



175,750 SF
FOR LEASE



Site Plan



Railroad Lead Track

Trailer Parking

Railroad Side Track

175,750 SF
28' Clear Height

250'-0"

41'-4"
38'-6"

743'-0"

Warehouse Bathroom
62 SF

Warehouse Office
181 SF

Office
3,957 SF

Ramp

Corn Road



Building Specifications



Available
175,750 SF



Clear Height
28' clear



Dock Doors
22



Drive-In Door
1



Column Spacing
38'-6" X 41'-4"



Car Spaces
41



Trailer Parking
8 (Expandable /
additional
rear parking)



Heavy Power
4,000 amps



Active
Conrail

Recent Updates



New
Lighting
LED



New
Sprinkler
System ESFR



New
Office Space
3,957SF



New
Repaved/expanded
truck court



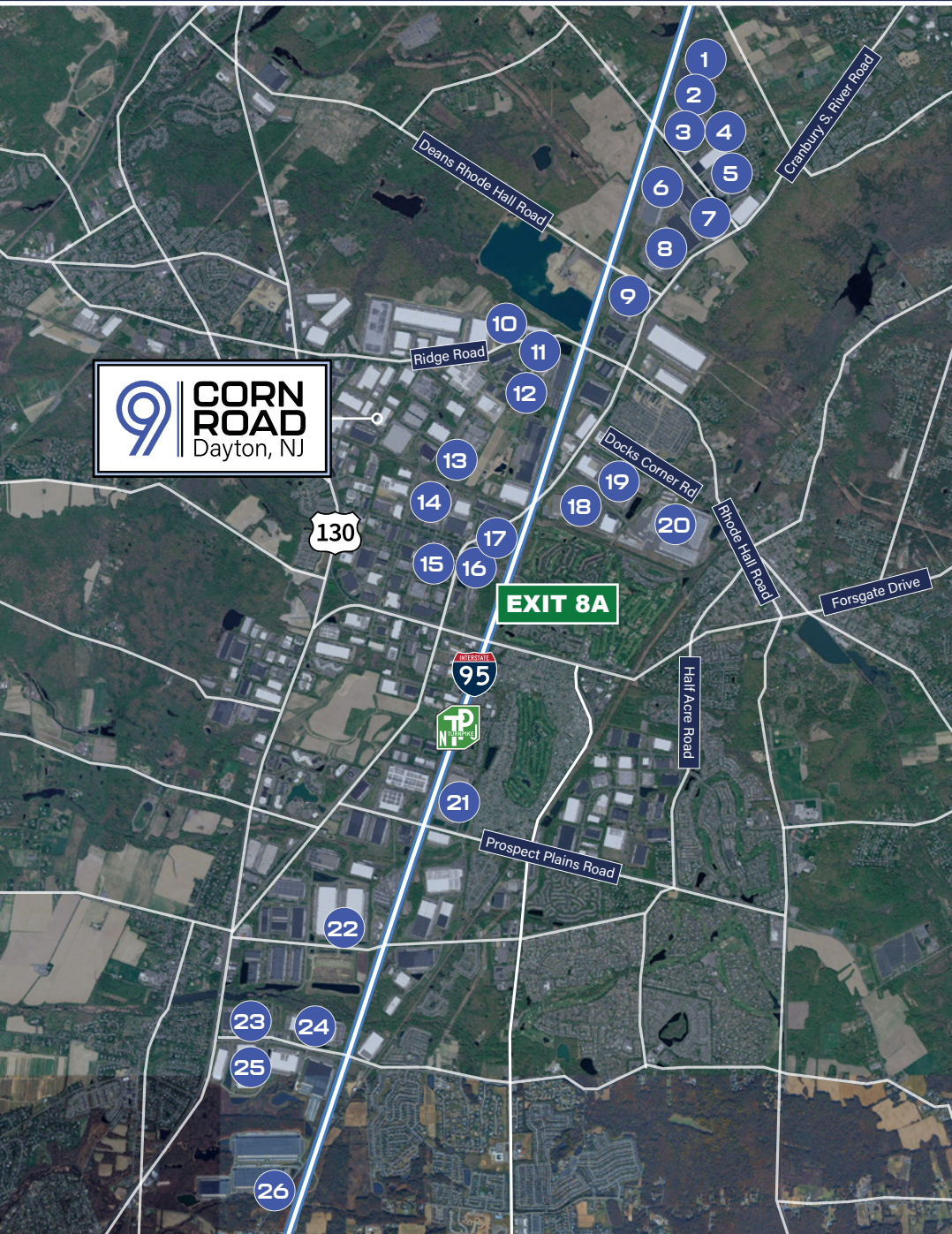
New
2026
Whitebox

LOCAL ACCESS



9 Corn Road's premier Exit 8A location serves a vast consumer population with a significant disposable income and high spending potential.

