



STEEL LOGISTICS CENTER

Build-to-Suit Opportunity

±360,093 - ±1.4 MSF

Delivery Starting Q4 2027

1640 New Market Avenue, South Plainfield, NJ

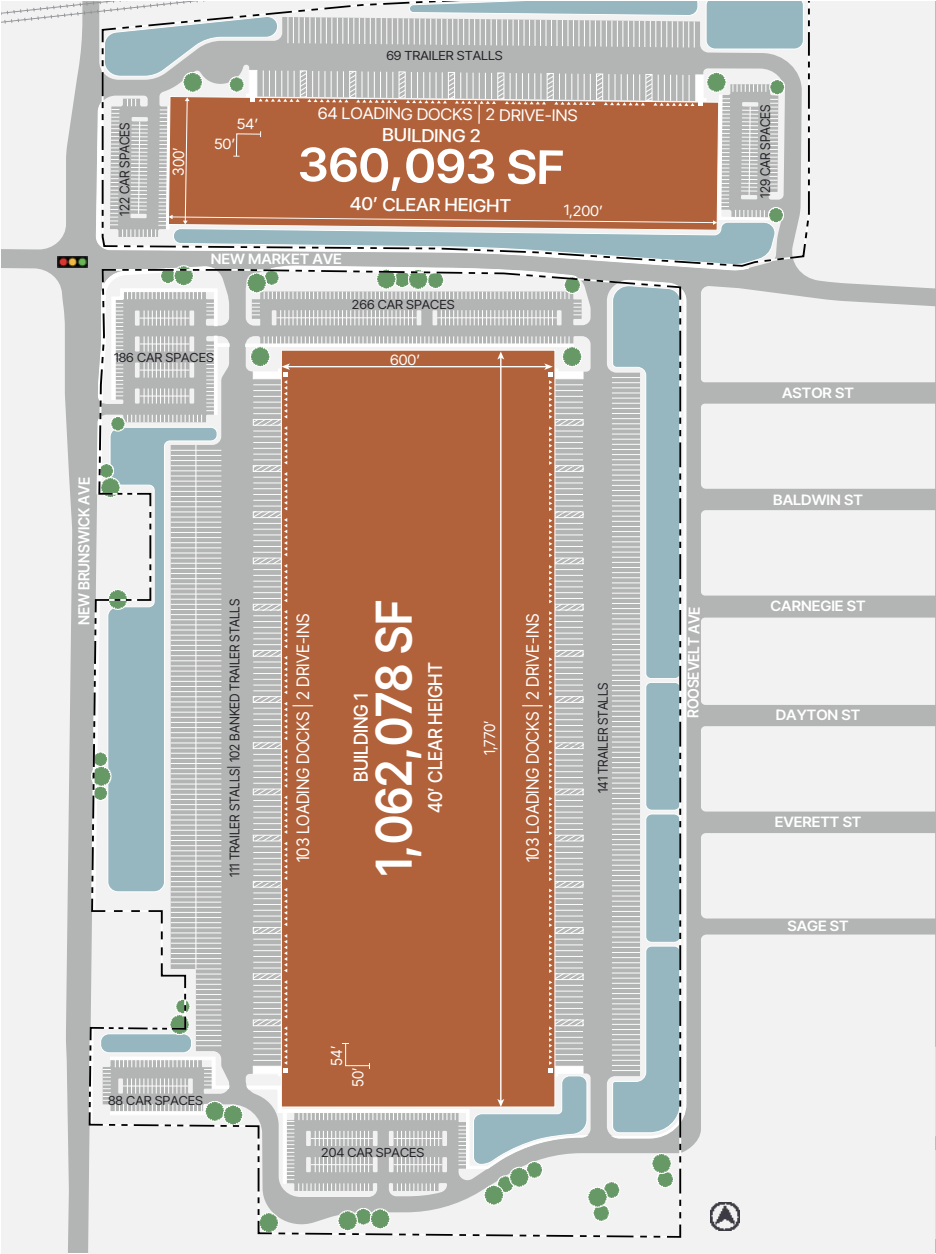


BUILDING 2
Delivering Q4 2028

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 50'	54' x 50'
Speed Bays	60'	60'
Loading Docks	206	64
Drive-Ins	4	2
Loading Format	Cross-dock	Rear-load
Truck Court Depth	130' - 185'	130' - 185'
Trailer Stalls	252 expandable to 354	69
Car Spaces	761	251
Sprinkler	ESFR	ESFR
Lighting	LED	LED
Delivering	Q4 2027	Q4 2028

