249

POMEROY

LOGISTICS CENTER



View website
249pomeroy.com

ADVANCE REALTY INVESTORS

JLL

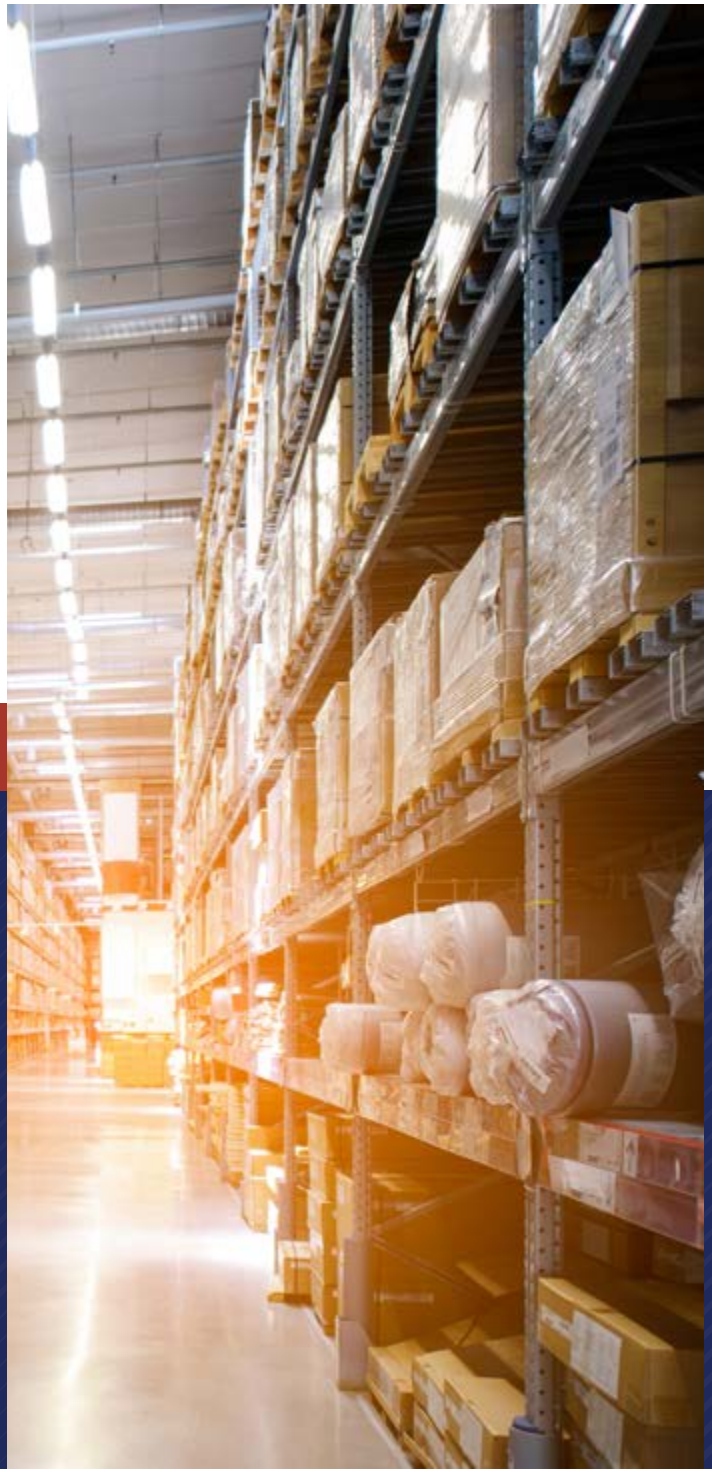
109,650 SF FOR LEASE

CLASS A NEW CONSTRUCTION | DIVISIBLE

Prominent signage opportunity off I-287

DELIVERING LOGISTICS EXCELLENCE AT 249 PLC

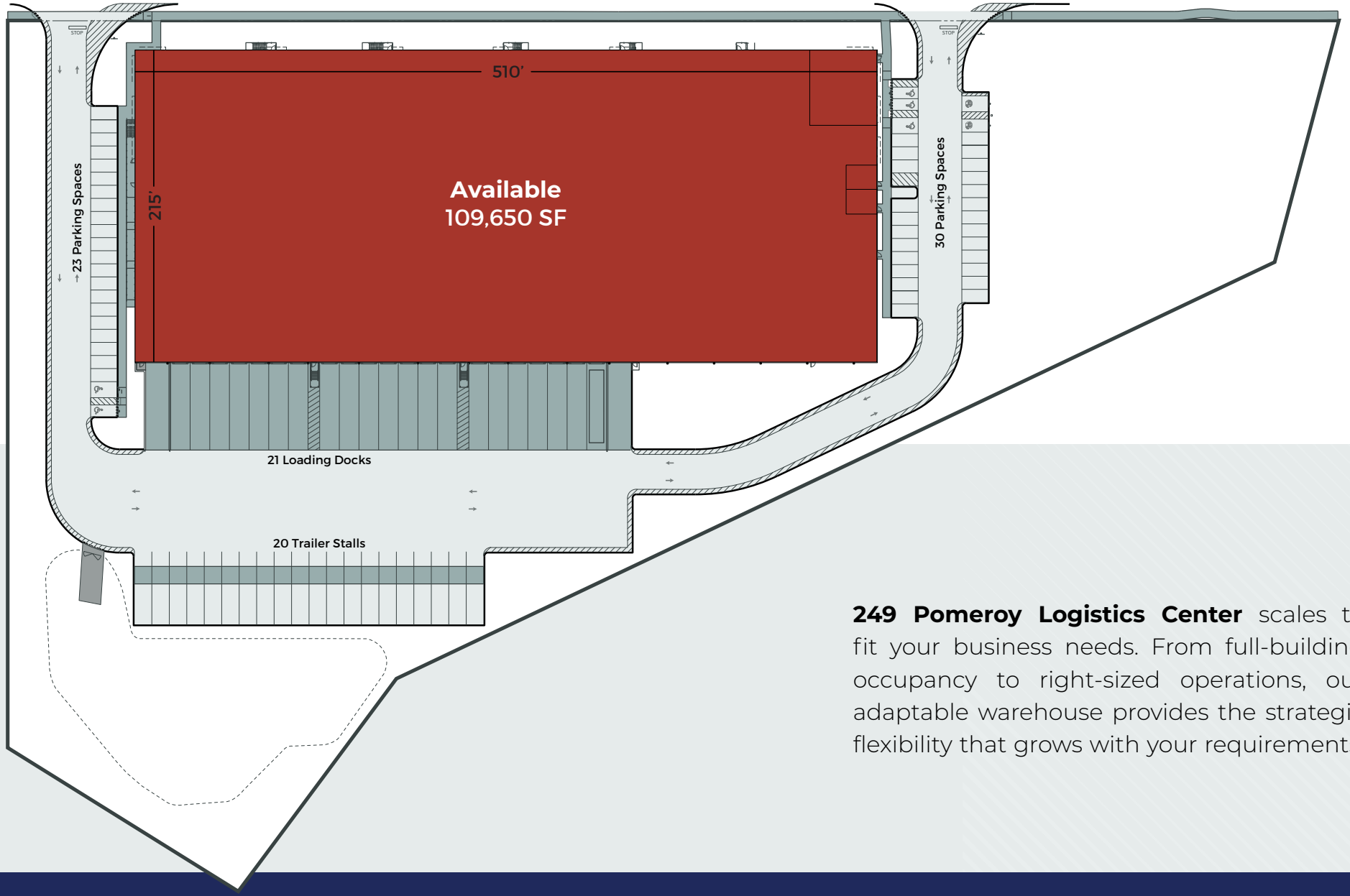
249 Pomeroy Logistics Center offers next-generation distribution at the strategic I-80/I-287 interchange. The future-ready facility maximizes efficiency through optimized loading depth, superior dock density, and full counter-clockwise truck circulation. Premium I-287 visibility, robust power infrastructure, 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)
- **Office:** To-suit
- **Loading:** 21 Dock doors
- **Drive-ins:** 2 Drive-ins
- **Speed Bay:** 60’
- **Sprinkler:** ESFR
- **Trailer Parking:** 20 Stalls
- **Power:** 4000A Power potential
- **Clear Height:** 36’
- **Car Parking:** 53 Spaces
- **Column Spacing:** 51’ x 60’
- **Flooring:** 7” Concrete slab

