



# STEEL LOGISTICS CENTER

AVAILABLE

**Building 1: ±1,062,078**

**Building 2: ±360,093**

Delivery Starting Q4 2027

1640 New Market Avenue, South Plainfield, NJ

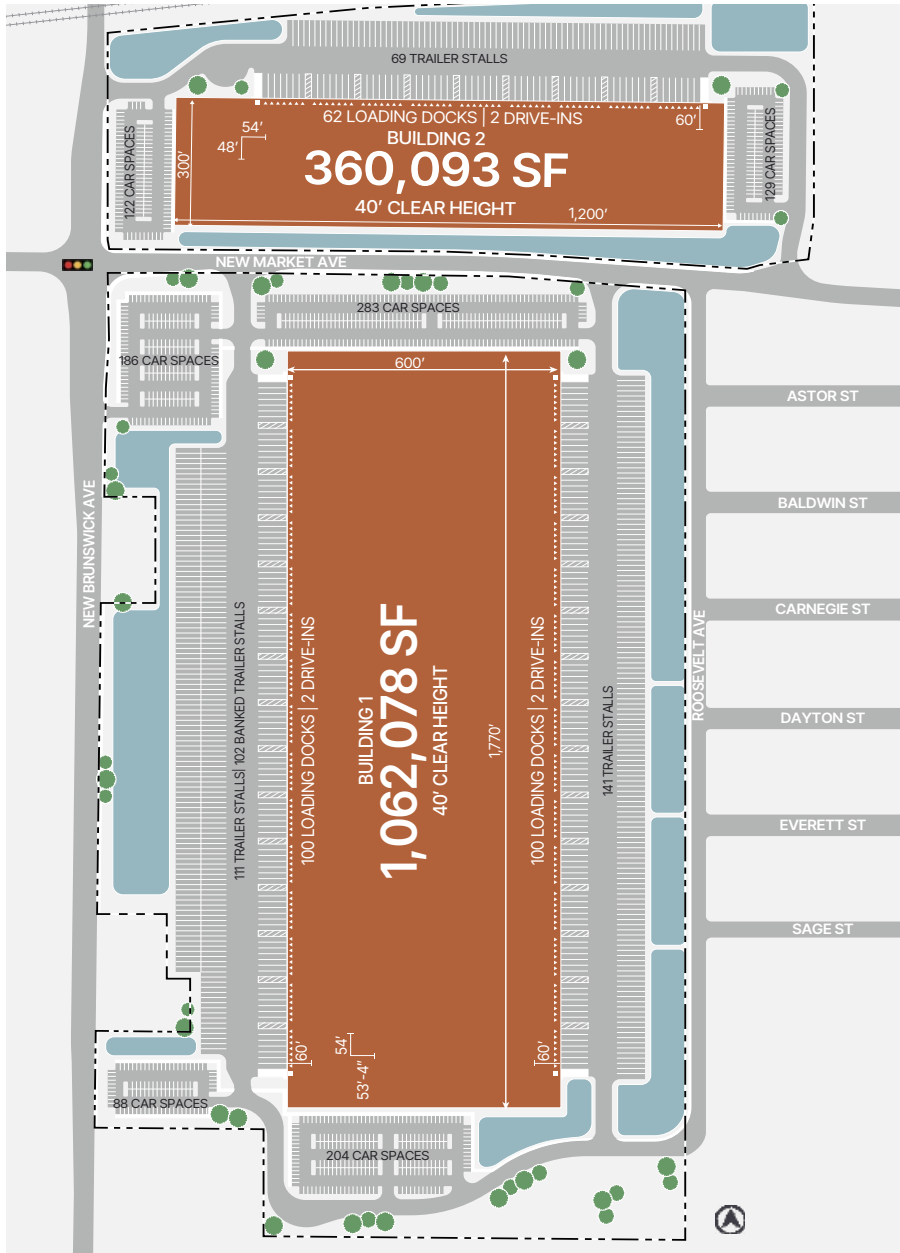


**BUILDING 2**  
Delivering Q4 2028

**BUILDING 1**  
Delivering Q4 2027

Located in the highly sought-after Exit 10 submarket, Steel Logistics Center provides unmatched access to Interstate 287, the New Jersey Turnpike (Exit 10), and Routes 1 and 9. New York City, Newark Liberty International Airport, and the Port of New York and New Jersey are all within a 30-mile radius, enabling rapid and efficient distribution throughout the Northeast corridor.

