

NYC



PROLOGIS MEADOWLANDS MAYWOOD

241 Route 17 North
Maywood, NJ

± 379,000 SF CLASS A INDUSTRIAL
DELIVERY - Q1 2027



Rare Space. Real Advantage.

In a market with limited Class A industrial product, Prologis Meadowlands Maywood delivers a rare opportunity to streamline operations with flexible, highly efficient layouts, abundant power and a strategically connected location.

HIGHLIGHTS:



Class A
State-Of-The-Art
Warehouse



Flexible
Build-To-Suit



Abundant Power



Excess Trailer
Parking



Immediate
Access To I-80,
Route 17 &
Route 46






Far From Standard

Over 379,000 SF of new Class A industrial space with heavy power capabilities, designed to meet the needs of today's modern occupiers.

Q1 2027 DELIVERY

±379,000 SF TOTAL


 **4000 AMPS**
480/277v,
3-phase electrical service

 **CEILING HEIGHT**
40'


 **COLUMN SPACING**
56' x 50'

 **DOCK-HIGH DOORS**
34

 **DRIVE-IN DOORS**
2

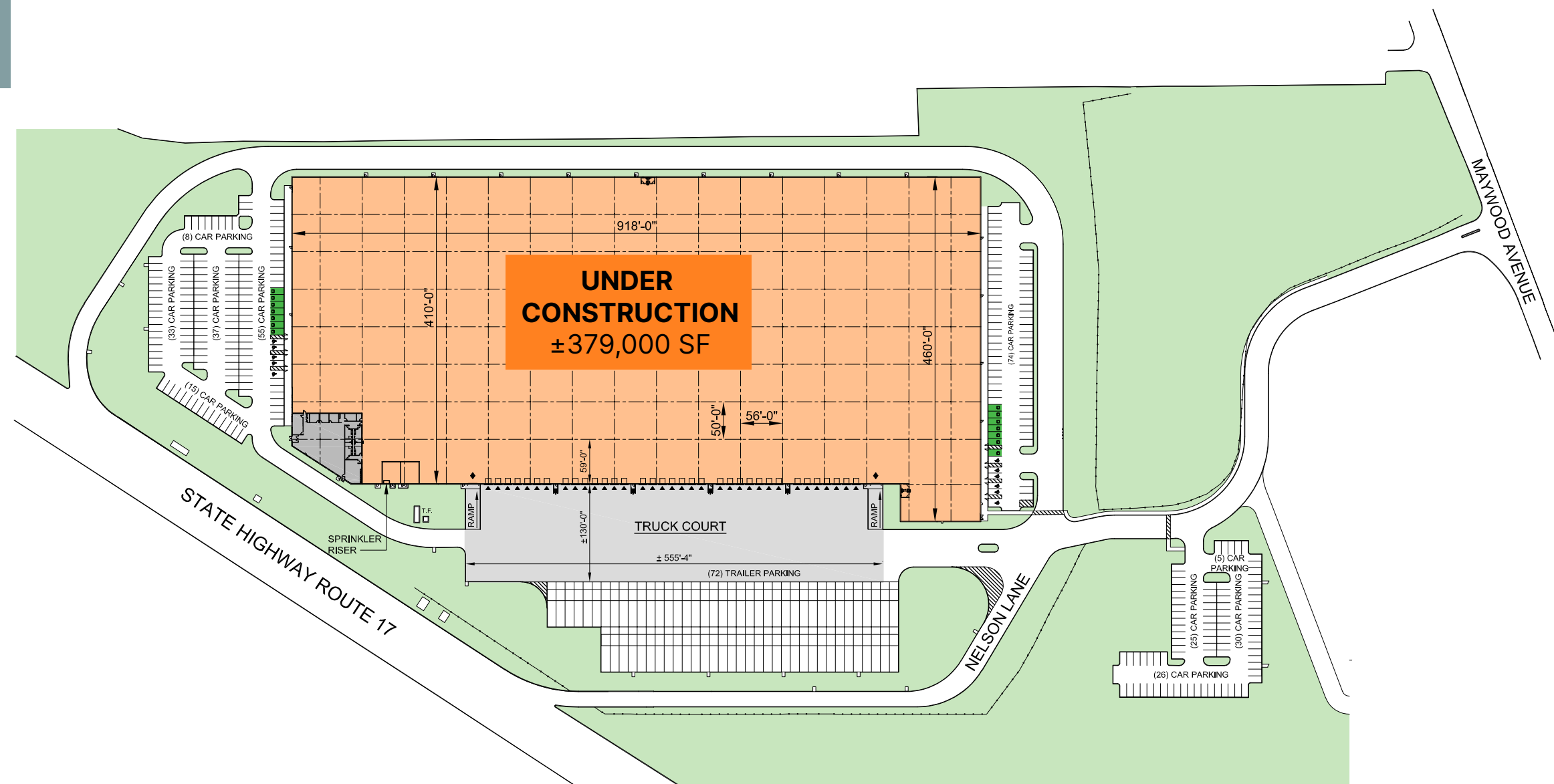
 **BAY DEPTH**
60'

