



255 ROUTE 1 & 9, JERSEY CITY, NJ
Prologis Ports



DEVELOPMENT HIGHLIGHTS

- 878,253 SF total building size
- 229,181 SF available space
- 13,441 SF office
- 36' clear height
- 52' x 54'-6" column spacing
- 30 dock doors
- 3 drive-in doors
- 184 car parking spaces
- 9 trailer parking spaces (expandable)
- 5000 amps, 3 phase, 480/277 volt electrical service
- ESFR sprinkler system
- LED motion sensor lighting
- In place stand by generator

Closest State-of-the-Art Industrial Building to New York City

This property is situated in a strategic location on Route 1 & 9, offering convenient access to Exits 15E & 15W off the New Jersey Turnpike and to the Holland (I-78) & Lincoln Tunnels (I-495). Situated approximately 9 miles from both Port Newark-Elizabeth and Newark Liberty International Airport, it provides excellent connectivity for transportation and logistics needs.



SIZE

229,181 SF



OFFICE

13,441 SF



DOCK DOORS

30



GRADE DOORS

3



TRAILER SPACES

9 (expandable)

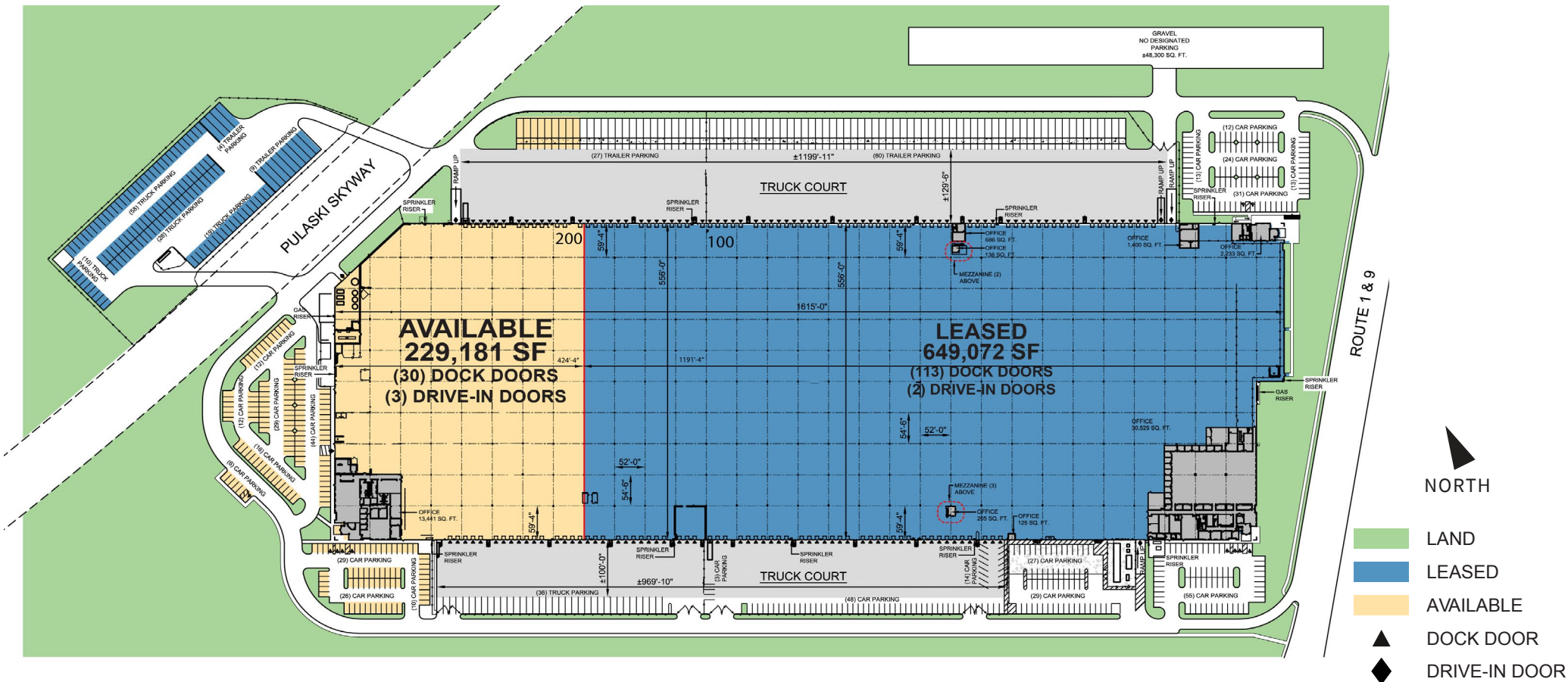


CAR SPACES

184



AVAILABLE IMMEDIATELY
229,181 SF



Population



Household Income

	Total Population	Total Daytime Population	Median	Average	Per Capita
1 MILE »	29,570	25,641	\$65,725	\$96,828	\$35,316
3 MILES »	372,936	359,944	\$99,668	\$149,508	\$62,112
5 MILES »	1,014,776	1,570,578	\$100,867	\$157,067	\$68,259

- ■ ■ **NJ Turnpike, Exit 15E:** 5.6 mi via US-1 Truck S/US-9 Truck S and I-95 N
- ■ ■ **NJ Turnpike, Exit 15W:** 8.5 mi via US-1 Truck S/US-9 Truck S and US-1 Truck S/US-9 Truck S
- ■ ■ **Holland Tunnel (I-78):** 3.5 mi via US-1 Truck N/US-9 Truck N and NJ-139 E
- ■ ■ **Lincoln Tunnel (RT 1&9):** 6.6 mi
- Port Newark:** 9.8 mi
- Newark Liberty International Airport:** 7.8 mi



JLL

Chris Hile
 chris.hile@jll.com
 ph +1 201 528 4416
 cell +1 201 304 3427
 One Meadowlands Plaza
 Suite 804
 East Rutherford, NJ 07073 USA

JLL

David Knee
 david.knee@jll.com
 ph +1 201 528 4440
 cell +1 201 304 3424
 One Meadowlands Plaza
 Suite 804
 East Rutherford, NJ 07073 USA

JLL

Doug Rodenstein
 douglas.rodenstein@jll.com
 ph +1 201 528 4340
 cell +1 617 893 0202
 One Meadowlands Plaza
 Suite 804
 East Rutherford, NJ 07073 USA



Prologis

Sarah Rutherford
 srutherford@prologis.com
 ph +1 201 528 9576
 cell +1 551 206 6985
 One Meadowlands Plaza
 Suite 100
 East Rutherford, NJ 07073 USA

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