Corporate neighbors include Amazon, Home Depot, Walmart, Target, Lowe's, and NFI Industries, along with major logistics operations for Wakefern Food Corp and leading pharmaceutical firms. This vital hub is a proven choice for top-tier national and global companies, emphasizing the area's superior infrastructure and strategic value.



## SPECIFICATIONS

1640 New Market Avenue  
South Plainfield, NJ

|                     | Building 1                            | Building 2    |
|---------------------|---------------------------------------|---------------|
| Building SF         | ±1,062,078                            | ±360,093      |
| Acres               | 64.4                                  | 20.9          |
| Office SF           | To-suit                               | To-suit       |
| Building Dimensions | 1,770' x 600'                         | 1,200' x 300' |
| Clear Height        | 40'                                   | 40'           |
| Column Spacing      | 54' x 53'-4"                          | 54' x 48'     |
| Speed Bays          | 60'                                   | 60'           |
| Loading Docks       | 200                                   | 62            |
| Drive-Ins           | 4                                     | 2             |
| Loading Format      | Cross-dock                            | Rear-load     |
| Truck Court Depth   | 130' - 185'                           | 130' - 185'   |
| Trailer Stalls      | 252<br>expandable to 354              | 69            |
| Car Spaces          | 761                                   | 251           |
| Sprinkler           | ESFR                                  | ESFR          |
| Lighting            | LED                                   | LED           |
| Power               | 3,000 amps<br>Scalable (12,000+ amps) | 3,000 amps    |
| Delivering          | Q4 2027                               | Q4 2028       |

LOCAL ACCESS



NEW BRUNSWICK AVENUE  
S. CLINTON AVENUE

CSX

SOUTH  
PLAINFIELD

CSX



INTERSTATE 287  
3.5 MILES

INTERSTATE 287  
2.5 MILES



27

METUCHEN

27

EDISON

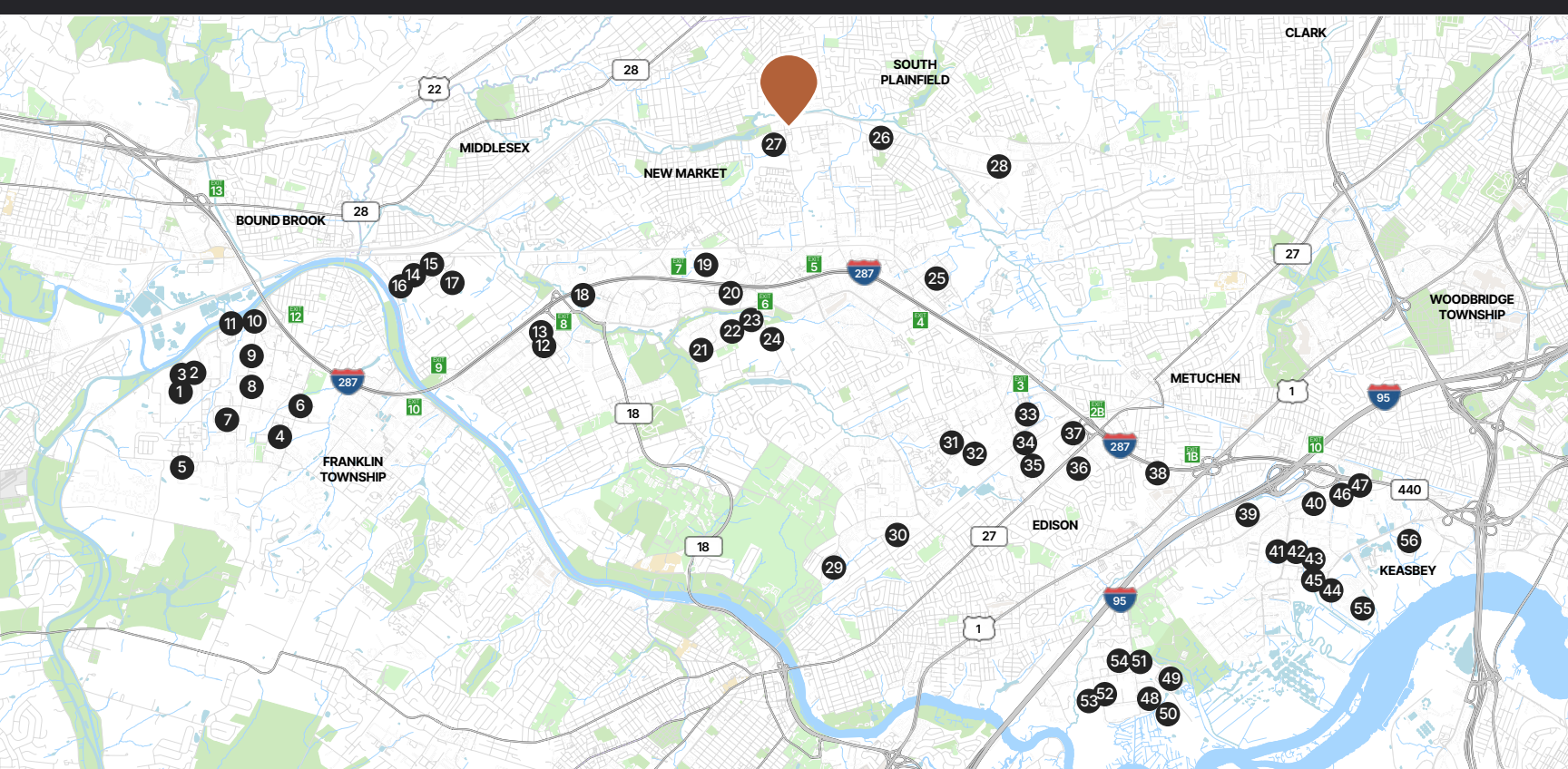
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INTERSTATE 95 / NJ TURNPIKE  
9 MILES