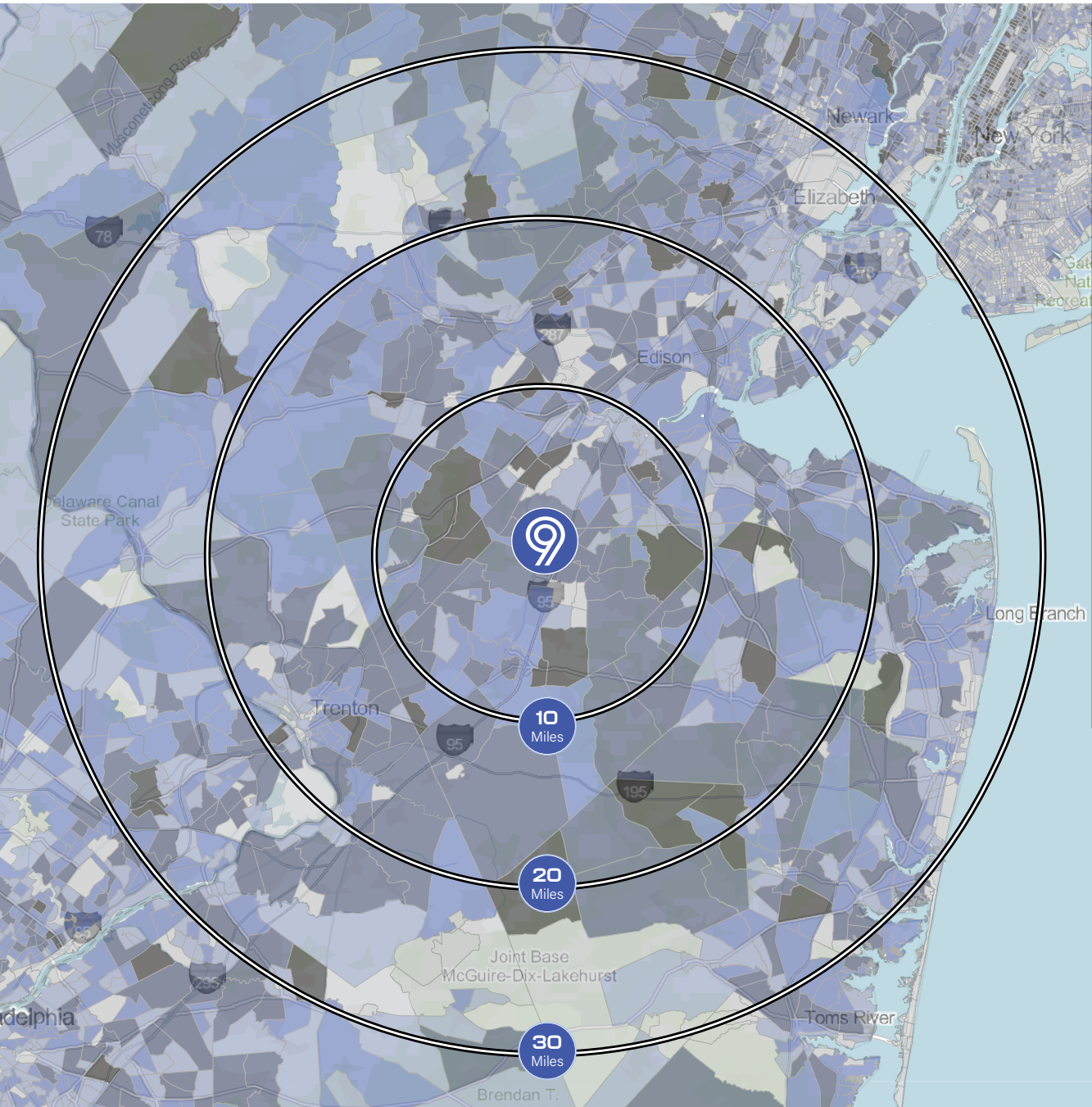
Corporate Neighbors



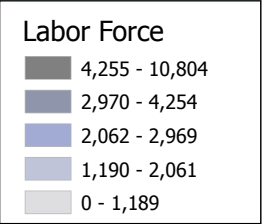
- | | |
|----------------------------|----------------------|
| 1. Pitney Bowes | 14. FedEx |
| 2. XPOLogistics | 15. Hankook |
| 3. Pacific Logistics Corp. | 16. Hyundai |
| 4. J.B. Hunt | 17. Elogistics |
| 5. Wakefern Food Corp. | 18. Barnes & Nobel |
| 6. Williams-Sonoma | 19. Geodis |
| 7. Synnex Corporation | 20. Costco Wholesale |
| 8. UPS | 21. Petoco |
| 9. Canon | 22. Crate & Barrel |
| 10. Bimbo | 23. Volkswagon |
| 11. Lineage | 24. The Home Depot |
| 12. Value City Furniture | 25. Wayfair |
| 13. Calvin Klein | 26. Amazon |

