

**Brookfield  
Properties**



**MONROE 8A**  
LOGISTICS CENTER II

908 Cranbury South River Road, Monroe, NJ

[www.monroe8alogisticscenter.com](http://www.monroe8alogisticscenter.com)

**409,916 sq. ft.**

Divisible

Class A Industrial Development

**Available Immediately**

Monroe 8A Logistics Center II is a new free-standing industrial development located at 908 Cranbury South River Road in Monroe, NJ, just minutes from Exit 8A of the NJ Turnpike. The state-of-the-art project is LEED certified and features best-in-class design including superior loading, wide column spacing and energy-efficient LED lighting.

Building Size:	409,916 sq. ft.
Available:	409,916 sq.ft. Divisible
Office Space:	4,464 sq. ft.
Ceiling Height:	36' clear
Dimensions:	1,135' x 350'
Column Spacing:	56' wide x 48'-4 deep (60' speed bays)
Loading:	53 (9' x 10') doors
Drive-ins:	2 (12' x 14') drive-ins
Format:	Single side loading
Trailer Parking:	73 stalls
Car Parking:	212 spaces
Sprinklers	ESFR
Lighting:	Motion sensed LED
Power:	3,000 amps







**36'**  
Clear Height



**56' x 48'-4"**  
Column Spacing  
(60' Speed Bays)



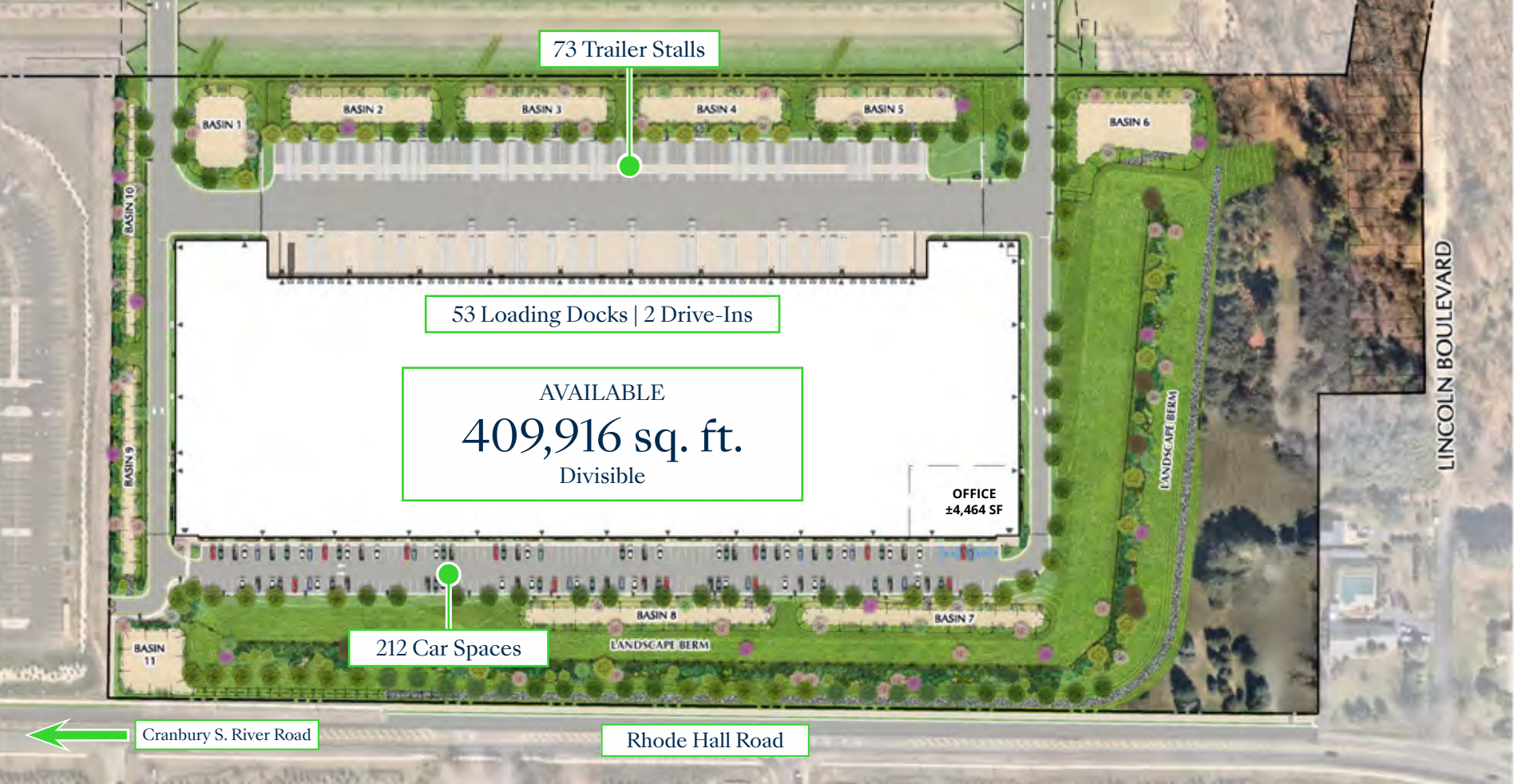
**53**  
Dock Doors  
(2 Drive-Ins)



