



DELIVERING Q4 2026
Parsippany, New Jersey



View website
249pomeroy.com

109,650 SF FOR LEASE

CLASS-A NEW CONSTRUCTION | DIVISIBLE

Prominent signage opportunity off I-287



DELIVERING LOGISTICS EXCELLENCE AT 249 PLC

249 Pomeroy Logistics Center offers next-generation distribution at the strategic I-80/I-287 interchange. The future-ready facility maximizes efficiency through optimized loading depth, superior dock density, and full counter-clockwise truck circulation. Premium I-287 visibility, robust power infrastructure, port/transit access, and dual-tenant flexibility with balanced parking and trailer storage provide the strategic foundation modern supply chains demand.

BUILDING SPECIFICATIONS



Available Space: 109,650 SF (Divisible)



Trailer Parking: 20 Stalls



Office: To-suit



Power: 4000A Power potential



Loading: 21 Dock doors



Clear Height: 36'



Drive-ins: 2 Drive-ins



Car Parking: 53 Spaces



Speed Bay: 60'



Column Spacing: 51' x 60'



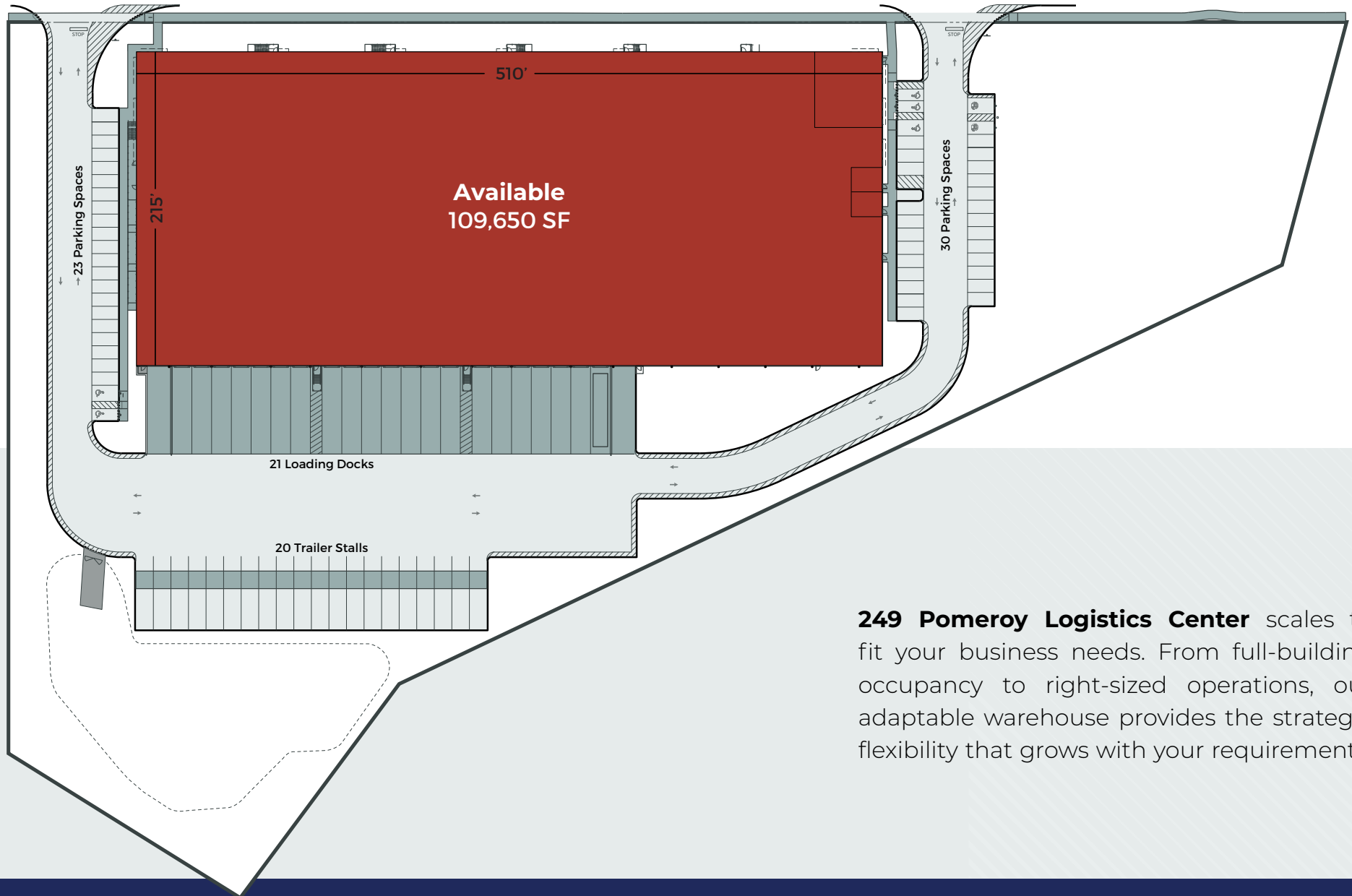
Sprinkler: ESFR



