



TETERBORO
LOGISTICS CENTER

STATE-OF-THE-ART FACILITY | SUPPLY CHAIN EXCELLENCE
PREMIER LOCATION | LAST-MILE DELIVERY

515,421 SF
INDUSTRIAL WAREHOUSE
AVAILABLE IMMEDIATELY

TeterboroLC.com

VERSATILE CROSS-DOCK DISTRIBUTION CENTER

Teterboro Logistics Center is the key to unlocking your logistics potential. Spanning 515,421 SF, this state-of-the-art industrial development occupies a prime location in the heart of the Meadowlands. This premier property is conveniently situated off Route 17 and within a 4-mile radius of Routes 3, 46, 80, and the New Jersey Turnpike (I-95). With a skilled labor pool and the ability to effortlessly serve the Boston to Washington, DC corridor, TLC is poised to excel in meeting the last-mile delivery demands of the New York City metro area, establishing itself as the driving force of supply chain success.

BUILDING PLAN & SPECS

BUILDING SIZE/AVAILABLE SPACE

515,421 SF

(MAY DIVIDE)

OFFICE

TO SUIT

LOADING

**79 + 4 FUTURE
DOCK DOORS**

DRIVE-INS

4 DRIVE-INS

SPEED BAY

60'

SPRINKLER

ESFR

POWER

**3-PHASE CAPACITY,
2,000 AMPS**

277/480 VOLT

TRAILER PARKING

94 STALLS

CEILING HEIGHT

40' CLEAR

CAR PARKING

331 SPACES

(42 BANKED SPACES)