esri



## CORPORATE NEIGHBORS

|    |                          |    |                                  |    |                   |    |                                   |
|----|--------------------------|----|----------------------------------|----|-------------------|----|-----------------------------------|
| 1  | Amazon                   | 14 | Best Buy                         | 28 | Americold         | 43 | Macy's                            |
| 2  | Promotion in Motion      | 15 | Fujitsu                          | 29 | JW Fulfillment    | 44 | HD Supply                         |
| 3  | TSG Cabinets             | 16 | Humanscale                       | 30 | Menasha Packaging | 45 | UPS                               |
| 4  | ID Logistics             | 17 | Bob's Discount Furniture         | 31 | MS International  | 46 | Arizona beverages                 |
| 5  | Turtle and Hughes        | 18 | Ceva Logistics                   | 32 | Teva Pharma       | 47 | Dominos                           |
| 6  | Composecure              | 19 | Cascades                         | 33 | Maersk            | 48 | Taylorred Services                |
| 7  | Nissan                   | 20 | Americold                        | 34 | Romark Logistics  | 49 | Campbells Soup                    |
| 8  | Ferrara Candy Company    | 21 | Arizona Iced Tea                 | 35 | FedEx             | 50 | List Logistics                    |
| 9  | Calibre Scientific       | 22 | Dawn Foods                       | 36 | Amazon            | 51 | LMD Integrated Logistics Services |
| 10 | Ortho-McNeil Pharma      | 23 | SHI International                | 37 | Amazon            | 52 | Alba Wine                         |
| 11 | PSEG                     | 24 | Snack Innovations                | 38 | Northeast Foods   | 53 | National Distribution Centers     |
| 12 | Chambers Pharmaceuticals | 25 | Jordache Enterprise              | 39 | Iron Mountain     | 54 | Linden Warehouse                  |
| 13 | Dream on Me              | 26 | Trans American Trucking Services | 40 | Amazon            | 55 | FedEx                             |
|    |                          | 27 | PepsiCo                          | 41 | BASF              | 56 | The Gilbert Company               |
|    |                          |    |                                  | 42 | Dr. Praegers      |    |                                   |

## LABOR & DEMOGRAPHICS

### 10 MILES

Total Population:

**985,104**

Transportation/Warehouse Labor:

**61,088**

Total Labor Force:

**536,148**

Median Household Income:

**\$120,181**

Median Warehouse Hourly Wage:

**\$21.30**

### 20 MILES

Total Population:

**3,547,088**

Transportation/Warehouse Labor:

**208,385**

Total Labor Force:

**1,896,845**

Median Household Income:

**\$106,874**

Median Warehouse Hourly Wage:

**\$21.88**

### 30 MILES

Total Population:

**10,350,358**

Transportation/Warehouse Labor:

**510,795**

Total Labor Force:

**5,662,549**

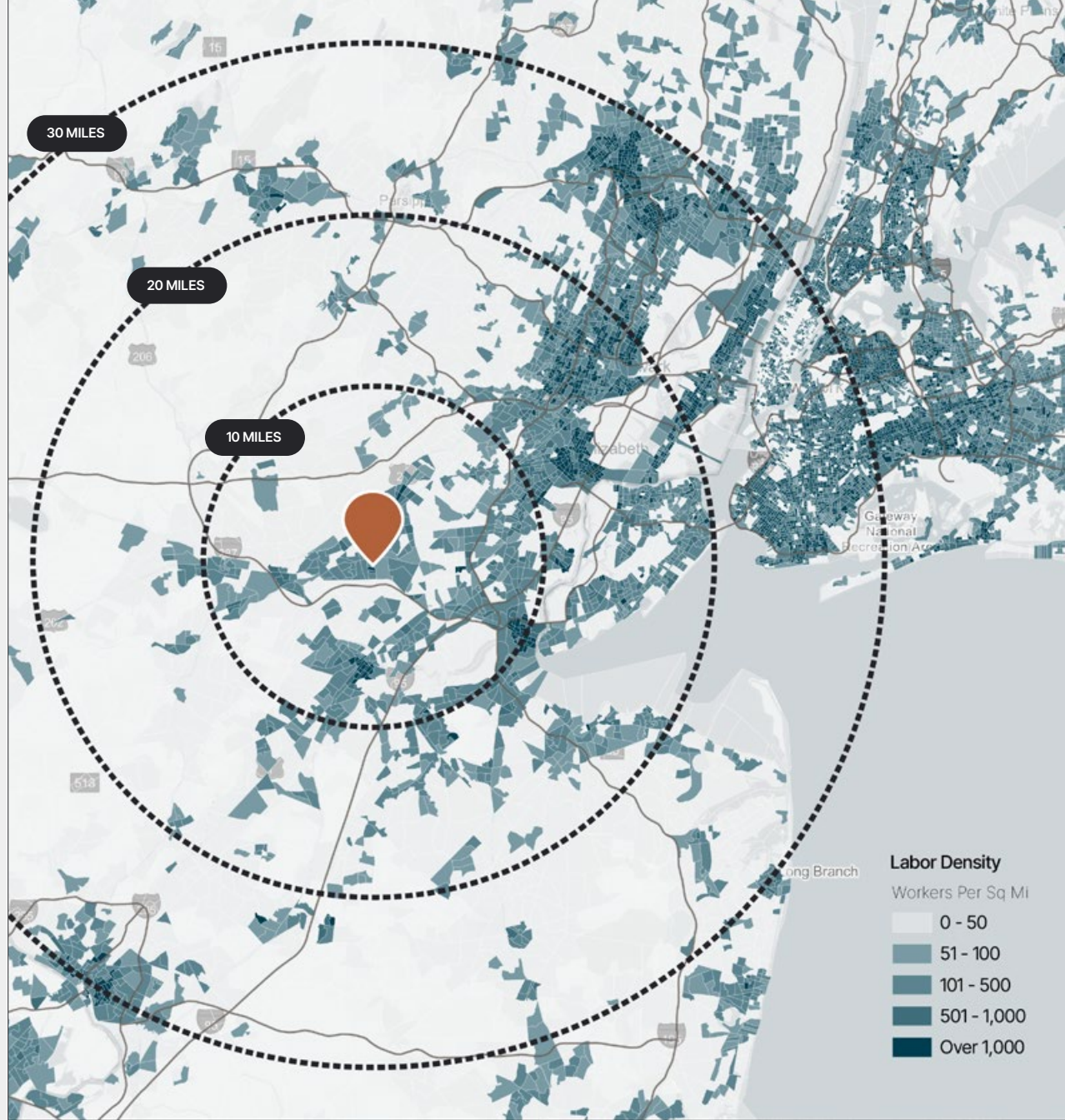
Median Household Income:

**\$103,430**

Median Warehouse Hourly Wage:

**\$22.04**

(US Median is \$20.37)



## REGIONAL ACCESS

### I-287

2.5 Miles

### I-95/NJ Turnpike

9 Miles

### Newark Airport

23 Miles

### Port Newark/ Elizabeth

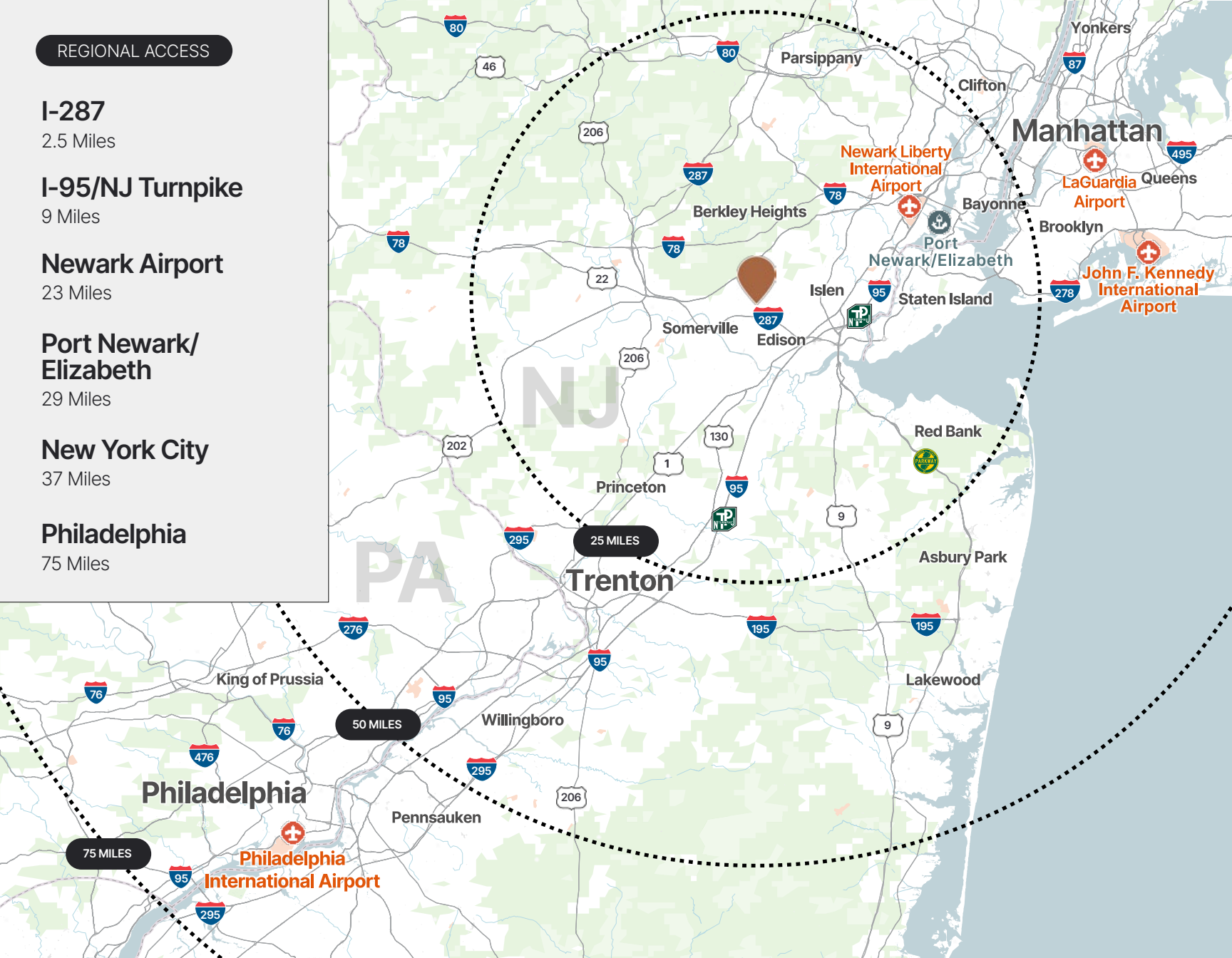
29 Miles

### New York City

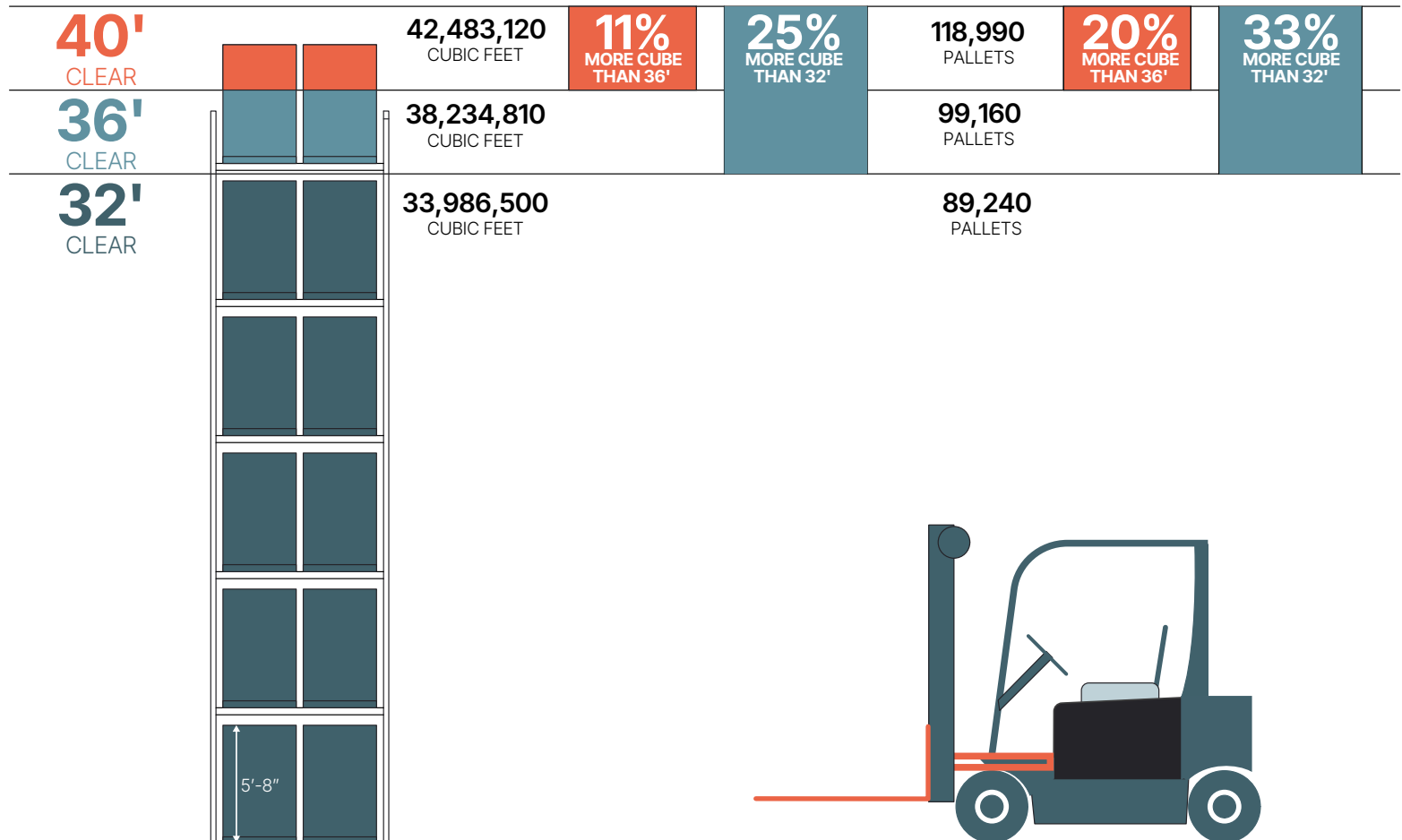