Flooring: 7" Concrete slab



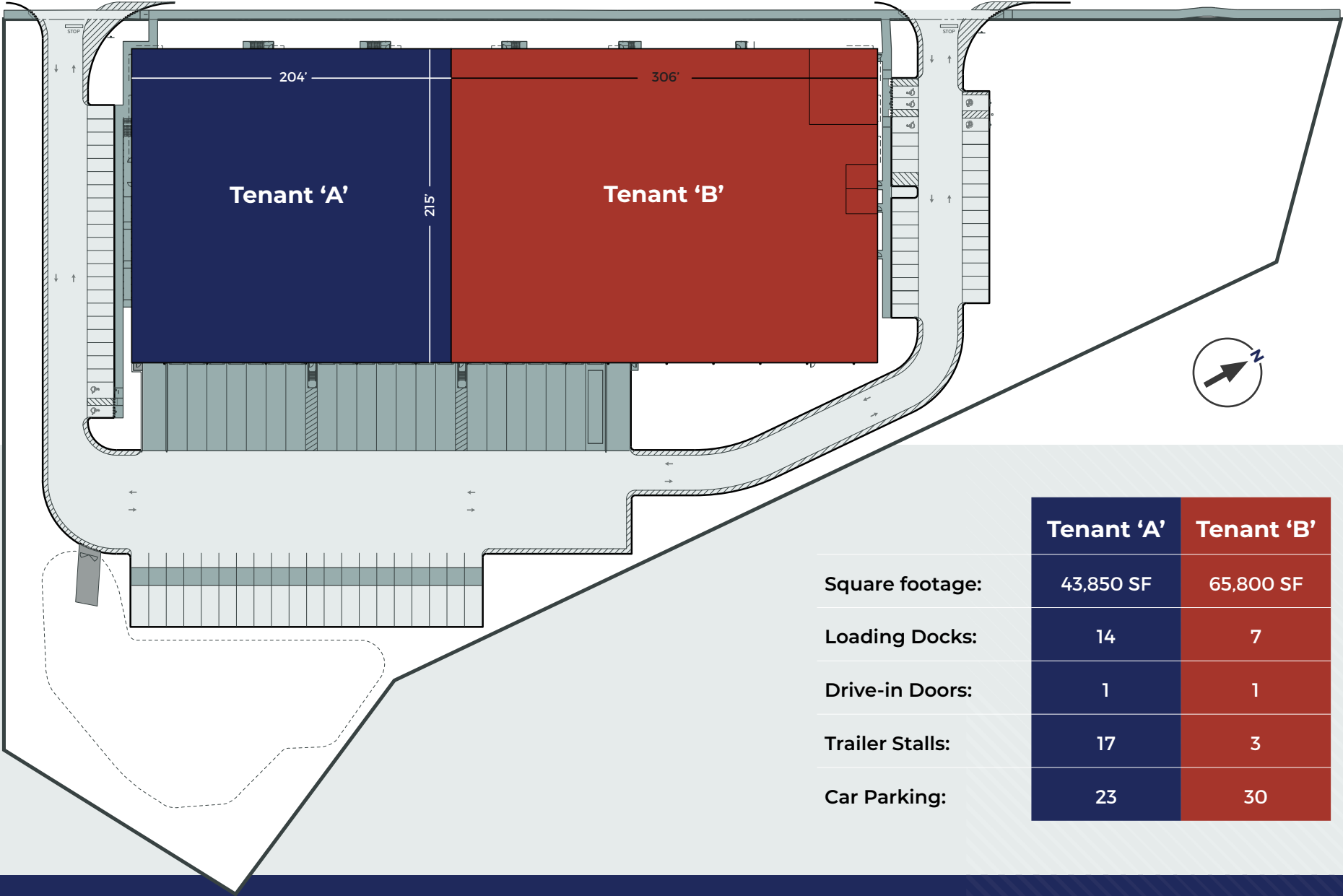
DYNAMIC MULTI-FUNCTIONAL DESIGN



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

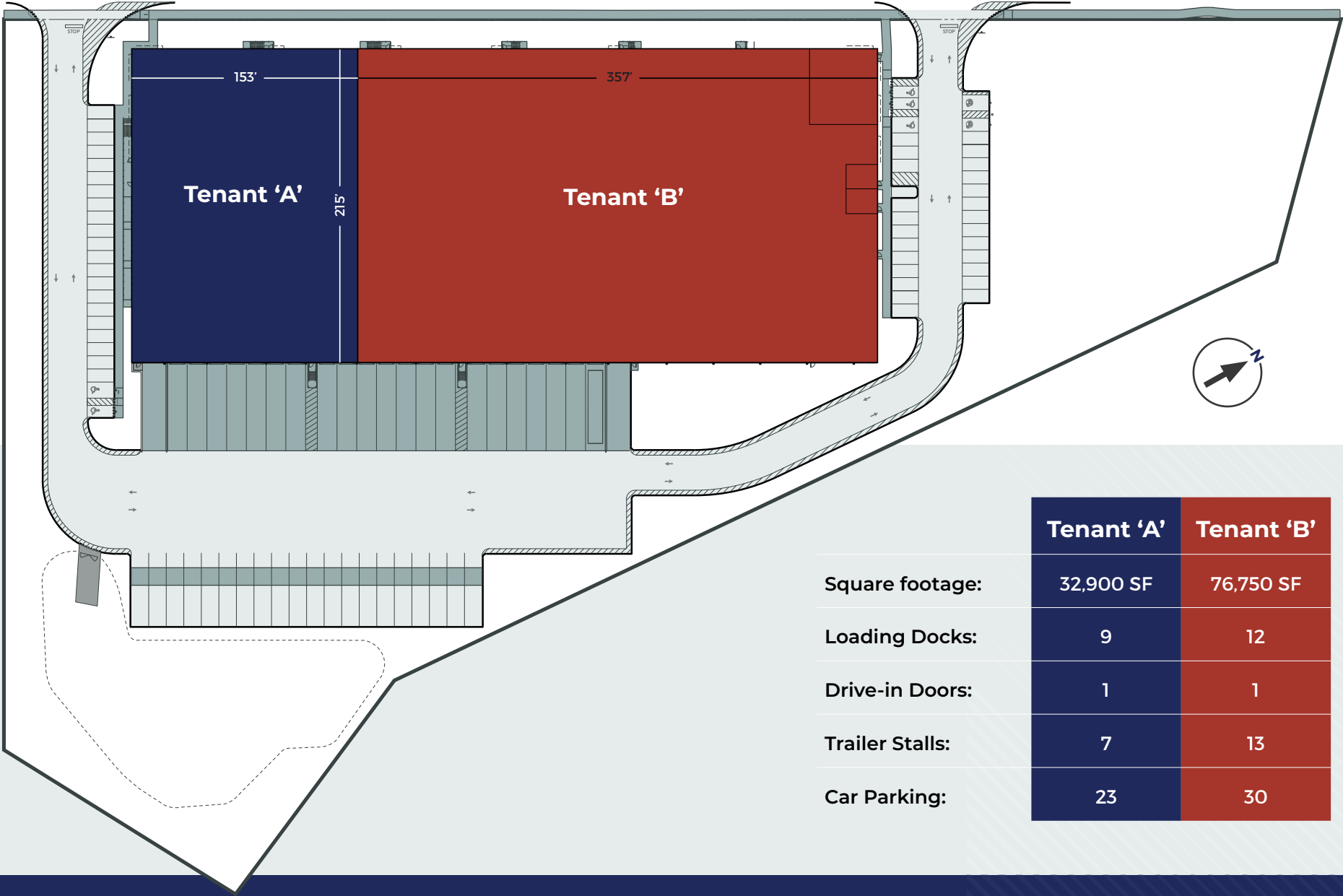
OPTION 1



	Tenant 'A'	Tenant 'B'
Square footage:	43,850 SF	65,800 SF
Loading Docks:	14	7
Drive-in Doors:	1	1
Trailer Stalls:	17	3
Car Parking:	23	30

DEMISE FLEXIBILITY

OPTION 2



PREMIER ACCESS AND VISIBILITY



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 80,000 vehicles passing the site per day.

