



New York City

Interstate 80

241 ROUTE 17 NORTH

Prologis Meadowlands



Flexible Build-to-Suit Location. Numerous Possibilities.

Prologis Meadowlands at 241 Route 17 North in Maywood, NJ, offers a strategically located industrial facility with convenient access to major transportation routes. The property is positioned close to major highways and NYC access points, making it ideal for efficient distribution and logistics operations. This prime location ensures seamless connectivity to the broader New Jersey and New York metropolitan areas, supporting streamlined supply chain operations.



State-of-the-Art Warehouse in the Ideal Location

Beyond its advantageous location, the facility is designed with operational efficiency and tenant convenience in mind. Tenants benefit from modern amenities like LED motion-sensor lighting, EV charging stations, and an ESFR sprinkler system, ensuring a safe and sustainable working environment. The combination of accessibility, innovative services, and high-quality infrastructure makes this facility a standout choice for businesses seeking a competitive edge in the market.



SIZE

± 379,000 SF



OFFICE

± 8,000 SF



DOCK DOORS

34



DRIVE IN DOORS

2



TRAILER PARKING

72



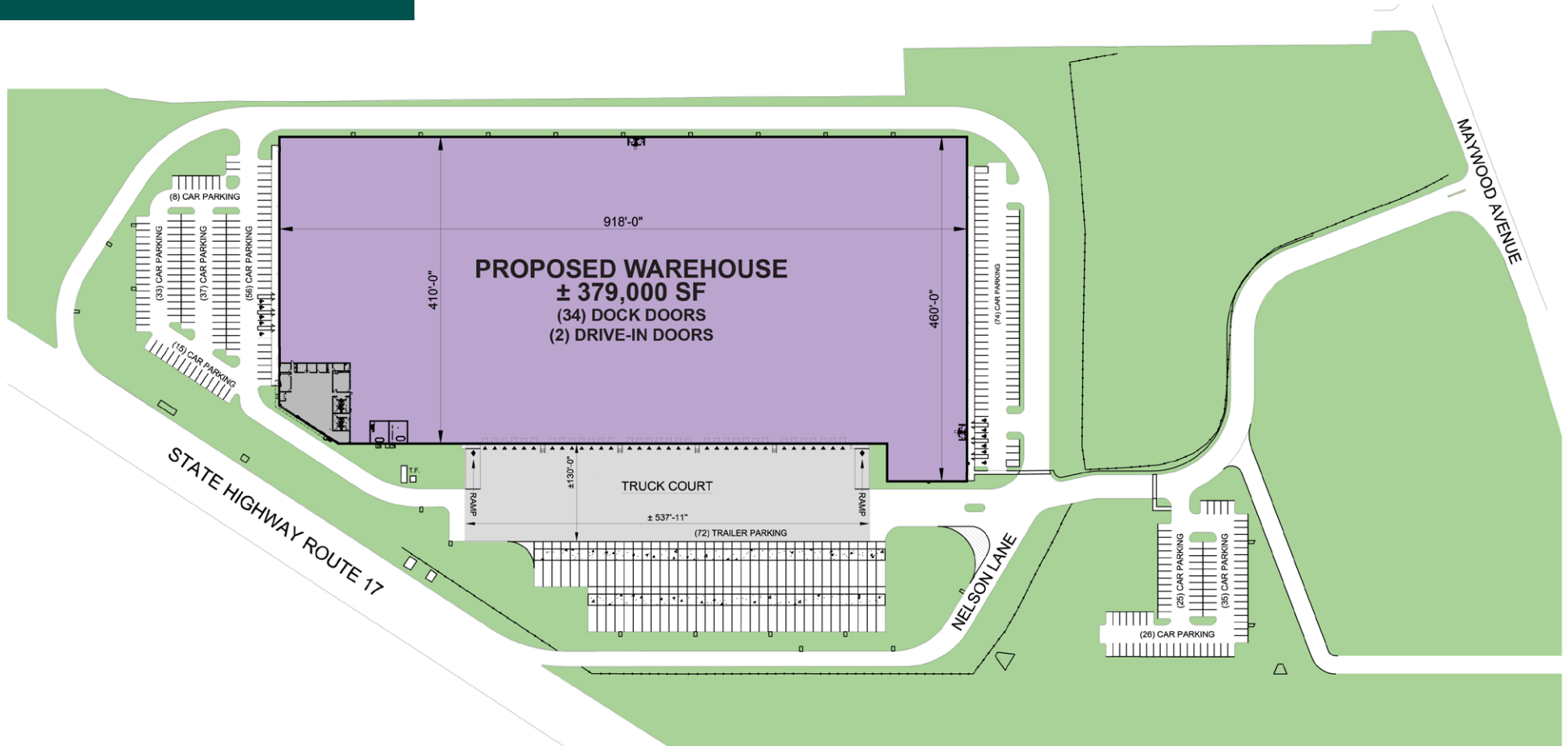
CEILING HEIGHT

40'