 **LIGHTING**
LED motion-sensors

 **CAR PARKING**
309 stalls
(includes EV parking)

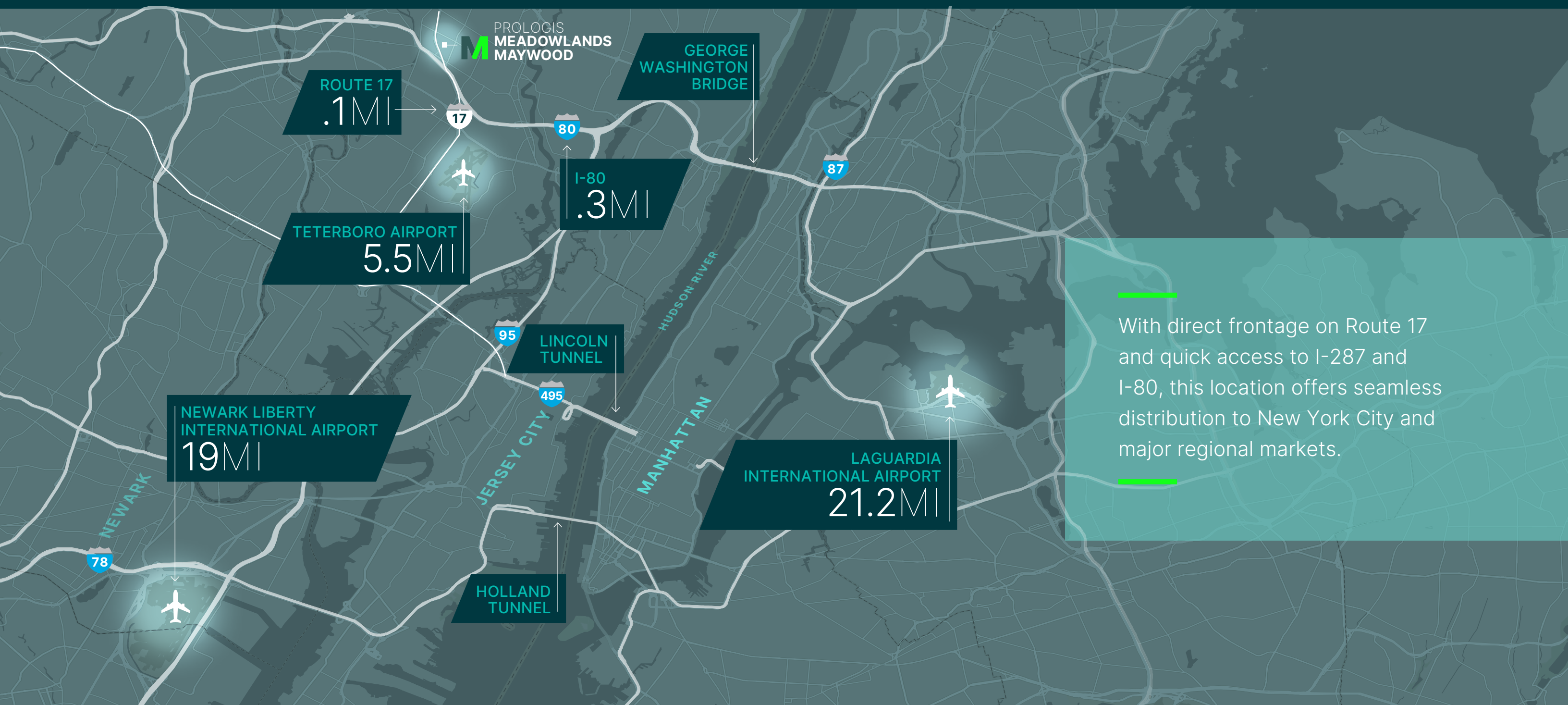
 **8 DUAL EV**
charging stations

 **TRAILER PARKING**
72 stalls





Logistics Without Friction



With direct frontage on Route 17 and quick access to I-287 and I-80, this location offers seamless distribution to New York City and major regional markets.



A Location that Works Overtime

ACCESS TO A ROBUST WORKFORCE TO OPERATE AND SCALE WITH CONFIDENCE

Set within an established corridor surrounded by leading industrial users, Prologis Meadowlands Maywood offers a proven location that works as hard as your business.



CORPORATE NEIGHBORS

- 1 AMAZON
- 2 AAA WHOLESale
- 3 AMAZON
- 4 SYMRISE
- 5 RESTAURANT DEPOT
- 6 GOODWILL
- 7 AMAZON
- 8 AMAZON
- 9 FEDEX
- 10 LINDENMEYR MUNROE

PROLOGIS
**MEADOWLANDS
MAYWOOD**

5 MILES

10 MILES

AREA DEMOGRAPHICS



LABOR

LABOR FORCE

TRADE TRANSPORTATION & UTILITIES

MANUFACTURING

5 MILES

273,366

47,852

25,013

10 MILES

1,148,919

153,298

61,694



POPULATION

POPULATION AGE 25+

TOTAL POPULATION

TOTAL HOUSEHOLDS

EMPLOYED CIVILIAN POP 16+

MEDIAN AGE

