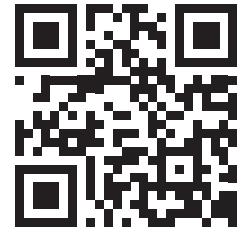




POMEROY
LOGISTICS CENTER

Parsippany, New Jersey

30-Year PILOT In-Place



[View website](#)

 **ADVANCE**
REALTY INVESTORS

 **JLL**

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



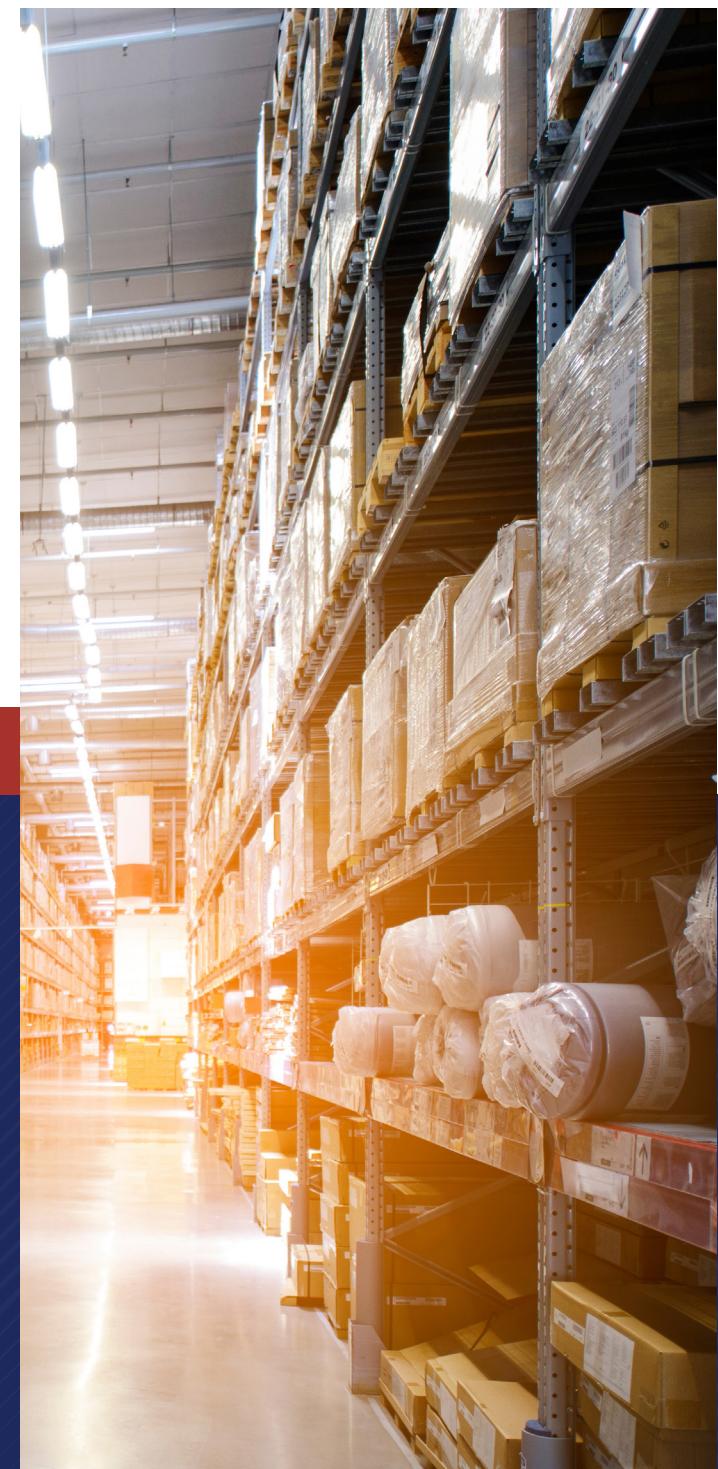
Car Parking: 53 Spaces



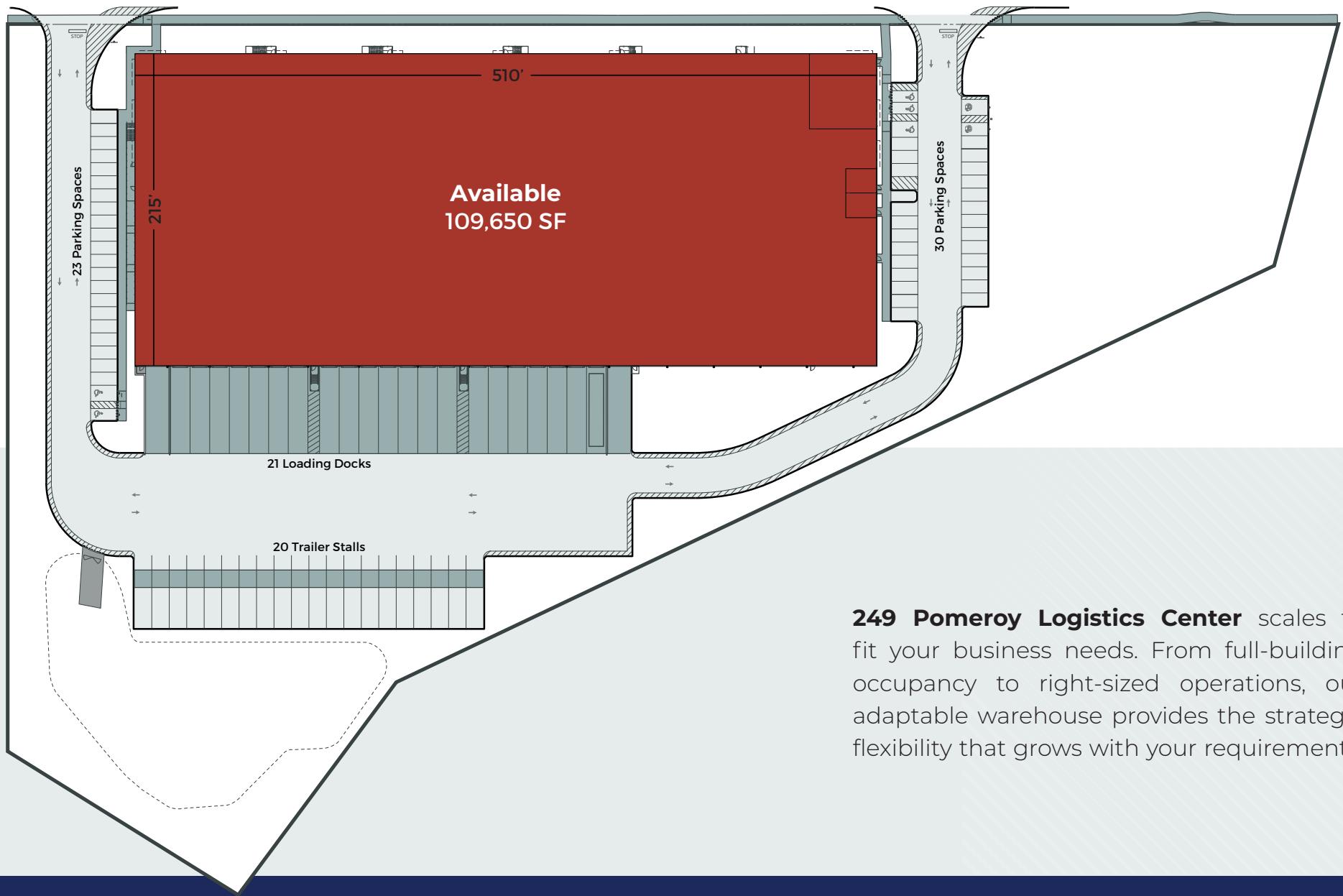
Column Spacing: 51' x 60'



