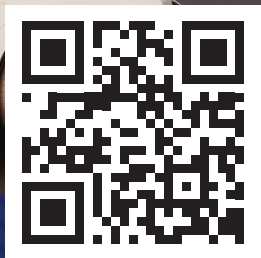




Parsippany, New Jersey
30-Year PILOT In-Place



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



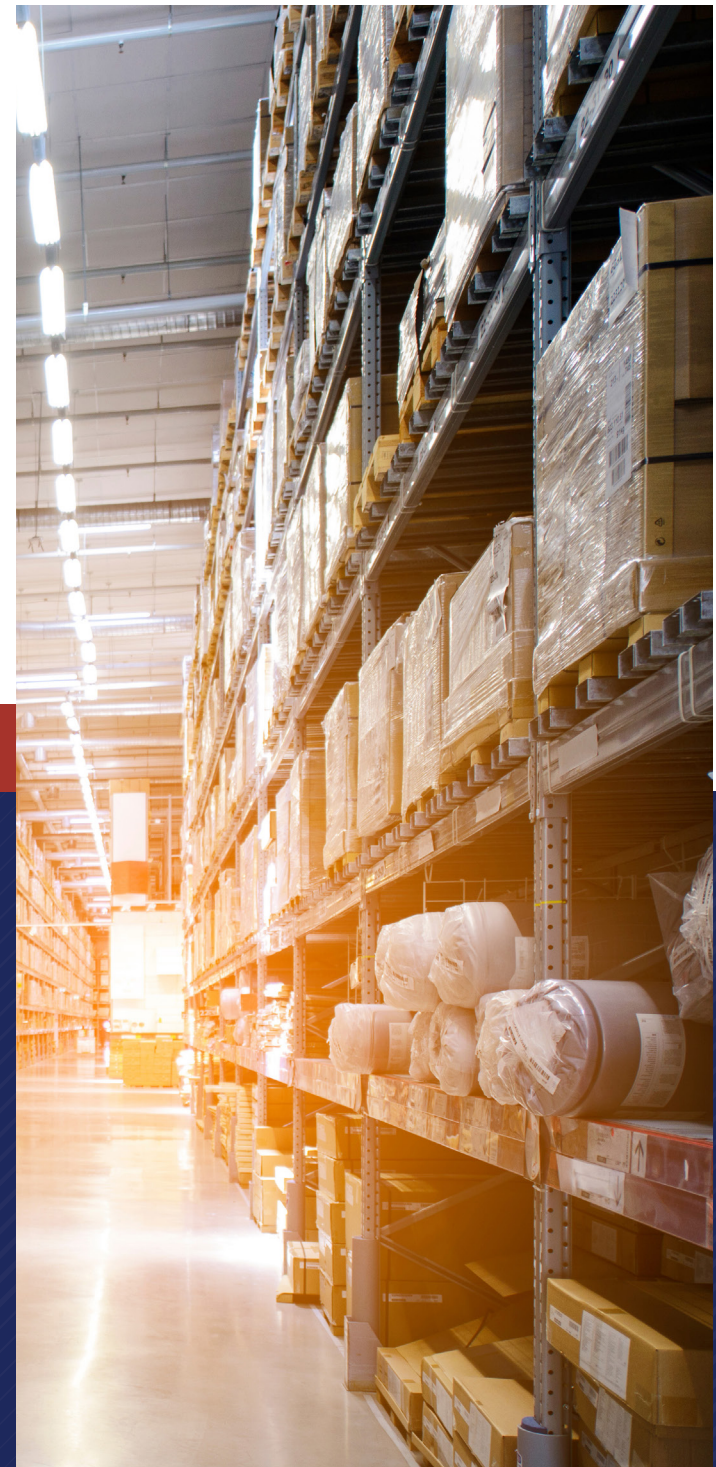
Car Parking: 53 Spaces



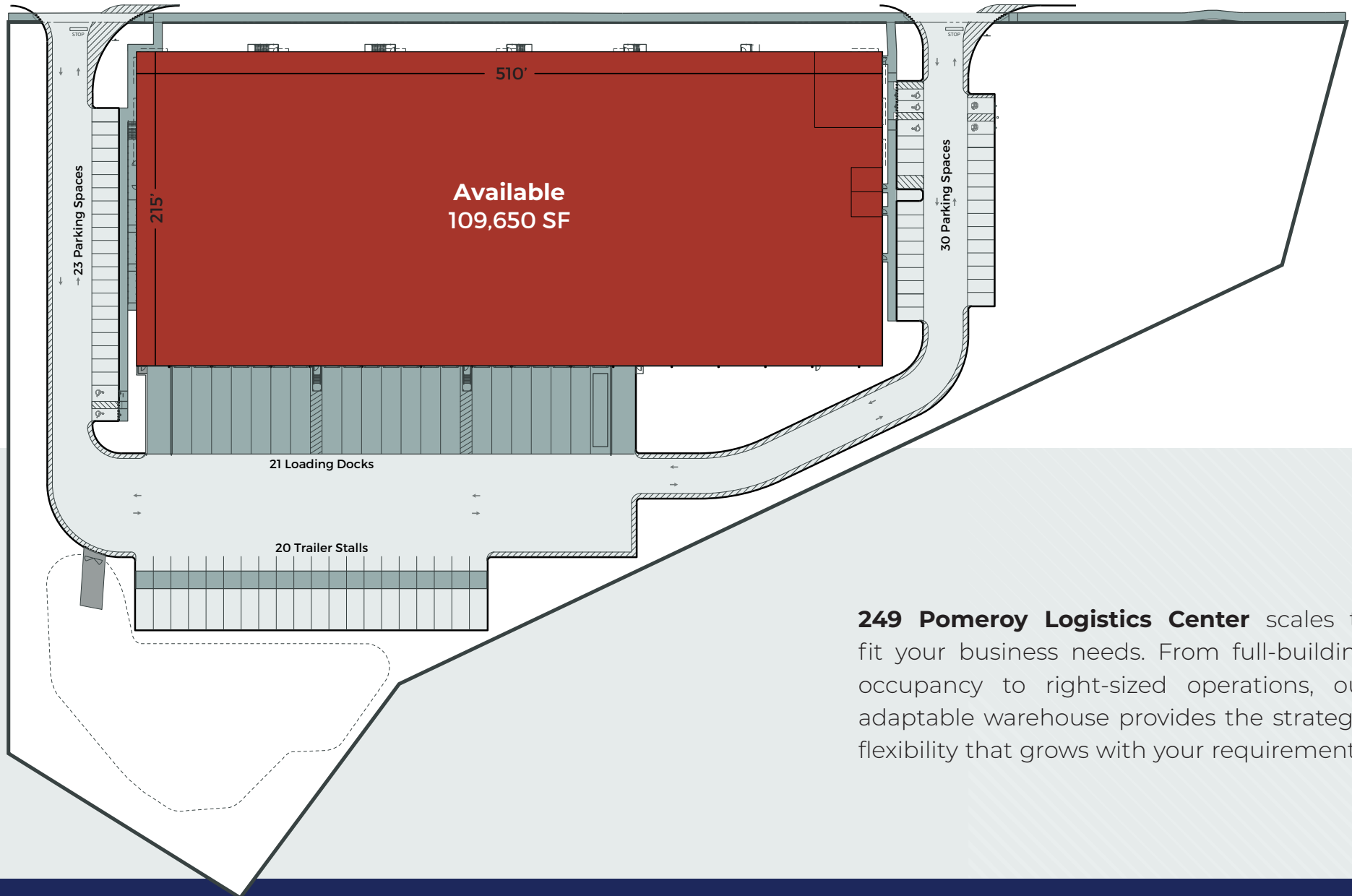
Column Spacing: 51' x 60'