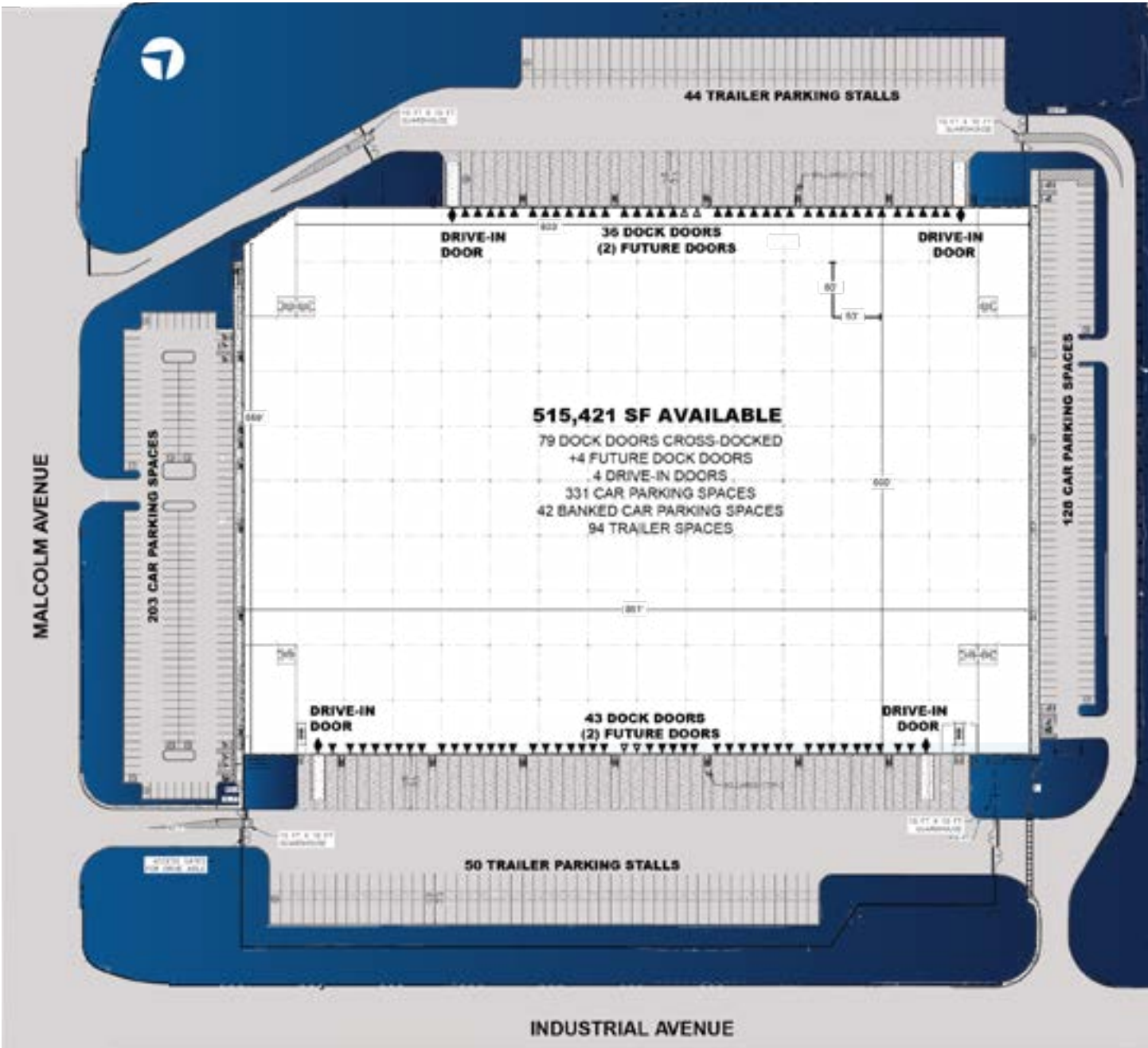
COLUMN SPACING

53' X 60'