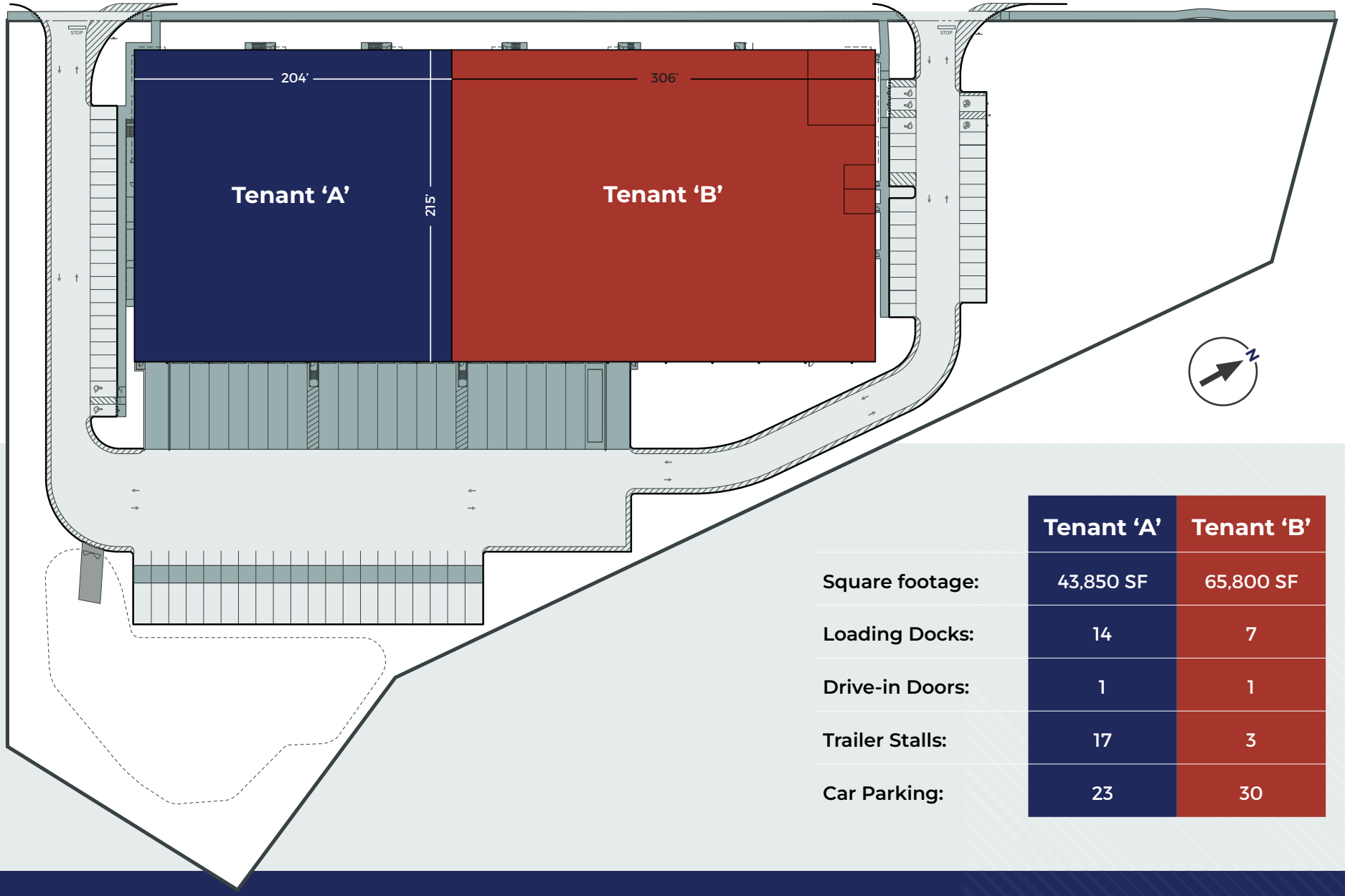
DYNAMIC MULTI-FUNCTIONAL DESIGN



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

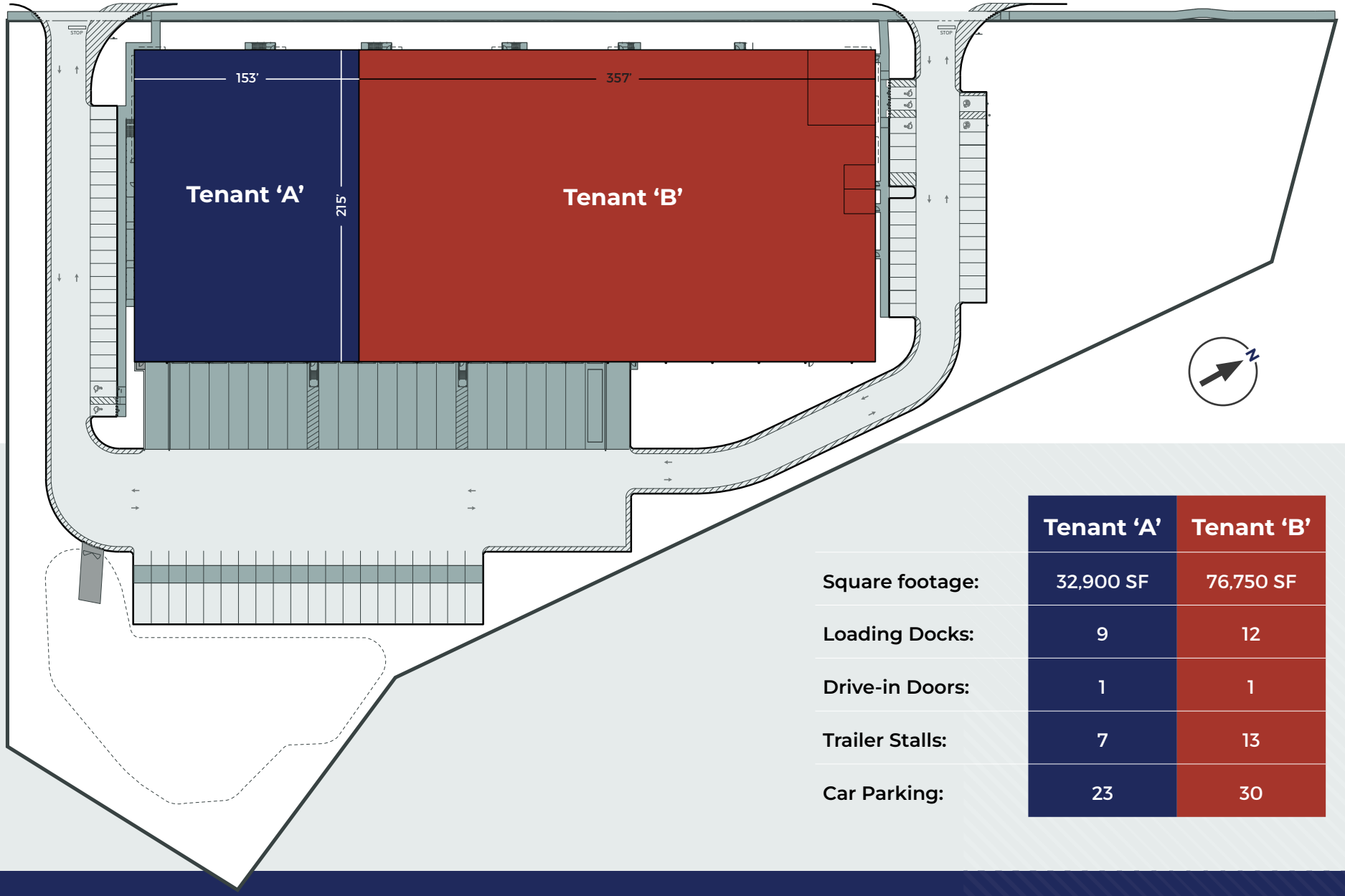
OPTION 1



	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



	Tenant 'A'	Tenant 'B'
Square footage:	32,900 SF	76,750 SF
Loading Docks:	9	12
Drive-in Doors:	1	1
Trailer Stalls:	7	13
Car Parking:	23	30

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.

UNMATCHED REGIONAL ACCESS

KEY DISTANCES

ROAD NETWORKS

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

AIRPORTS

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

PORTS

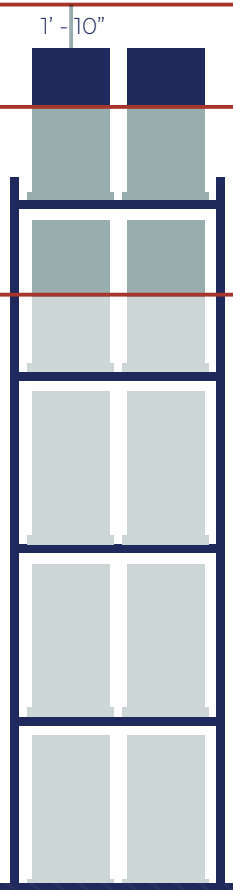
Port Newark/ Elizabeth	25.7 MILES
Global Terminal	25.9 MILES



OPTIMIZED STORAGE POTENTIAL FOR ACCELERATED OPERATIONS

249 POMEROY
LOGISTICS CENTER

249 POMEROY ROAD | 109,650 SF



36′ CLEAR	3,947,00 Cubic Feet	13% more cube than 32′		7,960 Pallets	11% more racked pallets than 32′	
32′ CLEAR	3,508,800 Cubic Feet		50% more cube than 24′	7,164 Pallets		67% more racked pallets than 24′
24′ CLEAR	2,631,600 Cubic Feet			4,776 Pallets		



ADVANCE REALTY INVESTORS

JLL

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

Iggy Armenia
+1 201 528 4419
ignatius.armenia@jll.com

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

Ryan Milanaik
+1 973 647 9946
ryan.milanaik@jll.com

Matthew Biondi
201 528 4344
matthew.biondi@jll.com

Brian Crooker
908 448 9831
brianc@advancere.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

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