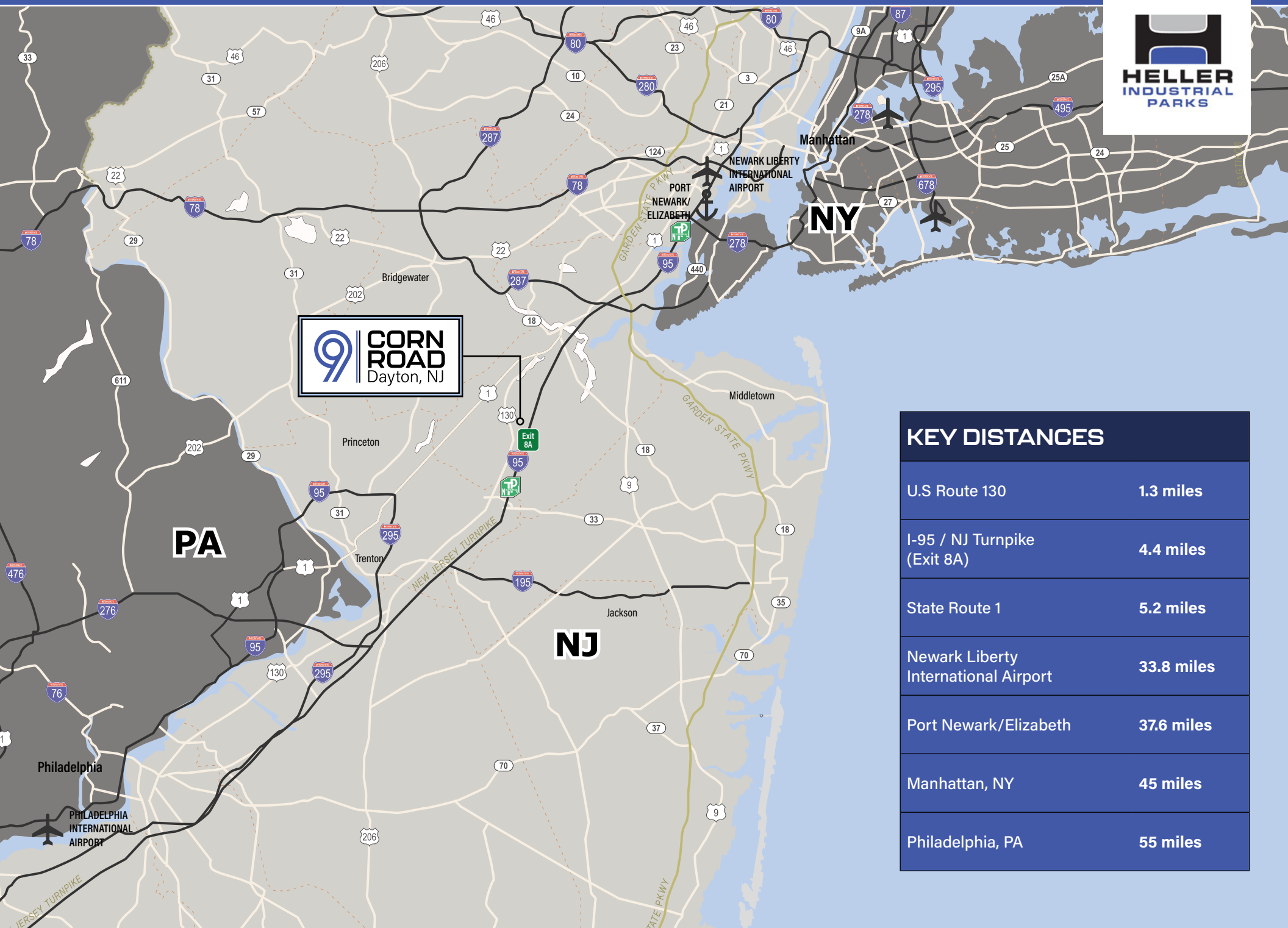


Labor & Demographics



	10 miles	20 miles	30 miles
Total population	561,048	2,091,217	4,804,306
Total labor force	309,996	1,145,814	2,536,861
Warehouse labor	29,647	119,843	258,945
Median warehouse hourly salary (National median is \$20.37)	\$20.82	\$20.94	\$21.24
Unemployment rate (US is 4.3%, June. 2026)	4.8	5	5.1





CORN ROAD
Dayton, NJ

KEY DISTANCES

U.S Route 130	1.3 miles
I-95 / NJ Turnpike (Exit 8A)	4.4 miles
State Route 1	5.2 miles
Newark Liberty International Airport	33.8 miles
Port Newark/Elizabeth	37.6 miles
Manhattan, NY	45 miles
Philadelphia, PA	55 miles

440

440



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