Delivering Q4 2026.

KEY DISTANCES

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

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

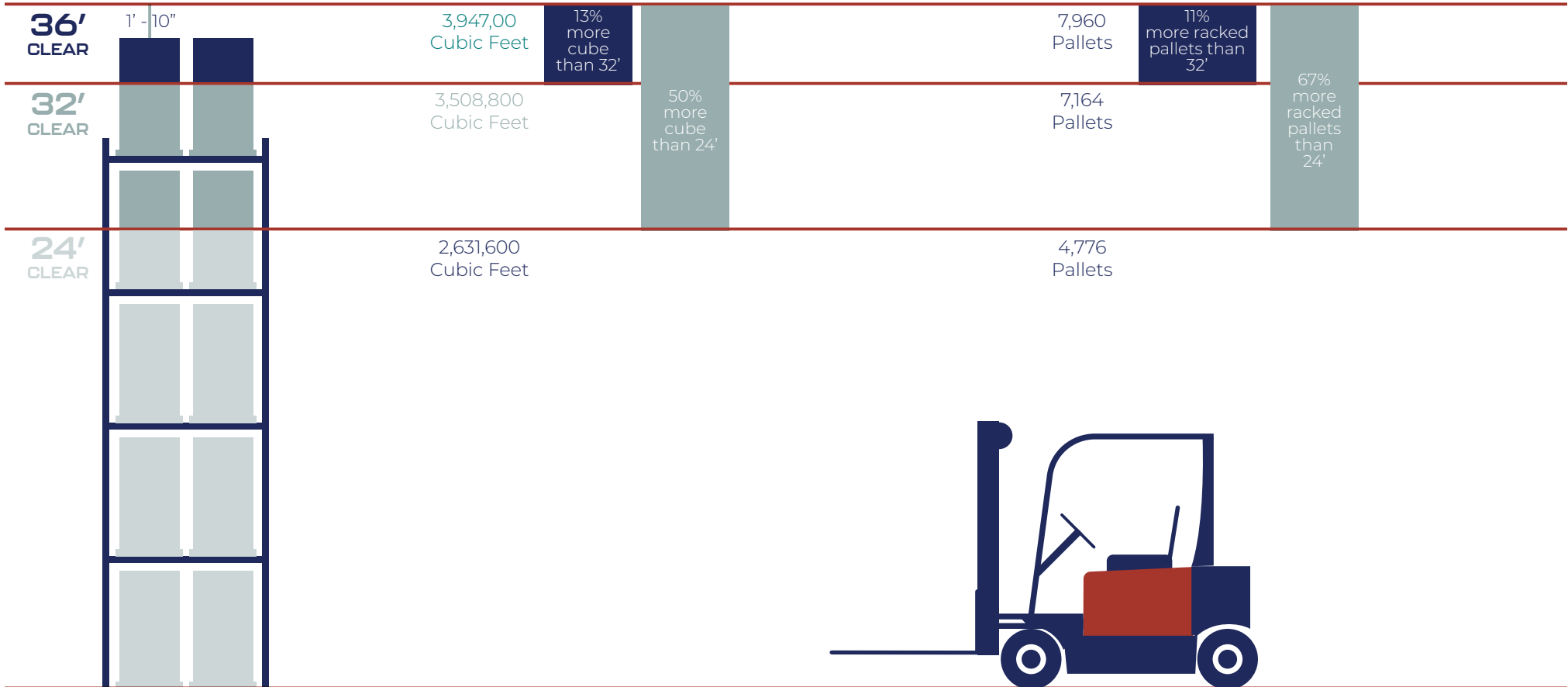
Port Newark/
Elizabeth **25.7 MILES**

Global Terminal..... **25.9 MILES**



OPTIMIZED STORAGE POTENTIAL FOR ACCELERATED OPERATIONS

249 POMEROY ROAD | 109,650 SF



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

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

Matthew Biondi
201 528 4344
matthew.biondi@jll.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

Brian Crooker
908 448 9831
brianc@advancere.com