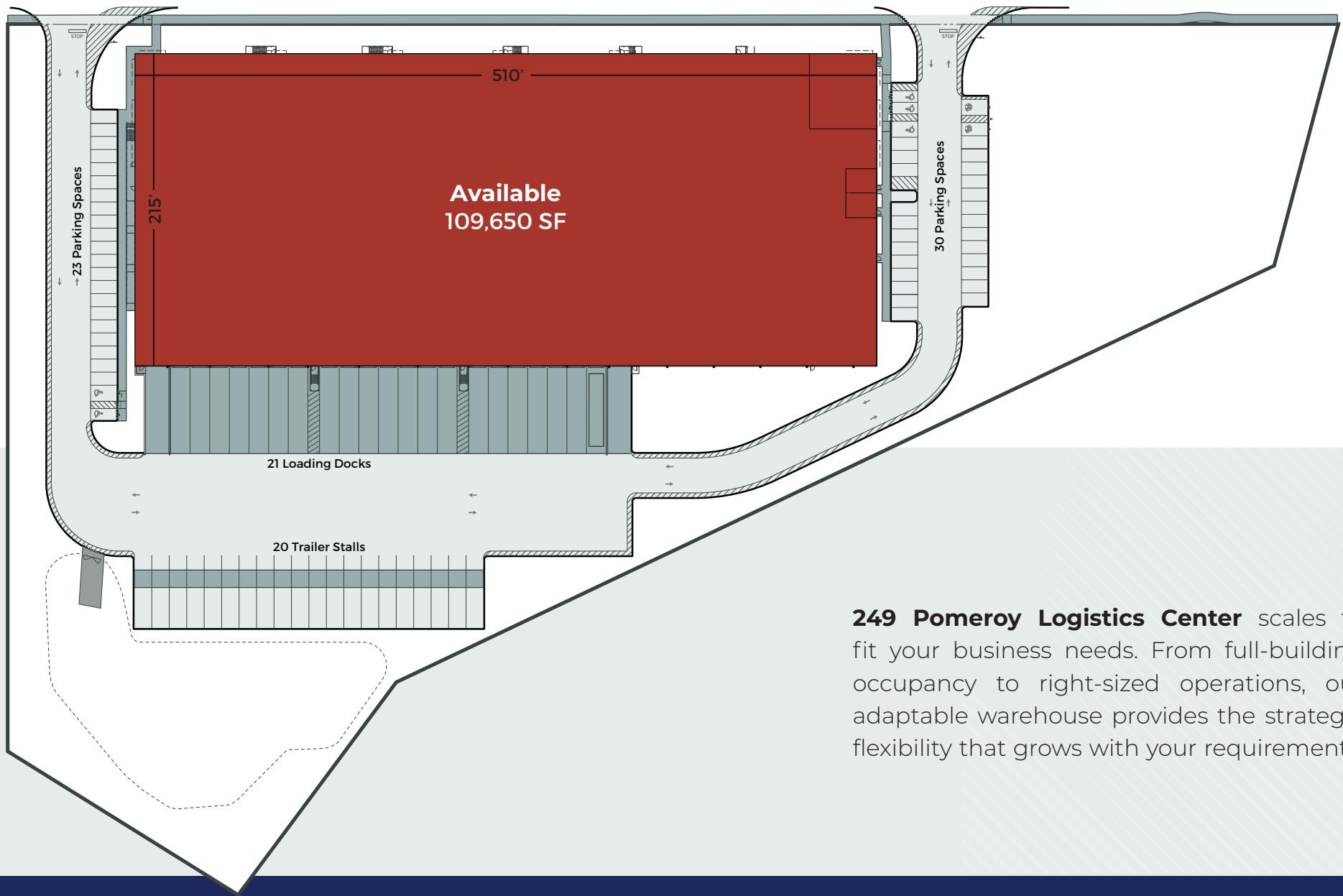
Column Spacing: 51' x 60'