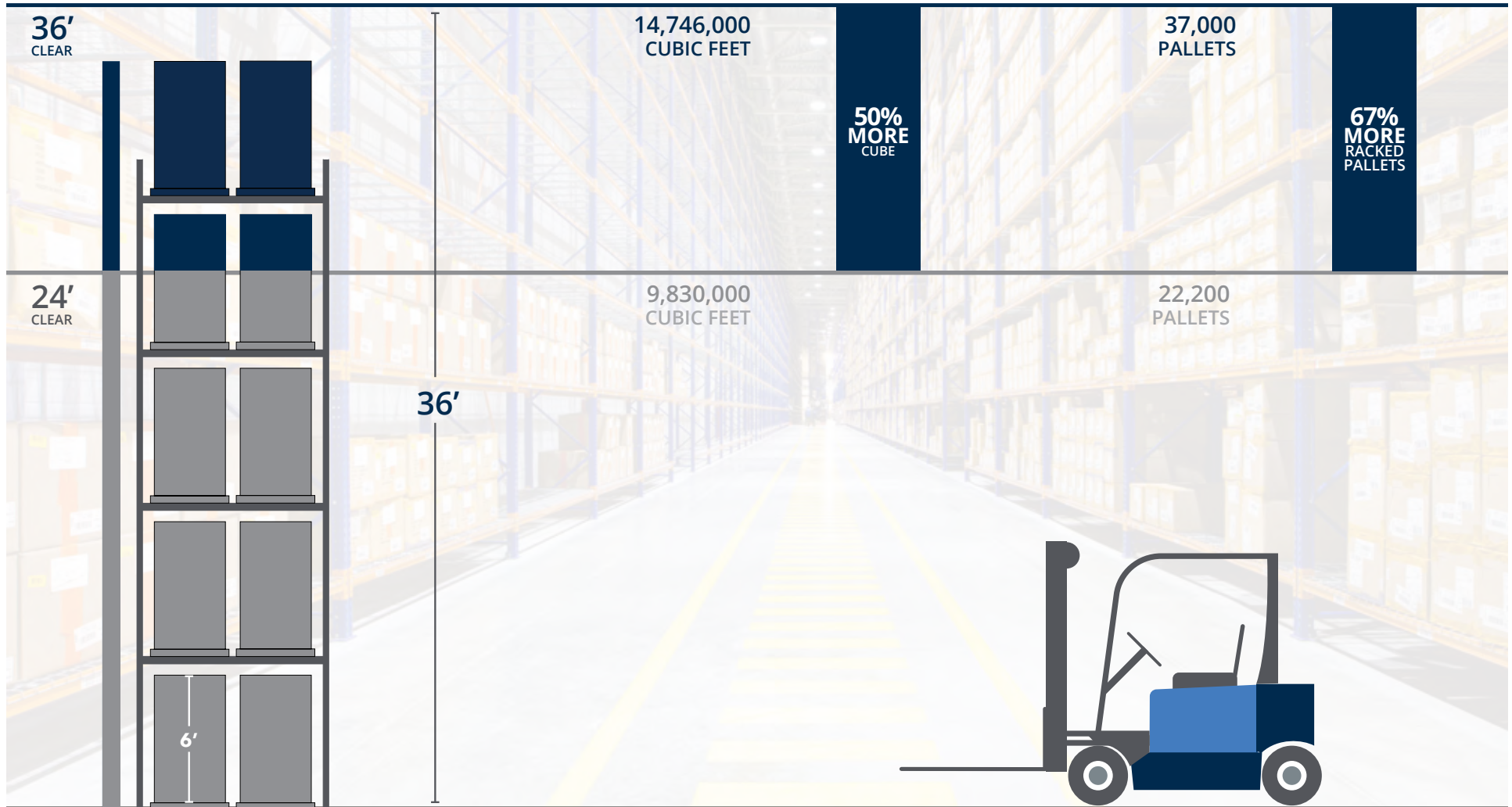
**73**  
Trailer Stalls



**212**  
Car Spaces



## Storage Capacity





## Labor & Population

### 10 MILES:

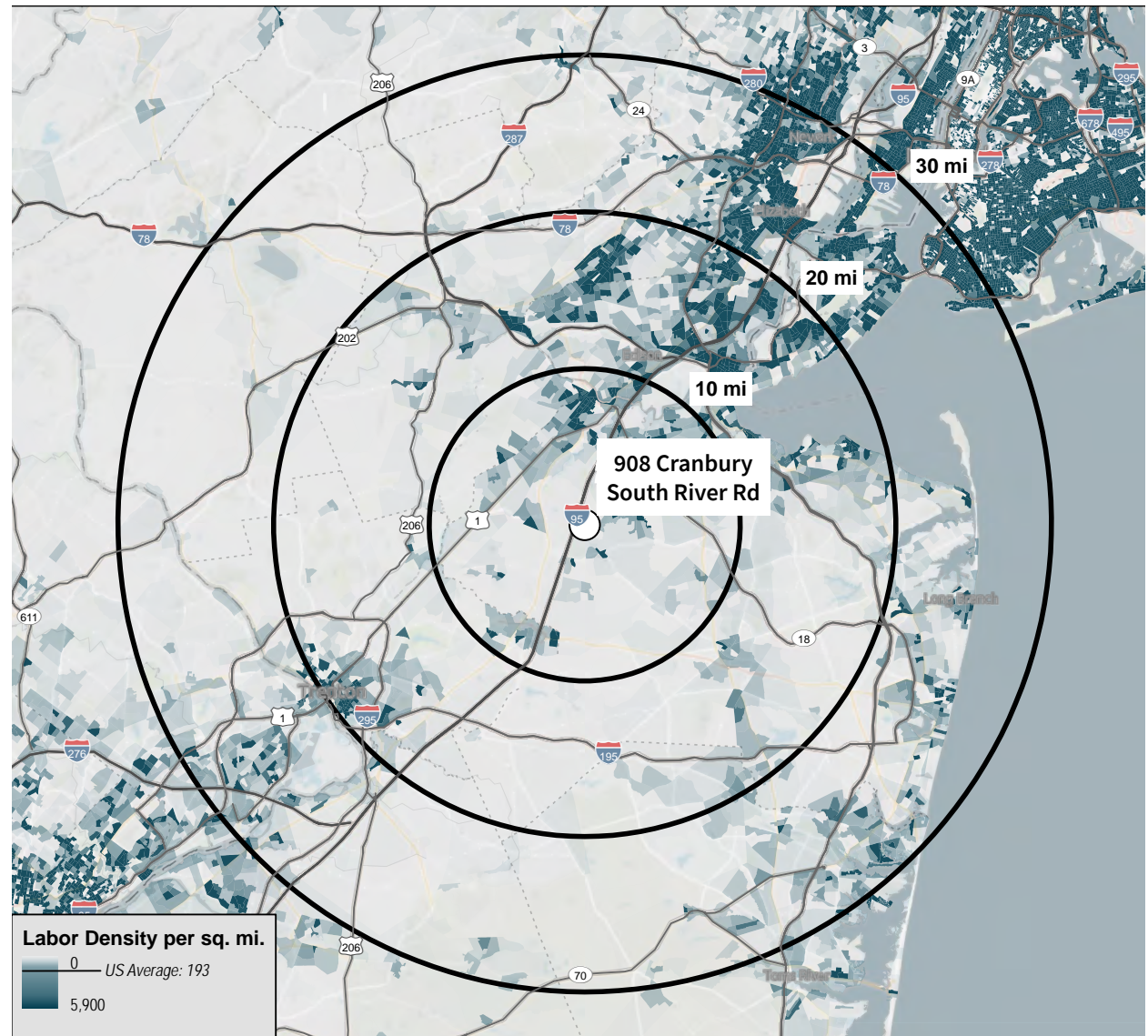
- Total Population: 586,319
- Transportation/Warehouse workers: 19,600
- Total Labor Force: 317,284
- Median Household Income: \$108,144
- Median Warehouse related Hourly Wage: \$18.03  
(US Median is \$18.52)