5 MILES

456,832

651,394

230,903

337,693

39.6

10 MILES

2,358,996

3,320,231

1,291,833

1,664,976

38.8

TETERBORO AIRPORT



Prologis Essentials

KEEPING YOU AHEAD OF WHAT'S NEXT.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one single-source partner.



OPERATIONS

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

ENERGY

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging



**PROLOGIS
MEADOWLANDS
MAYWOOD**

241 Route 17 North
Maywood, NJ

17 ROUTE 17

FOR MORE INFORMATION, PLEASE CONTACT:



BILL WAXMAN

Vice Chair
bill.waxman@cushwake.com
ph +1 201 426 2200
cell +1 201 394 9989

MINDY LISSNER

Vice Chair
mindy.lissner@cushwake.com
ph +1 732 243 3102
cell +1 732 261 6319

THOMAS TUCCI

Vice Chair
thomas.tucci@cushwake.com
ph +1 732 243 3120
cell +1 201 739 8172

DAVID GHERIANI

Executive Managing Director
david.gheriani@cushwake.com
ph +1 732 243 3108
cell +1 908 675 5080



SARAH RUTHERFORD

VP, Leasing Officer
srutherford@prologis.com
ph +1 201 528 9576
cell +1 551 206 6985

PROLOGIS MEADOWLANDS

One Meadowlands Plaza
Suite 100
East Rutherford, NJ 07073

www.prologis.com
NYSE: PLD
Twitter: @Prologis