Flooring: 7" Concrete slab



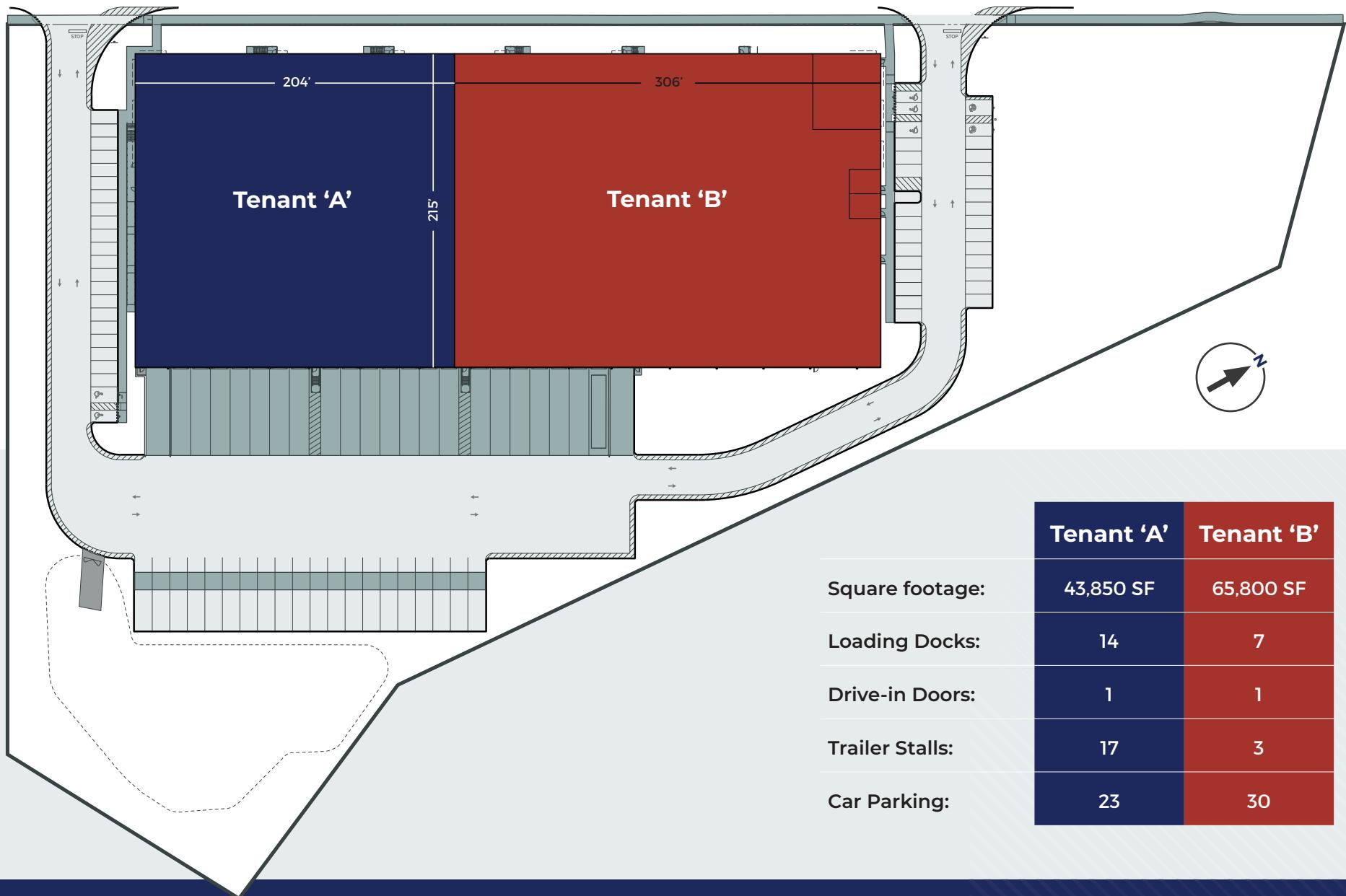
DYNAMIC MULTI-FUNCTIONAL DESIGN



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.