Flooring: 7" Concrete slab



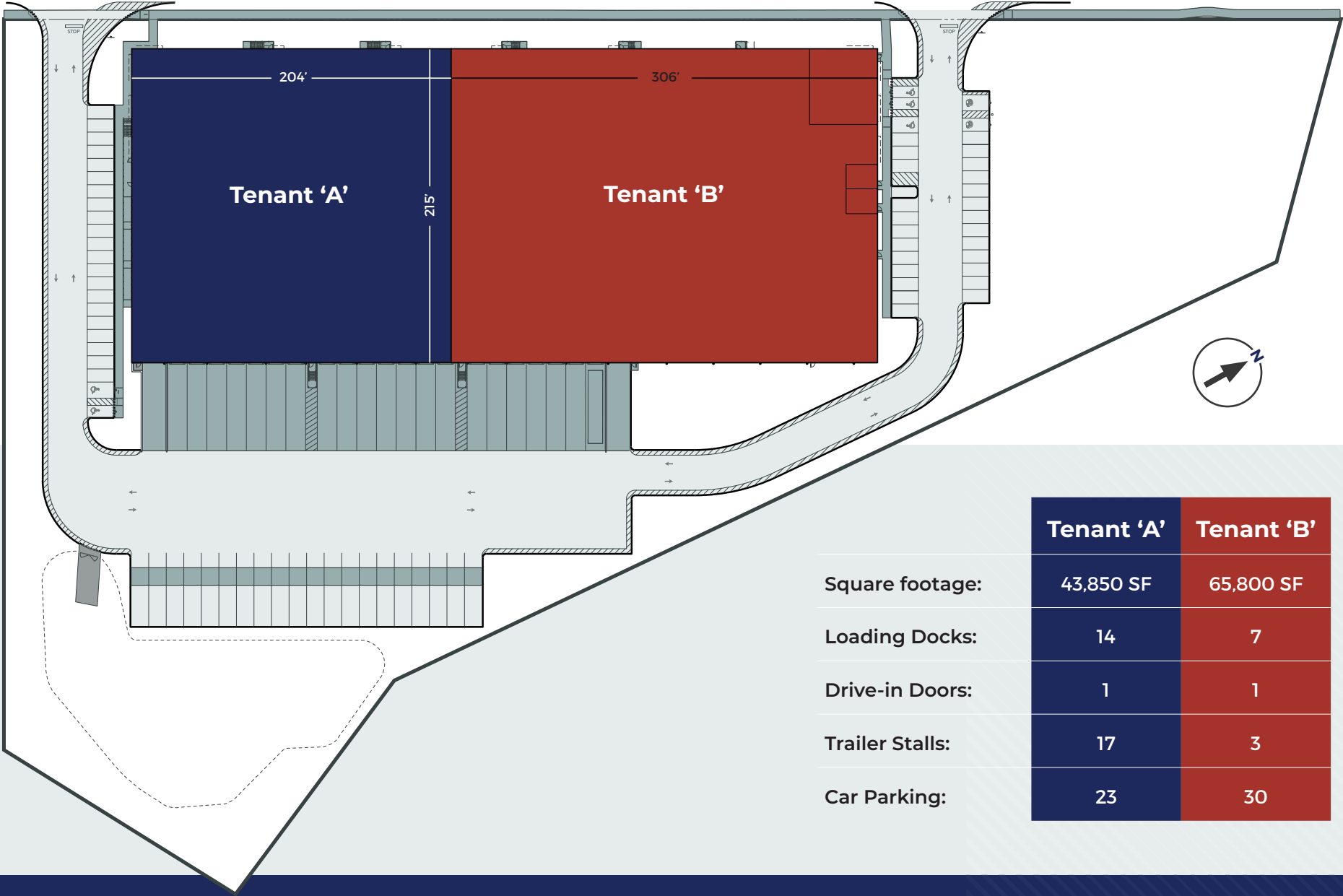
DYNAMIC MULTI-FUNCTIONAL DESIGN



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.