Flooring: 7" Concrete slab



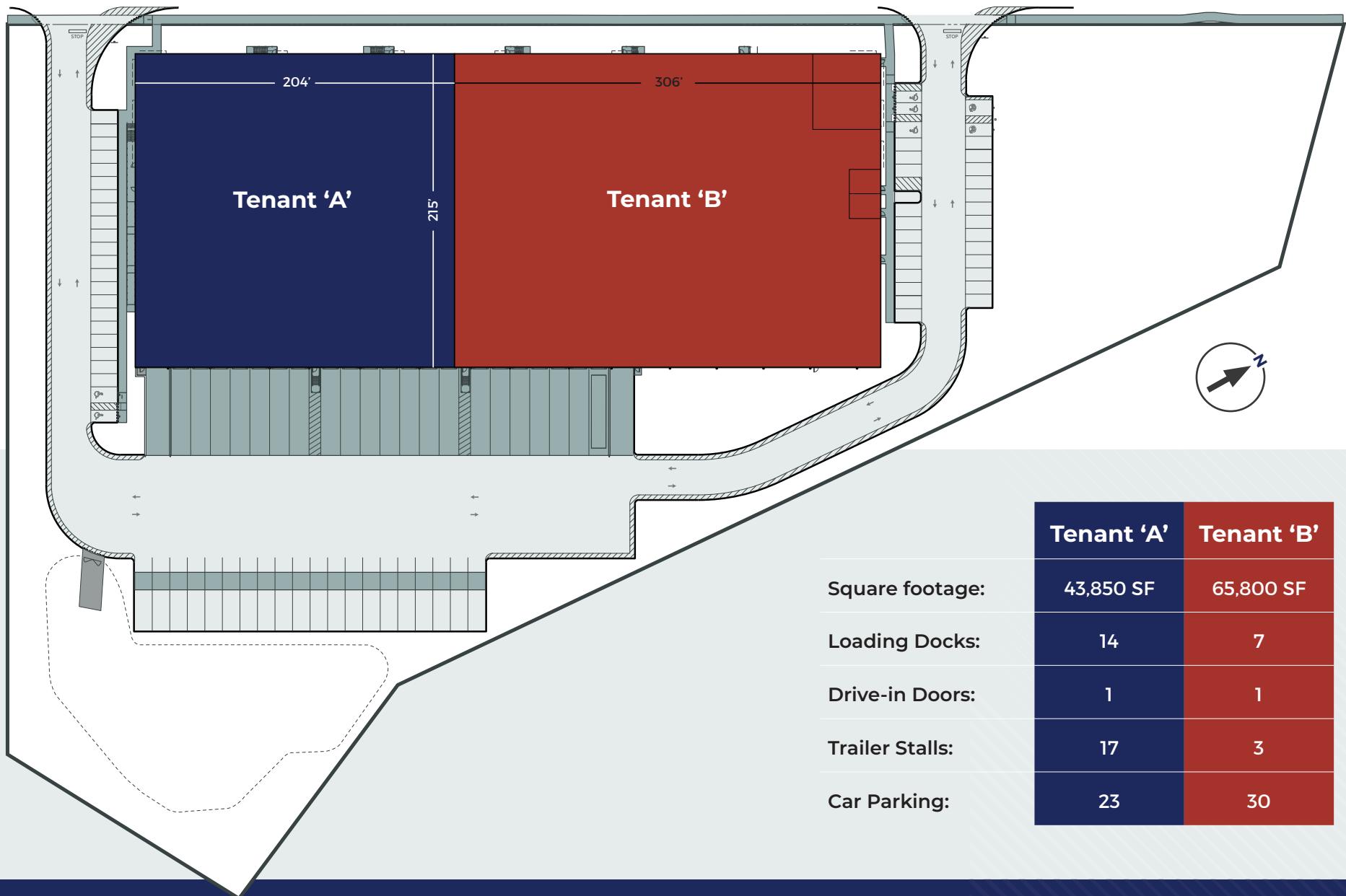
# DYNAMIC MULTI-FUNCTIONAL DESIGN



**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.

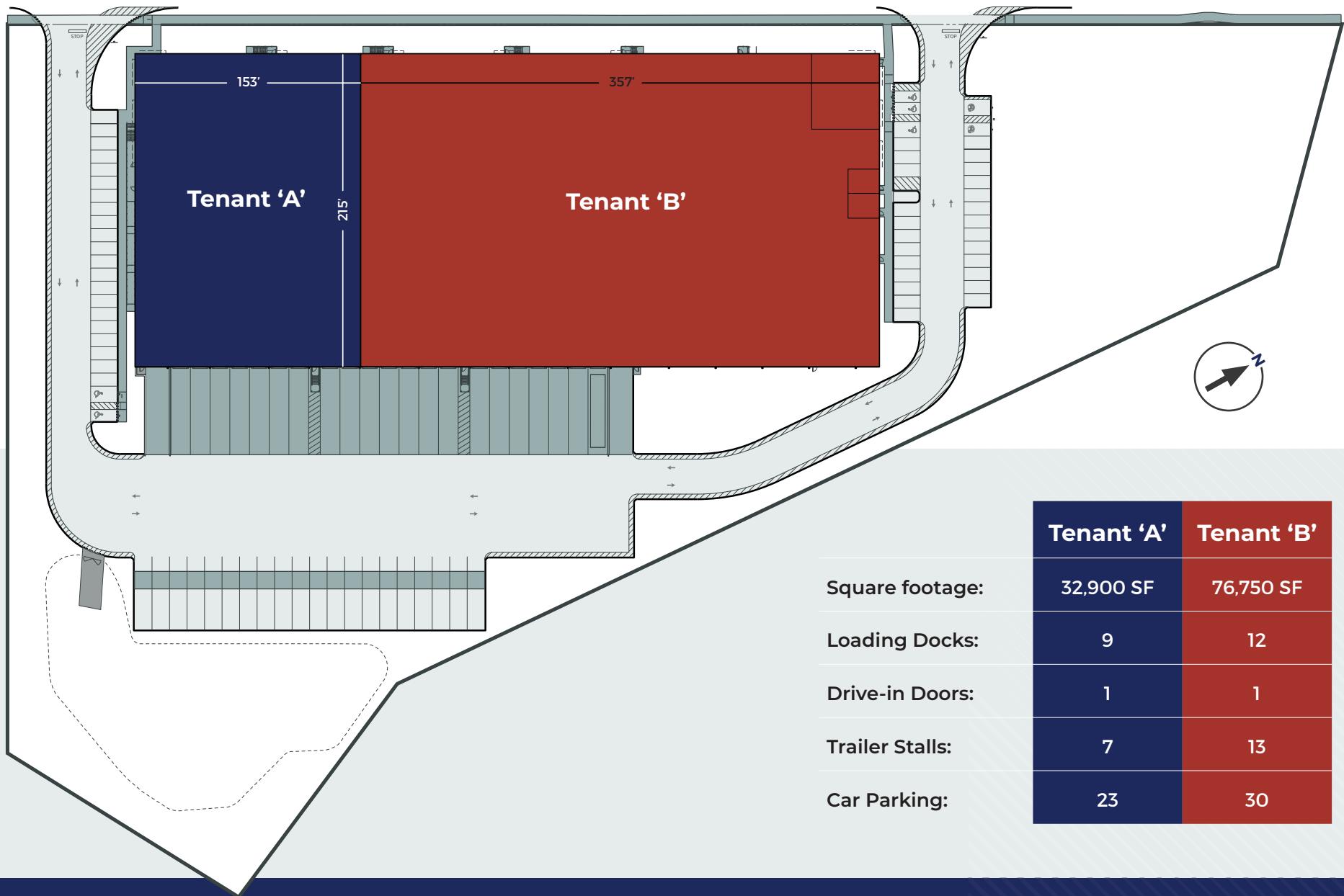