37 Miles

### Philadelphia

75 Miles



## BUILDING 1 STORAGE & CAPACITY

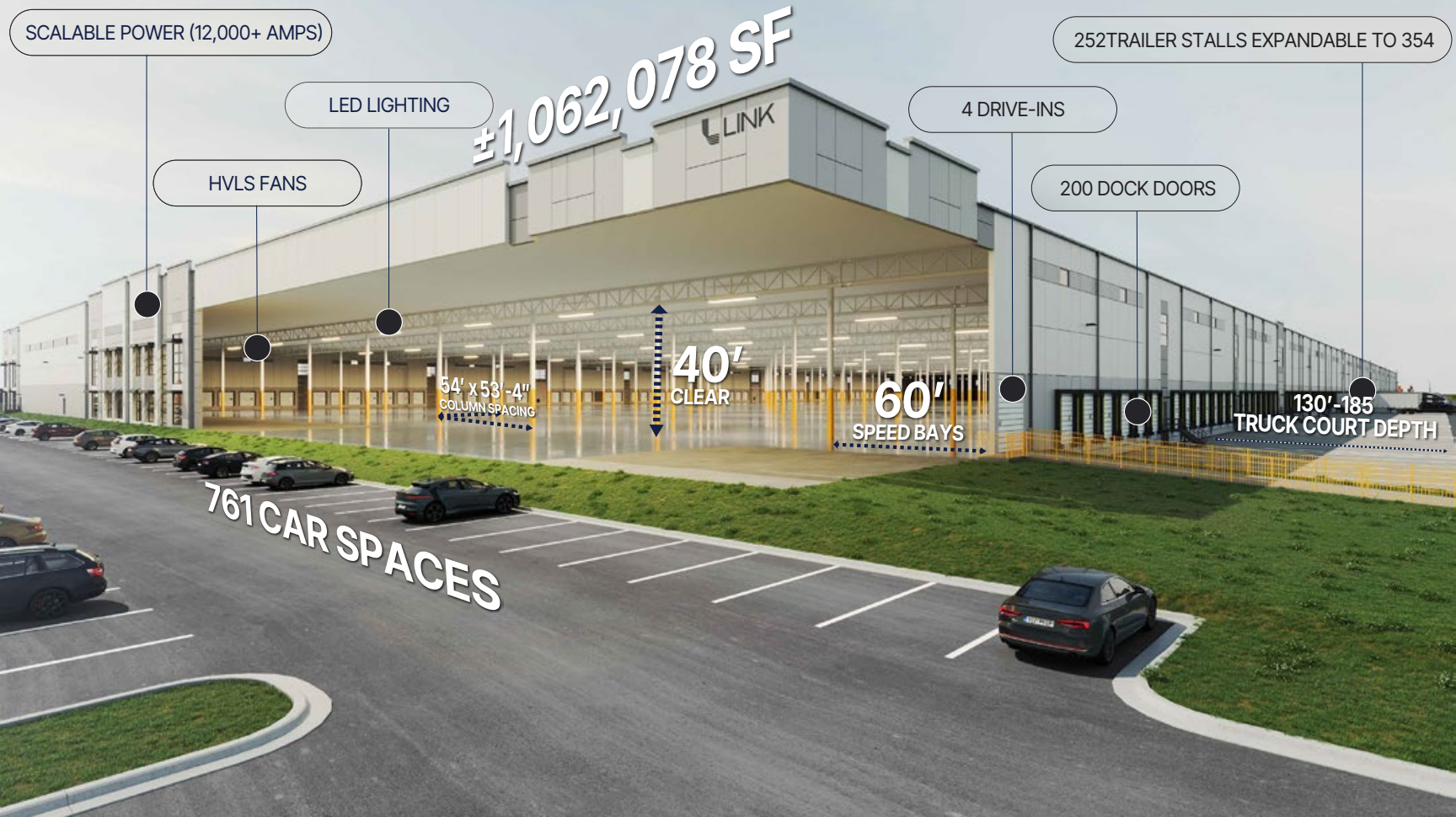


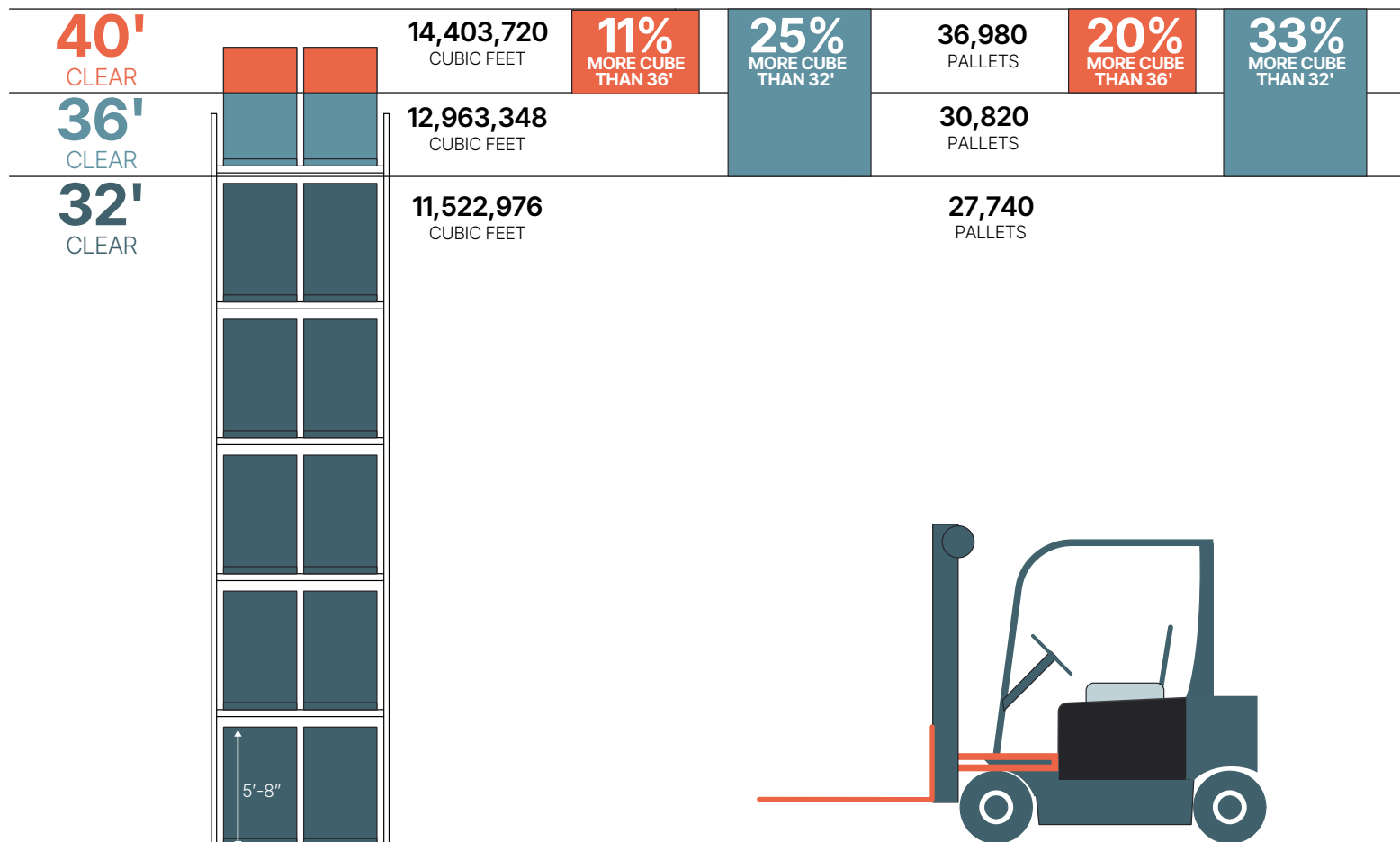
## MORE HEIGHT. MORE CAPACITY.

With 40' of clear height, Building 1 offers 118,990 pallet positions, 20% more than a 36' clear building.

# BUILDING 1

DELIVERING Q4 2027





## MORE HEIGHT. MORE CAPACITY.

With 40' of clear height, Building 2 offers 36,980 pallet positions, 20% more than a 36' clear building.

# BUILDING 2

DELIVERING Q4 2028

±360,093 SF

3,000 AMPS POWER

LED LIGHTING

HVLS FANS

2 DRIVE-INS

62 DOCK DOORS

69 TRAILER STALLS

40'  
CLEAR

54' x 48'  
COLUMN SPACING

60'  
SPEED BAYS

130'-185'  
TRUCK COURT DEPTH

251 CAR SPACES



# CONTACT INFORMATION

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South Plainfield, NJ

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