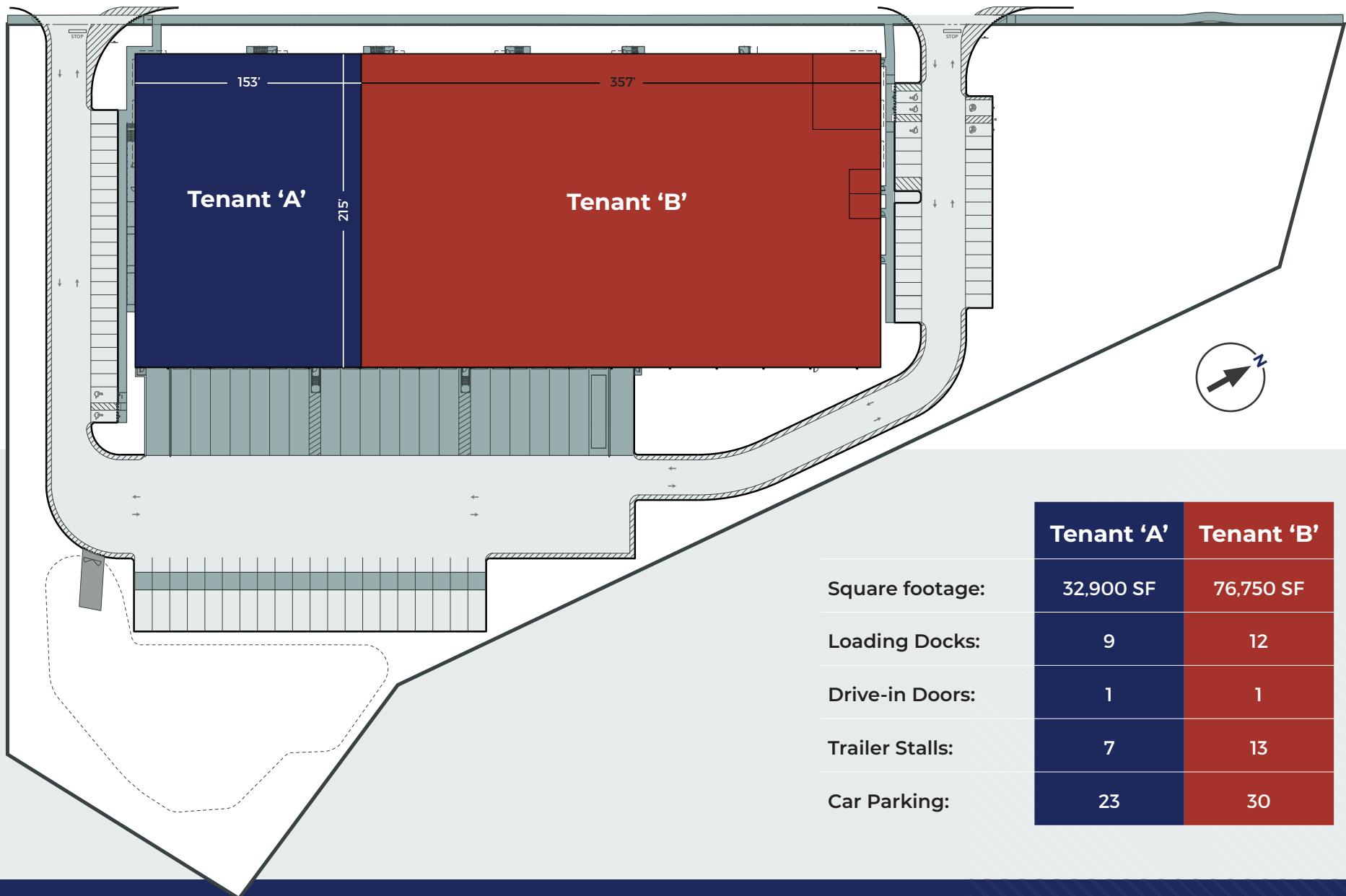
DEMISE FLEXIBILITY

OPTION 1

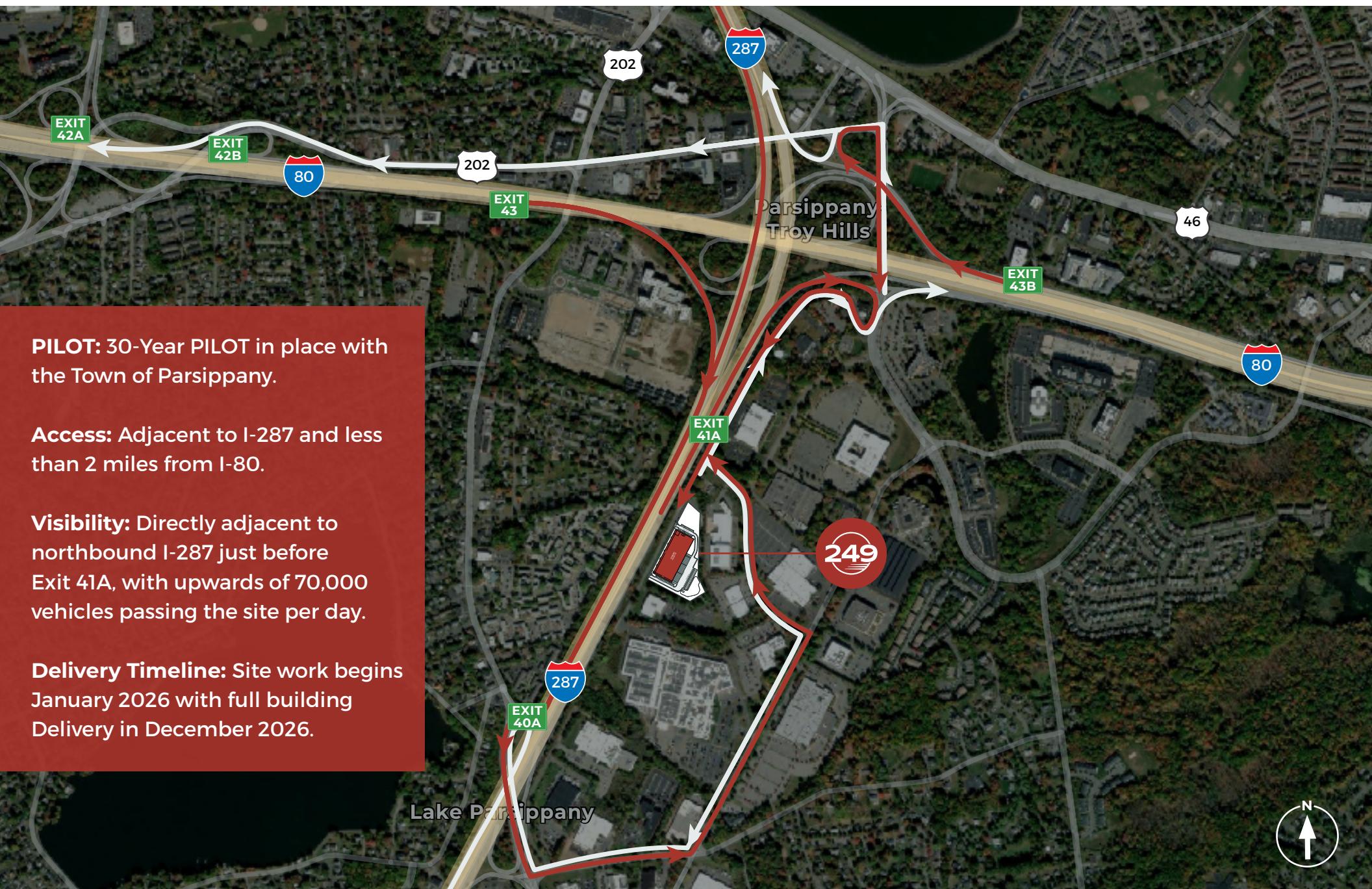


DEMISE FLEXIBILITY

OPTION 2



PREMIER ACCESS AND VISIBILITY



UNMATCHED REGIONAL ACCESS

KEY DISTANCES

ROAD NETWORKS

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

AIRPORTS

Newark Airport.....	22.2 MILES
LaGuardia Airport.....	39.0 MILES
JFK International Airport.....	48.8 MILES