# DEMISE FLEXIBILITY

OPTION 1

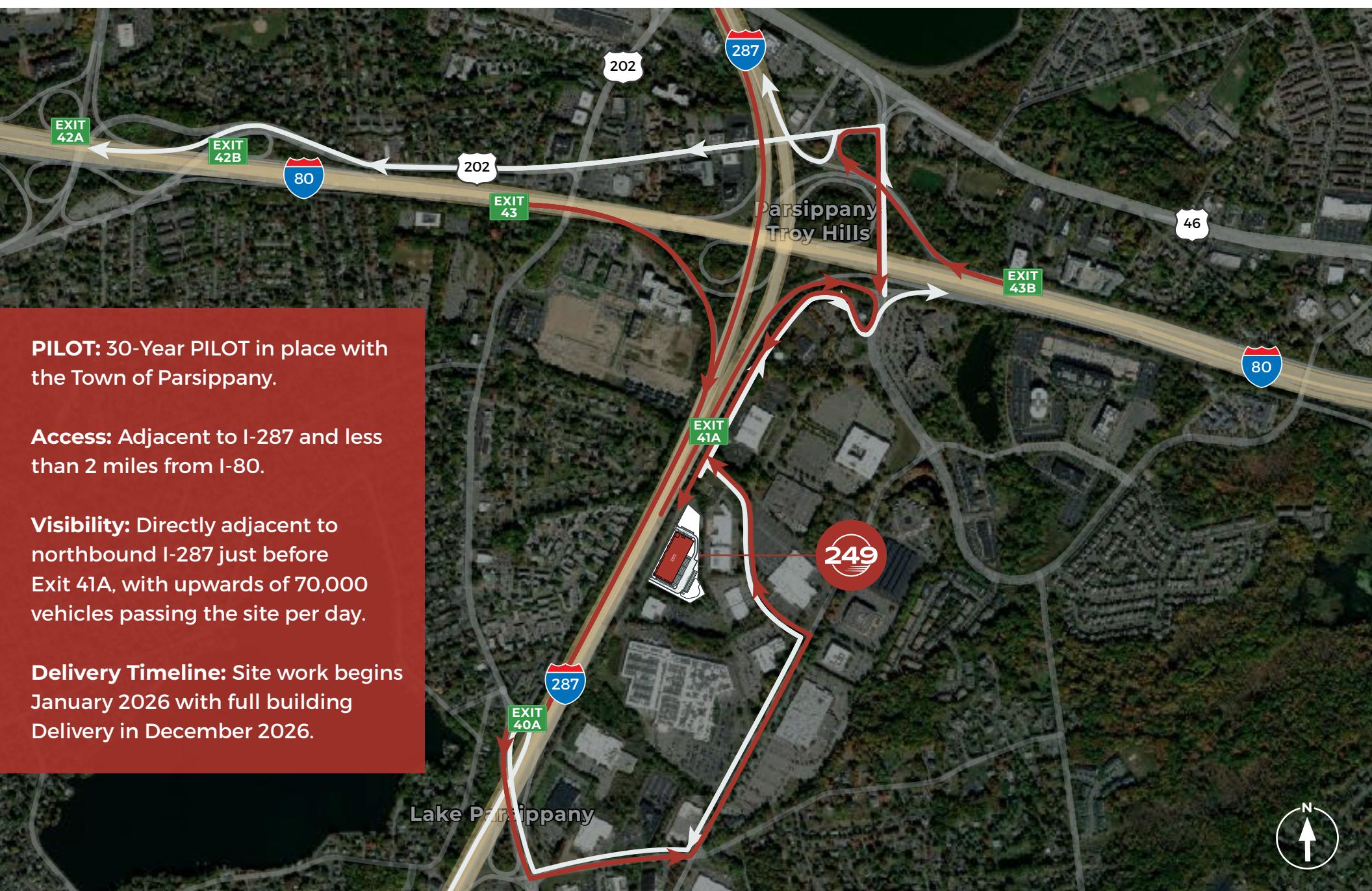


# DEMISE FLEXIBILITY

## OPTION 2



# PREMIER ACCESS AND VISIBILITY



# UNMATCHED REGIONAL ACCESS

## KEY DISTANCES

### ROAD NETWORKS

|                               |                   |
|-------------------------------|-------------------|
| 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> |