FLOORING

8" CONCRETE SLAB

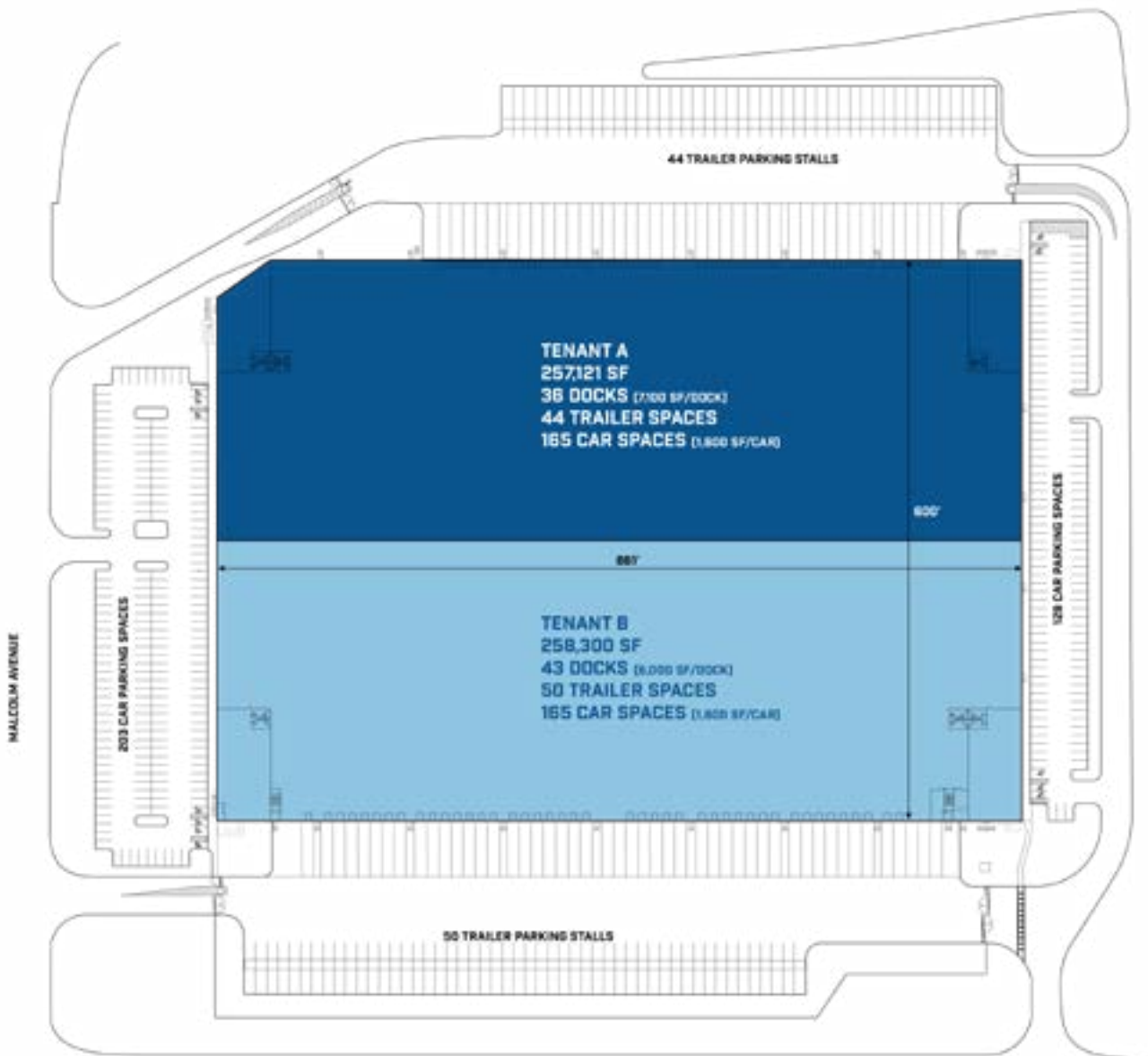




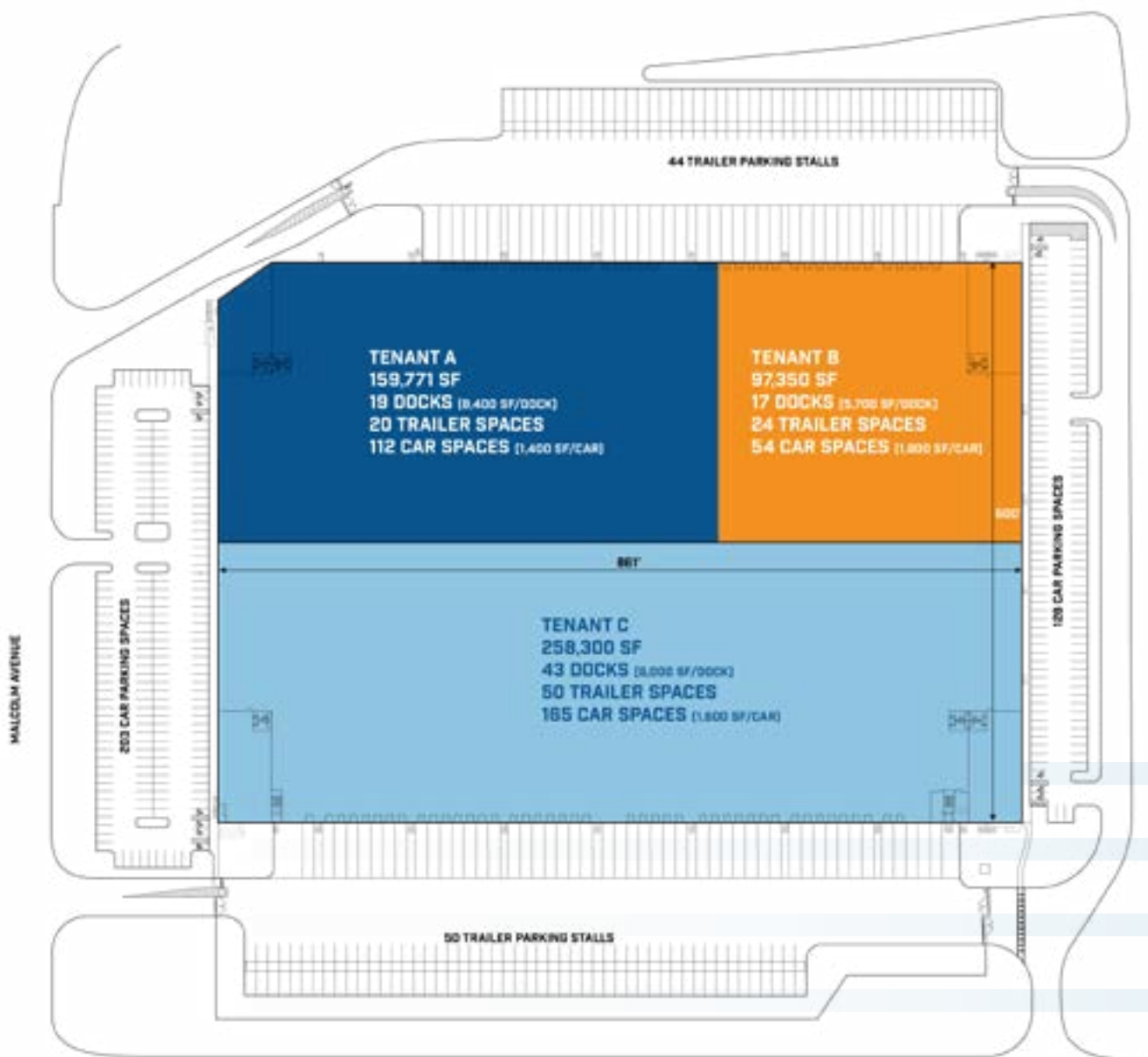
DEMISED FLEXIBILITY

TETERBORO LOGISTICS CENTER IS DESIGNED TO CATER TO BUSINESSES OF ALL SIZES, WE PROVIDE THE ULTIMATE FLEXIBILITY TO SUIT YOUR NEEDS. FROM FULL-BUILDING OCCUPANCY TO AS SMALL AS 97K SF, WE OFFER VERSATILE OPTIONS THAT PERFECTLY ALIGN WITH YOUR NEEDS.