LOCAL ACCESS

CSX

CSX

NEW BRUNSWICK AVENUE

S. CLINTON AVENUE

EXIT 5

EXIT 4

INTERSTATE 287
3.5 MILES

INTERSTATE 287
2.5 MILES

287

27

27

EXIT 1A-B

EXIT 10

INTERSTATE 95 / NJ TURNPIKE
9 MILES

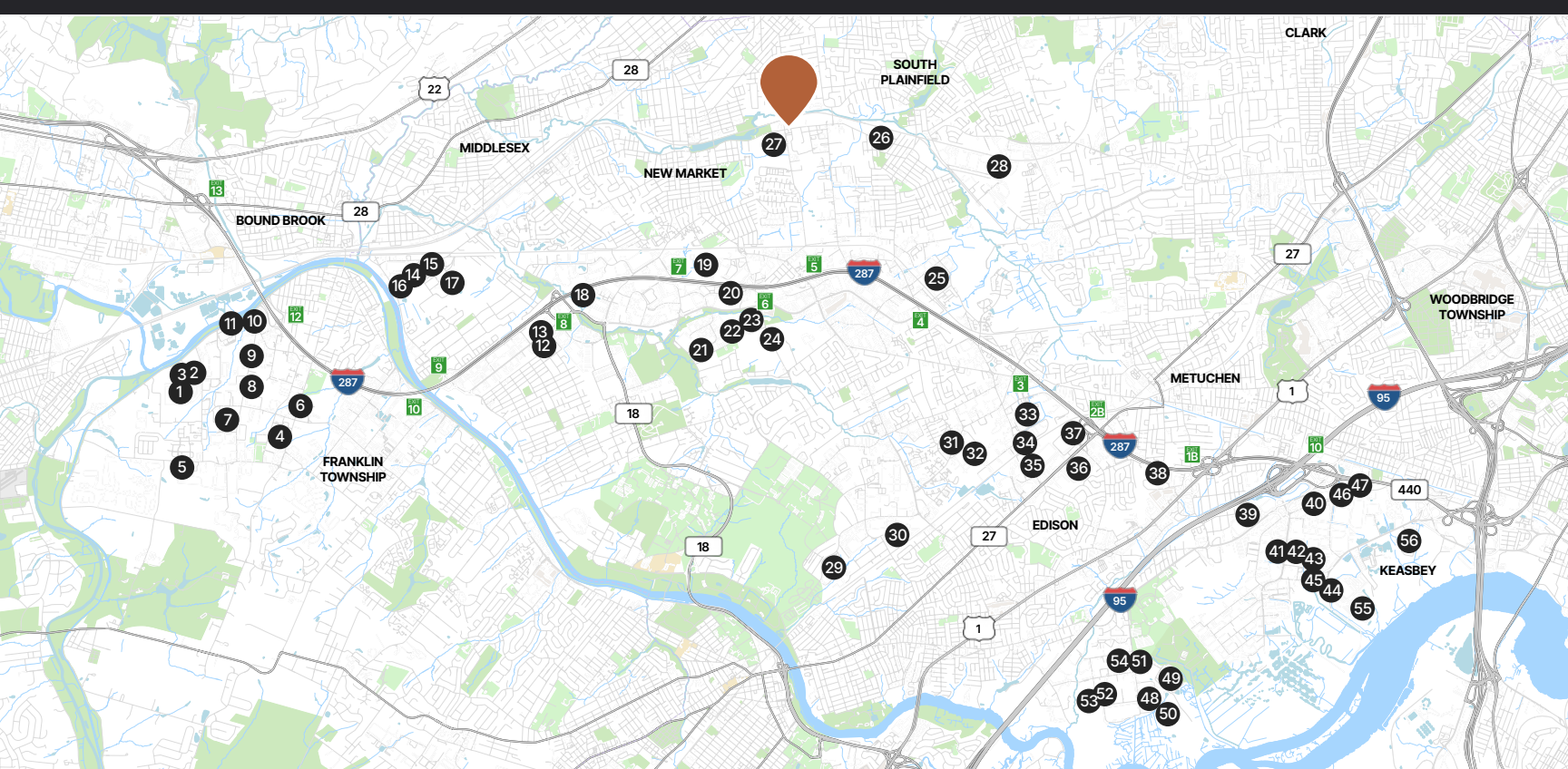
95

TP
NJ

1



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	Fed Ex	50	List Logistics
9	Calbire Scientific	22	Dawn Foods	36	Amazon	51	LMD Integrated Logistics Services
10	Orth 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