### 20 MILES:

- Total Population: 2,223,282
- Transportation/Warehouse workers: 74,773
- Total Labor Force: 1,193,125
- Median Household Income: \$106,707
- Median Warehouse related Hourly Wage: \$18.22  
(US Median is \$18.52)

### 30 MILES:

- Total Population: 5,439,827
- Transportation/Warehouse workers: 181,868
- Total Labor Force: 2,791,804
- Median Household Income: \$91,532
- Median Warehouse related Hourly Wage: \$18.56  
(US Median is \$18.52)










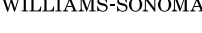










## Location Overview

Located less than 3 miles from the NJ Turnpike, Monroe 8A Logistics Center II is strategically positioned in the Exit 8A submarket with premier access to a major highway network, making it the optimal location for warehouse and distribution users, including logistics companies and e-commerce based “last-mile” delivery companies.



## Corporate Neighbors

 **Monroe Logistics Center Phase I - 1,282,000 SF -**  
**Leased by  The Home Depot**

- |  |  |
|--|--|
| 1.  pitney bowes                | 14.  FedEx Ground       |
| 2.  XPO Logistics               | 15.  HANKOOK            |
| 3.  Pacific Logistics Corp      | 16.  HYUNDAI            |
| 4.  J.B. HUNT                   | 17.  Elogistic          |
| 5.  Wakefern FOOD CORP          | 18.  BARNES & NOBLE     |
| 6. WILLIAMS-SONOMA   | 19.  GEODIS           |
| 7.  SYNnex CORPORATION        | 20.  COSTCO WHOLESALE |
| 8.  ups                       | 21.  petco            |
| 9.  Canon                     | 22.  Crate&Barrel     |
| 10.  BIMBO                    | 23.  VW               |
| 11.  Lineage                  | 24.  THE HOME DEPOT   |
| 12.  VCF VALUE CITY FURNITURE | 25.  wayfair          |
| 13. Calvin Klein   | 26.  amz              |