OPTION 1

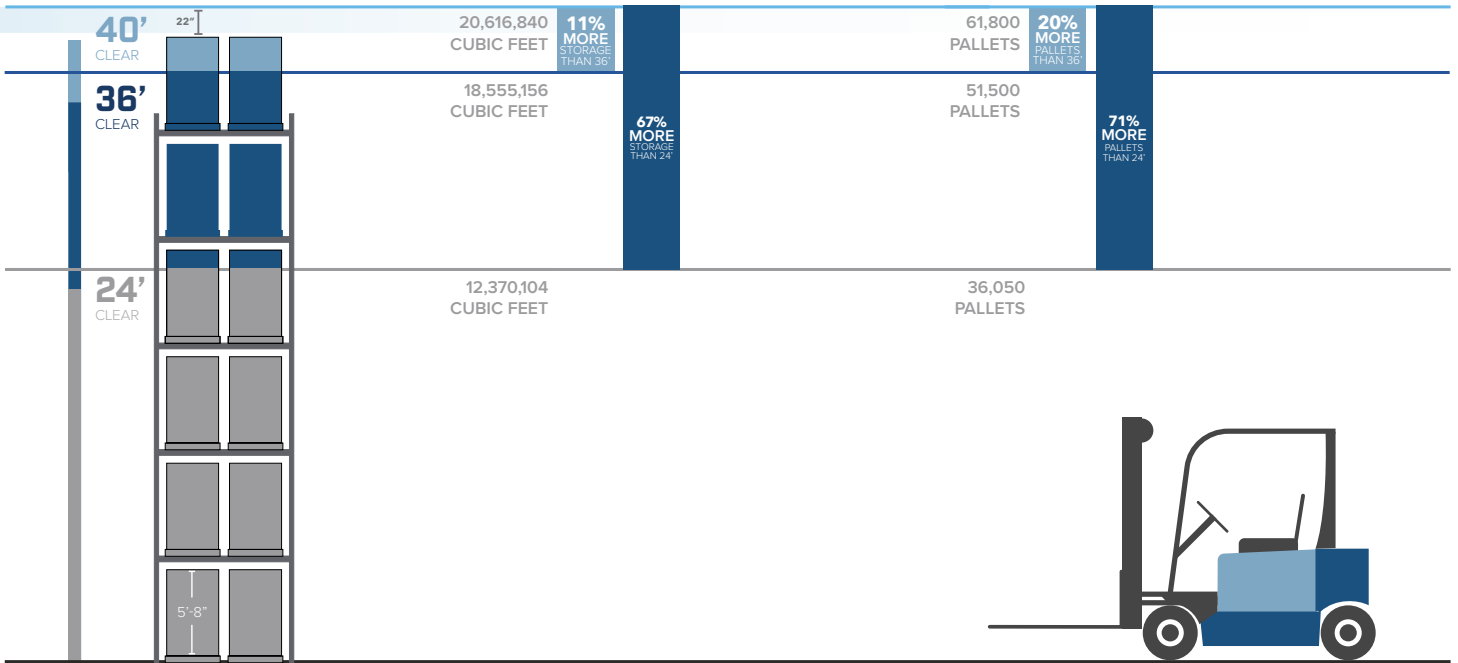


OPTION 2






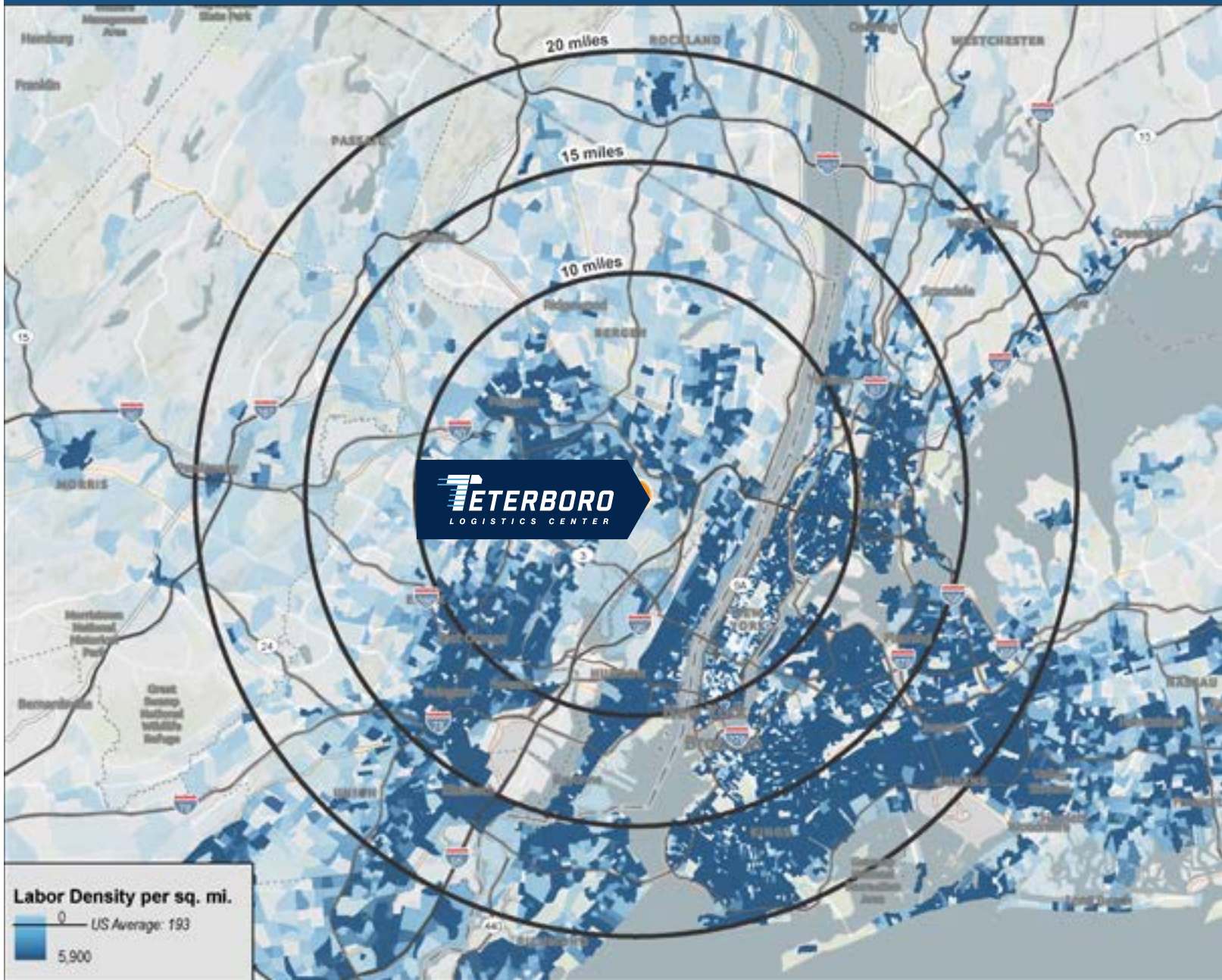
MAXIMIZE SAVINGS WITH ELEVATED EFFICIENCY

1 MALCOLM AVE | 515,421 SF



DIVERSE LABOR SUPPLY

	10 MILES	15 MILES	20 MILES
 Total population	4,663,766	8,873,004	12,903,955
 Total Labor Force	2,496,668	4,661,219	6,621,000
 Transportation/ Warehouse workers	128,025	153,306	318,993
 Median warehouse hourly wage (US median is \$19.52)	\$21.90	\$21.96	\$21.37
 Median household income (US median is \$72,603)	\$77,649	\$76,512	\$77,182