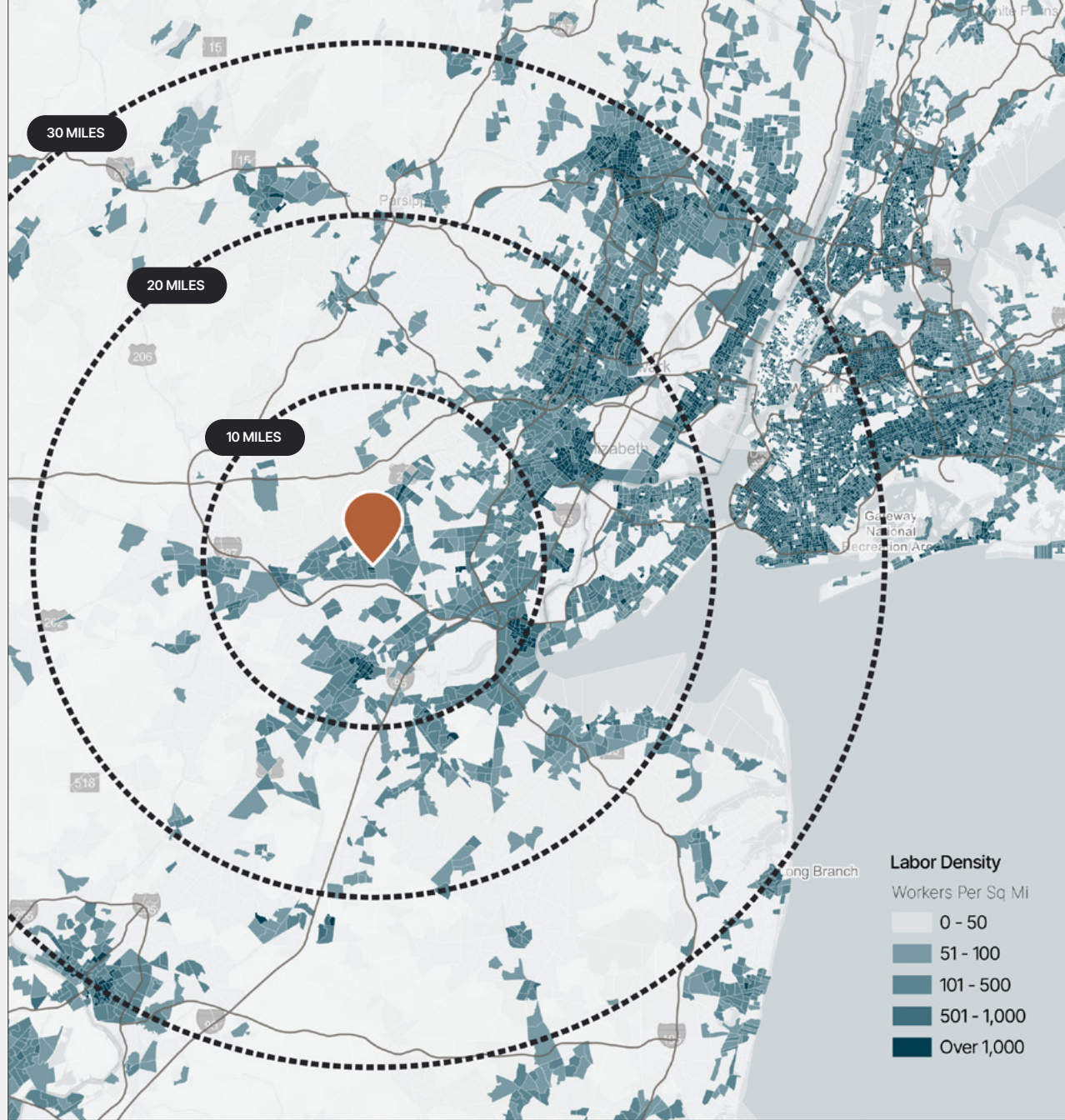
Median Household Income:

\$103,430

Median Warehouse Hourly Wage:

\$22.04

(US Median is \$20.37)