### AIRPORTS

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

### PORTS

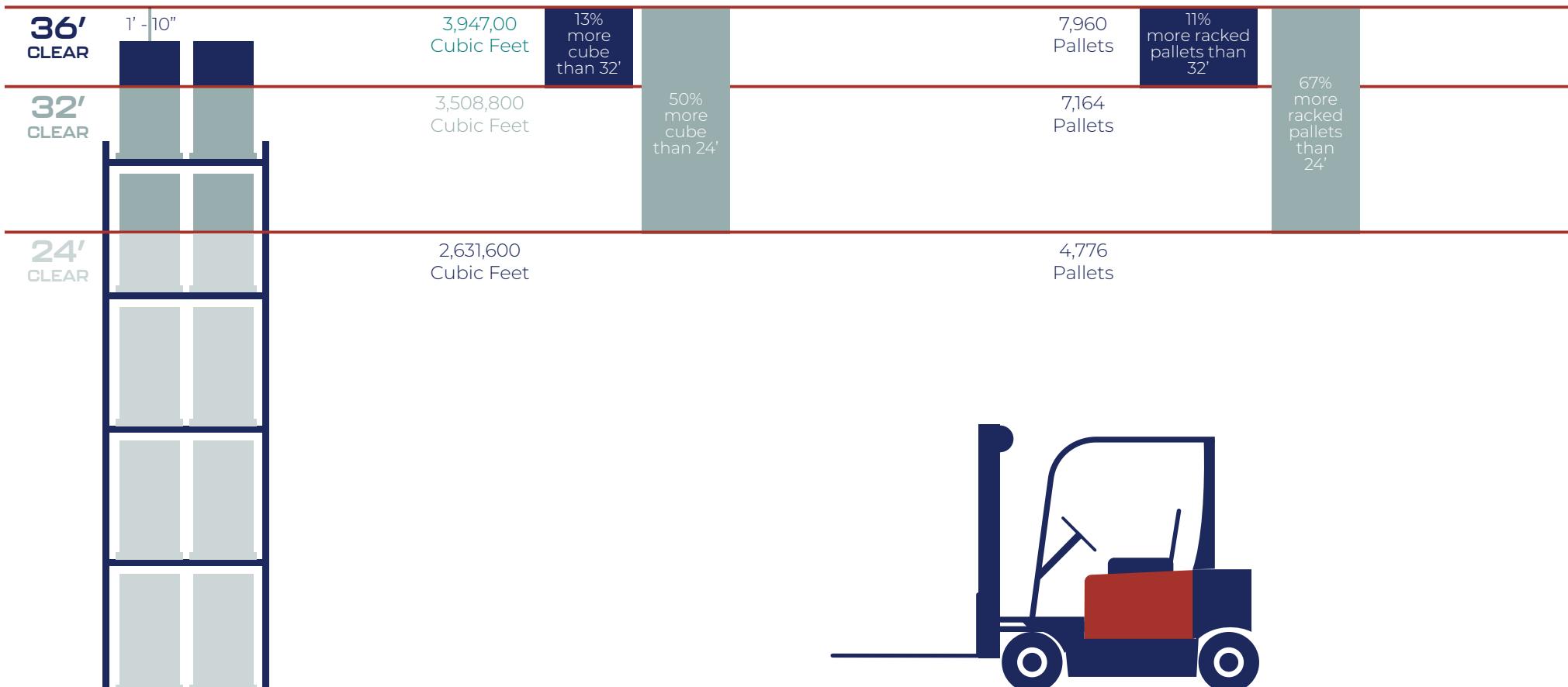
|                            |                   |
|----------------------------|-------------------|
| Port Newark/Elizabeth..... | <b>25.7 MILES</b> |
| Global Terminal.....       | <b>25.9 MILES</b> |





**POMEROY**  
LOGISTICS CENTER

**249 POMEROY ROAD | 109,650 SF**



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