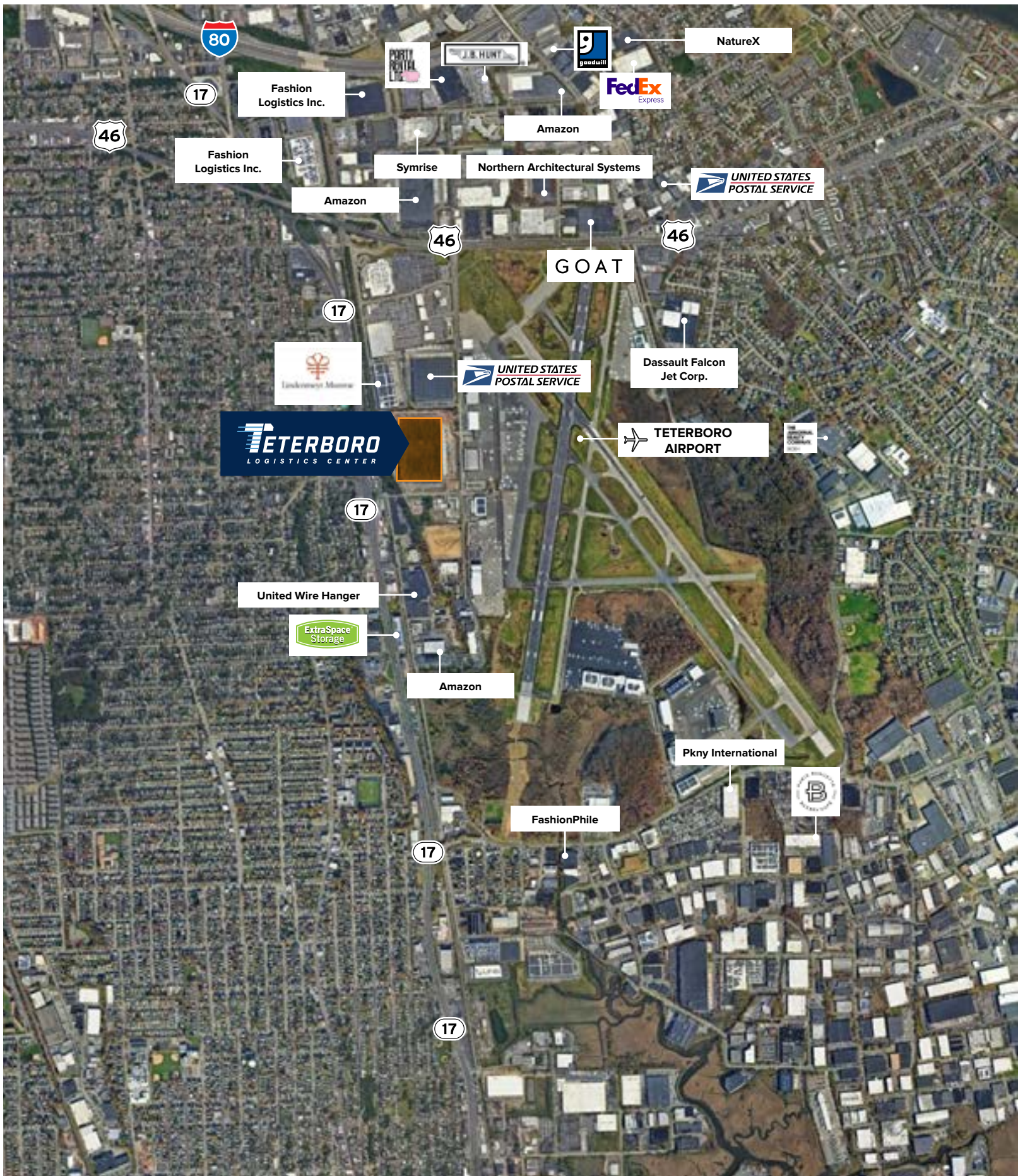


DISCOVER SEAMLESS CONNECTIVITY

Strategically situated in the sought-after Meadowlands region, Teterboro Logistics Center, offers unparalleled accessibility with its immediate access to Route 17 and proximity to Routes 3, 46, 80, and the New Jersey Turnpike (I-95). Its strategic location effortlessly connects to key transport hubs including Port Newark/Elizabeth and Port New York New Jersey, as well as the dynamic New York Metropolitan Area, making it an ideal choice for businesses in search of convenient connectivity.



CORPORATE NEIGHBORS



Fashion Logistics Inc.

Amazon

Fashion Logistics Inc.

Symrise

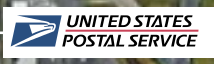
Northern Architectural Systems



Amazon



GOAT



Dassault Falcon Jet Corp.



TETERBORO AIRPORT



United Wire Hanger



Amazon

Pkny International



FashionPhile



IMPRESSIVE REGIONAL DISTRIBUTION

DRIVE TIMES

Rte 17	0.2 MILES	George Washington Bridge	7.3 MILES	Newark Airport	16.0 MILES
I-80	1.3 MILES	Bridge	10.2 MILES	Port Newark/ Elizabeth	17.2 MILES
Rte 46	1.7 MILES	Lincoln Tunnel	12.5 MILES	Global Terminal	18.0 MILES
NJ Turnpike (I-95)	3.2 MILES	Holland Tunnel	28.4 MILES		
Rte 3	4.0 MILES	Verrazzano-Narrows Bridge			
I-280 (15W)	10.0 MILES				
I-78	14.0 MILES				



TETERBORO

LOGISTICS CENTER

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