REGIONAL MAP

I-287

2.5 Miles

I-95/NJ Turnpike

9 Miles

Newark Airport

23 Miles

**Port Newark/
Elizabeth**

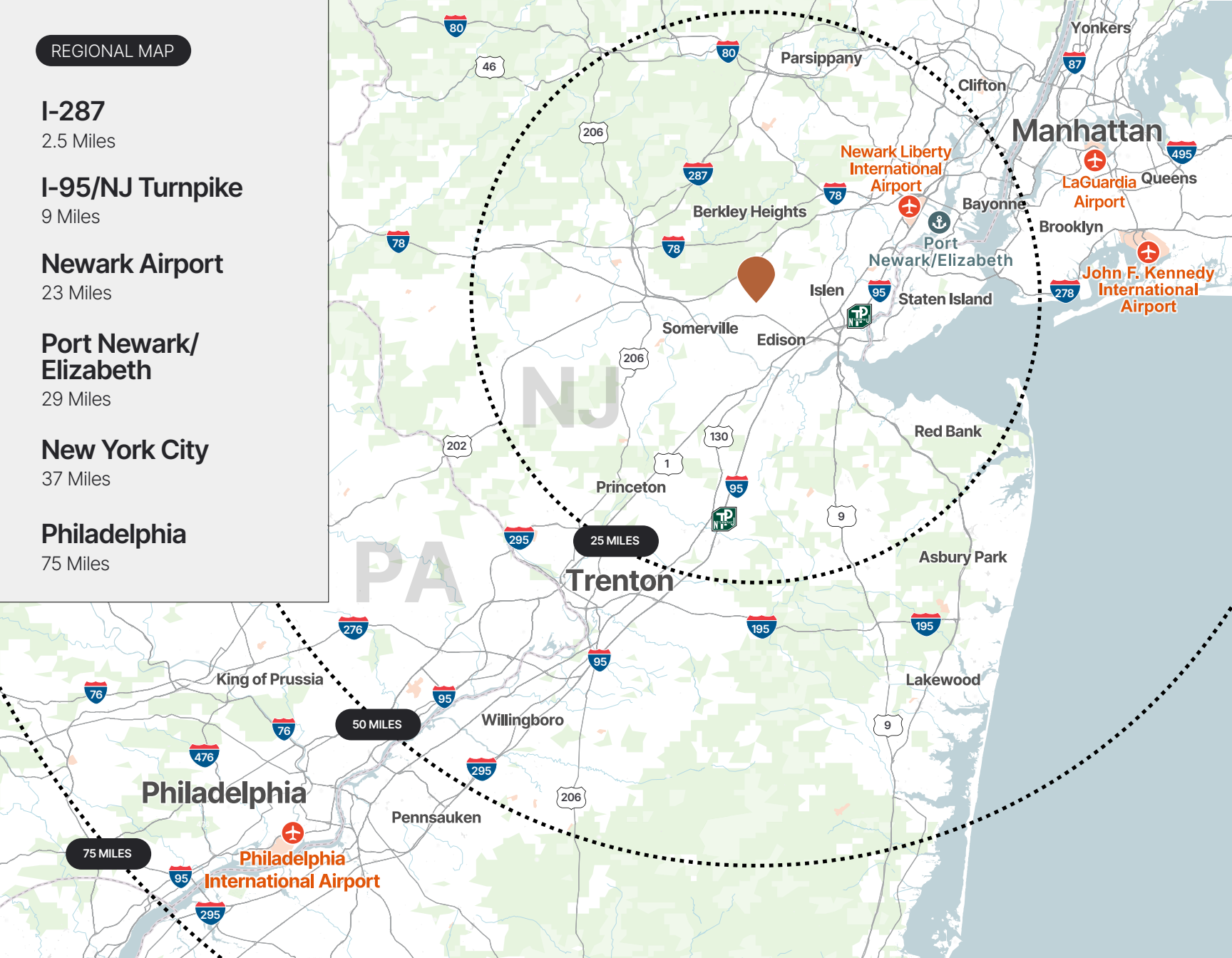
29 Miles

New York City

37 Miles

Philadelphia

75 Miles



CONTACT INFORMATION

1640 New Market Avenue
South Plainfield, NJ

Gary Politi

gary.politi@jll.com
(908) 391 9059

Doug Rodenstein

doug.rodenstein@jll.com
(617) 893 0202

Michael Viera

michael.viera@jll.com
(848) 327 0082

David Knee

david.knee@jll.com
(201) 304 3424



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