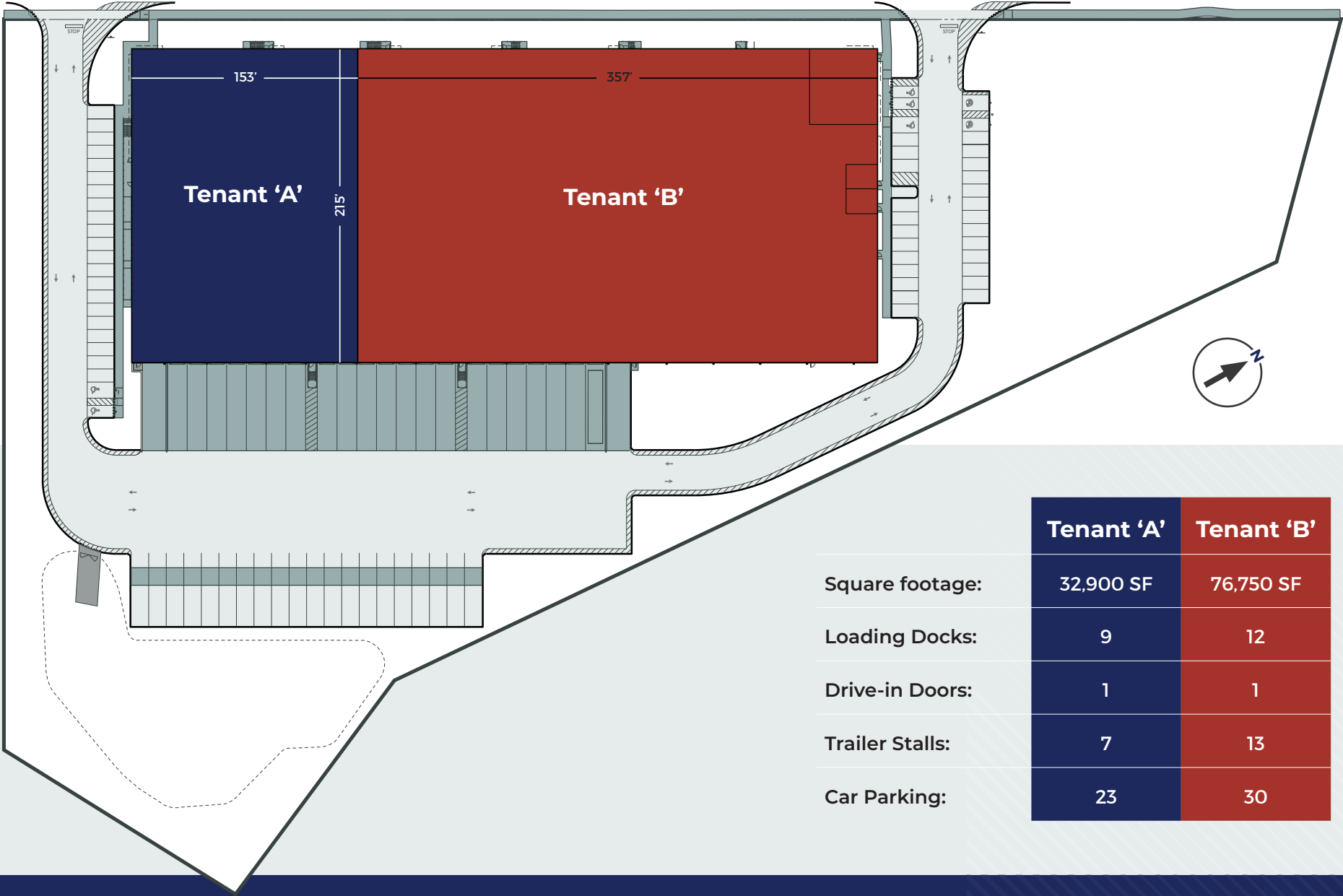
DEMISE FLEXIBILITY

OPTION 1



DEMISE FLEXIBILITY

OPTION 2



PREMIER ACCESS AND VISIBILITY



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.

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



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'

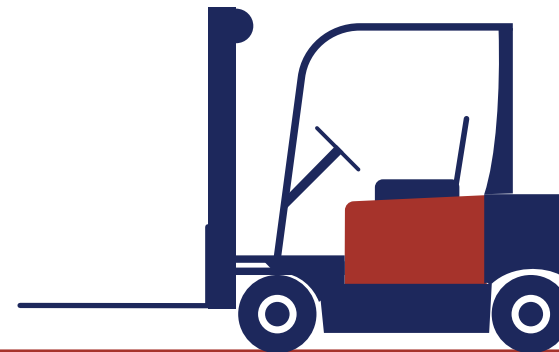
7,164
Pallets

67%
more
racked
pallets
than
24'

24'
CLEAR

2,631,600
Cubic Feet

4,776
Pallets



David Knee
+1 201 528 4440
david.knee@jll.com

Christopher Hile
+1 201 528 4416
chris.hile@jll.com

Brian Crooker
908 448 9831
brianc@advancere.com

Jones Lang LaSalle, LLC
A licensed real estate broker
1 Meadowlands Plaza, Suite 804
East Rutherford, NJ 07073
+1 201 528 4400 (main)
jll.com/new-jersey



Ignatius "Iggy" Armenia
+1 201 528 4419
ignatius.armenia@jll.com

Ryan Milanaik
+1 973 647 9946
ryan.milanaik@jll.com