PORTS

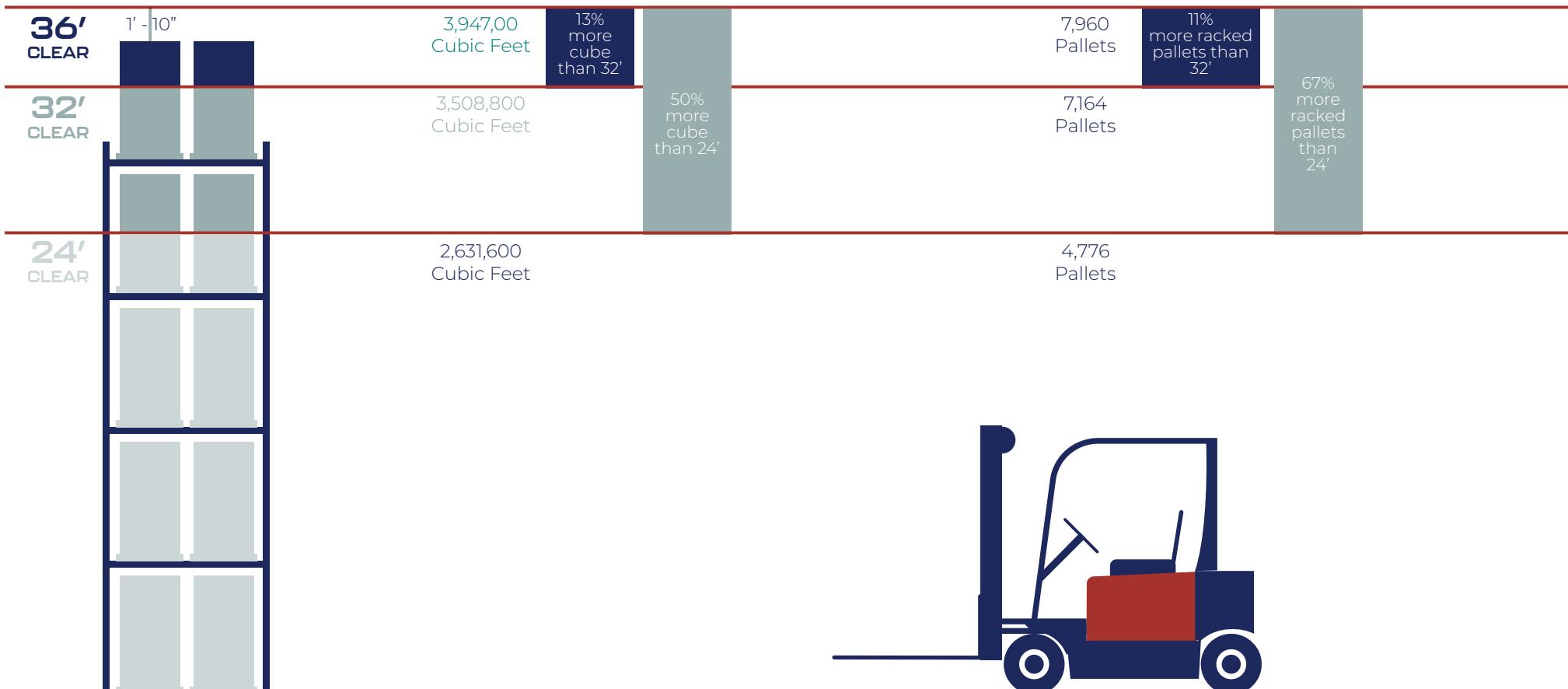
Port Newark/Elizabeth.....	25.7 MILES
Global Terminal.....	25.9 MILES





POMEROY
LOGISTICS CENTER

249 POMEROY ROAD | 109,650 SF



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