## Key Distances

NJ Turnpike (Exit 8A)  
2 Miles

U.S. Route 130  
2 Miles

State Route 1  
5 Miles

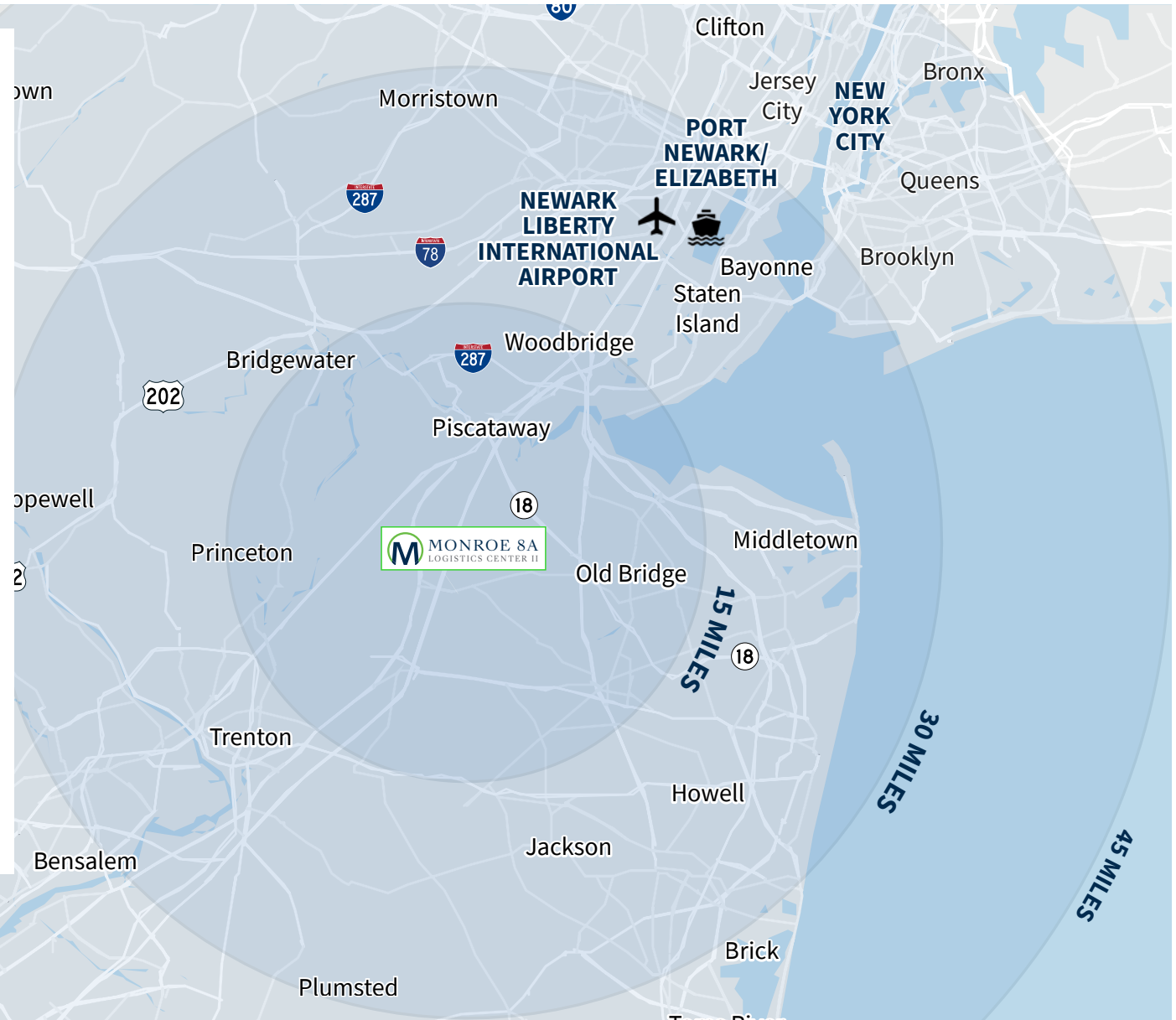
Interstate-195  
16 Miles

Port Newark/Elizabeth  
35 Miles

Newark International Airport  
33 Miles

Manhattan, NY  
43 Miles

Philadelphia, PA  
53 Miles



# Brookfield Properties



[www.monroe8logisticscenter.com](http://www.monroe8logisticscenter.com)



For more information, or to set up a tour, please contact:

**David Knee**  
D +1 201 304 3424  
[david.knee@jll.com](mailto:david.knee@jll.com)

**Gary Politi**  
D +1 908 391 9059  
[gary.politi@jll.com](mailto:gary.politi@jll.com)

**Ryan Milanaik**  
D +1 201 528 4471  
[ryan.milanaik@jll.com](mailto:ryan.milanaik@jll.com)

## **Jones Lang LaSalle Brokerage, Inc.**

A licensed real estate broker | 1 Meadowlands Plaza, East Rutherford, NJ 07073 | Main +1 201 528 4400

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## **Brookfield Properties**

**Kyle McGrady**  
D +1 201 514 1985  
[kyle.mcgrady@brookfieldproperties.com](mailto:kyle.mcgrady@brookfieldproperties.com)

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