AVAILABLE 2026

Proposed $\pm 379,000$ SF



Building Specifications

- $\pm 379,000$ SF total building size
- $\pm 8,000$ SF office
- 40' clear height
- 56' x 50' column spacing
- 34 dock doors
- 2 drive-in doors
- 72 trailer parking spaces
- 309 car parking spaces
- 8 dual EV charging stations
- 4000 amps, 480/277v, 3-phase electrical service
- ESFR sprinkler system
- LED motion sensor lighting

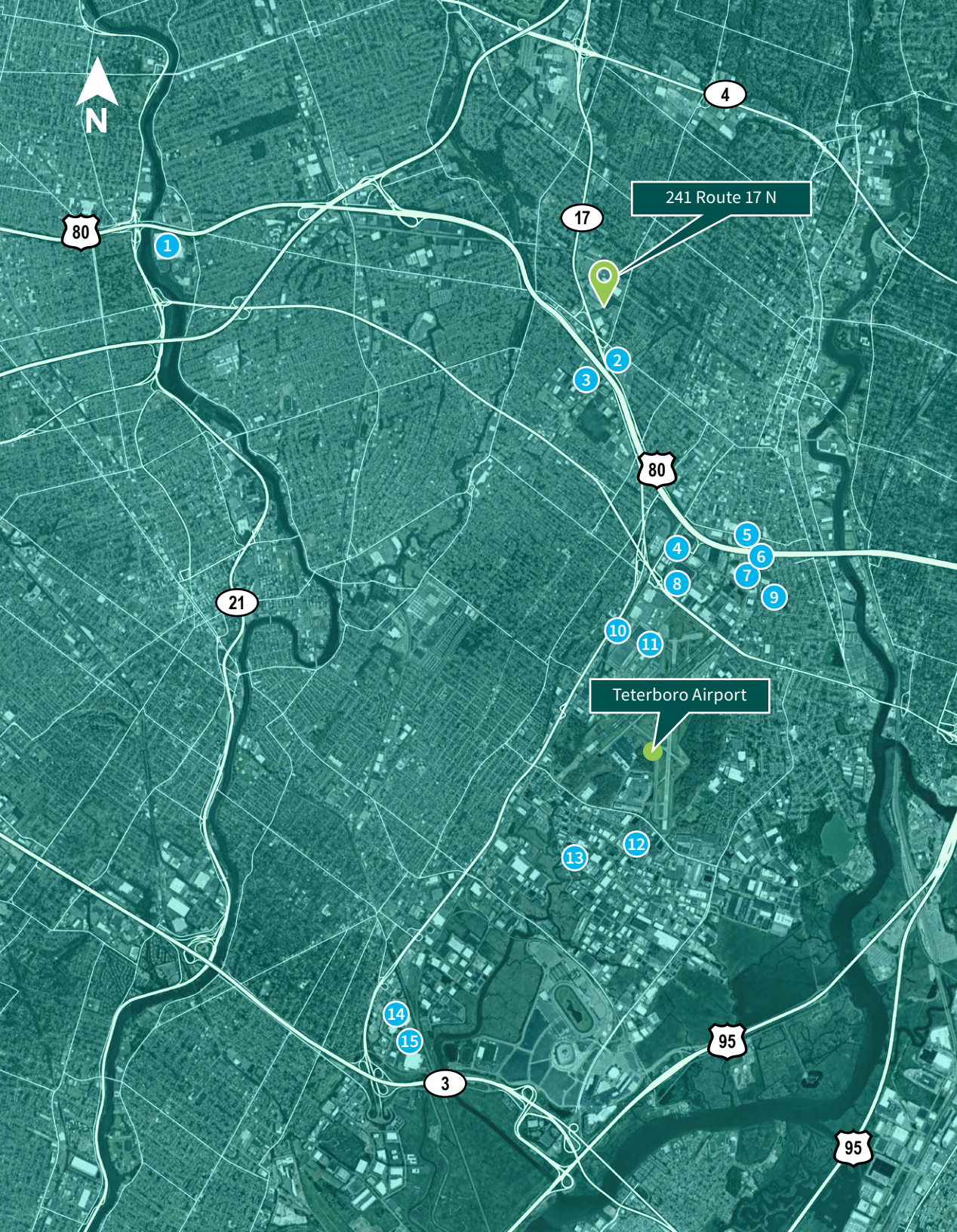


Land

Planned

▼ Dock Door

◆ Drive-in Door



± 21 miles to Newark Liberty International Airport



Immediate access to I-80, Route 17, and Route 46



± 14 miles to Lincoln Tunnel into NYC

Corporate Neighbors

- | | |
|--------------------|----------------------|
| 1 Amazon | 9 FedEx |
| 2 AAA Wholesale | 10 Lindenmeyr Munroe |
| 3 Amazon | 11 USPS |
| 4 Symrise | 12 Paris Baguette |
| 5 Restaurant Depot | 13 Stonesource |
| 6 Goodwill | 14 Amazon |
| 7 Amazon | 15 Volvo |
| 8 Amazon | |

Prime Location

- 0.5 Miles to Essex St at Maywood Bus Stop
- 2.8 Miles to Teterboro Train Station
- Immediate Access to Route 17 North



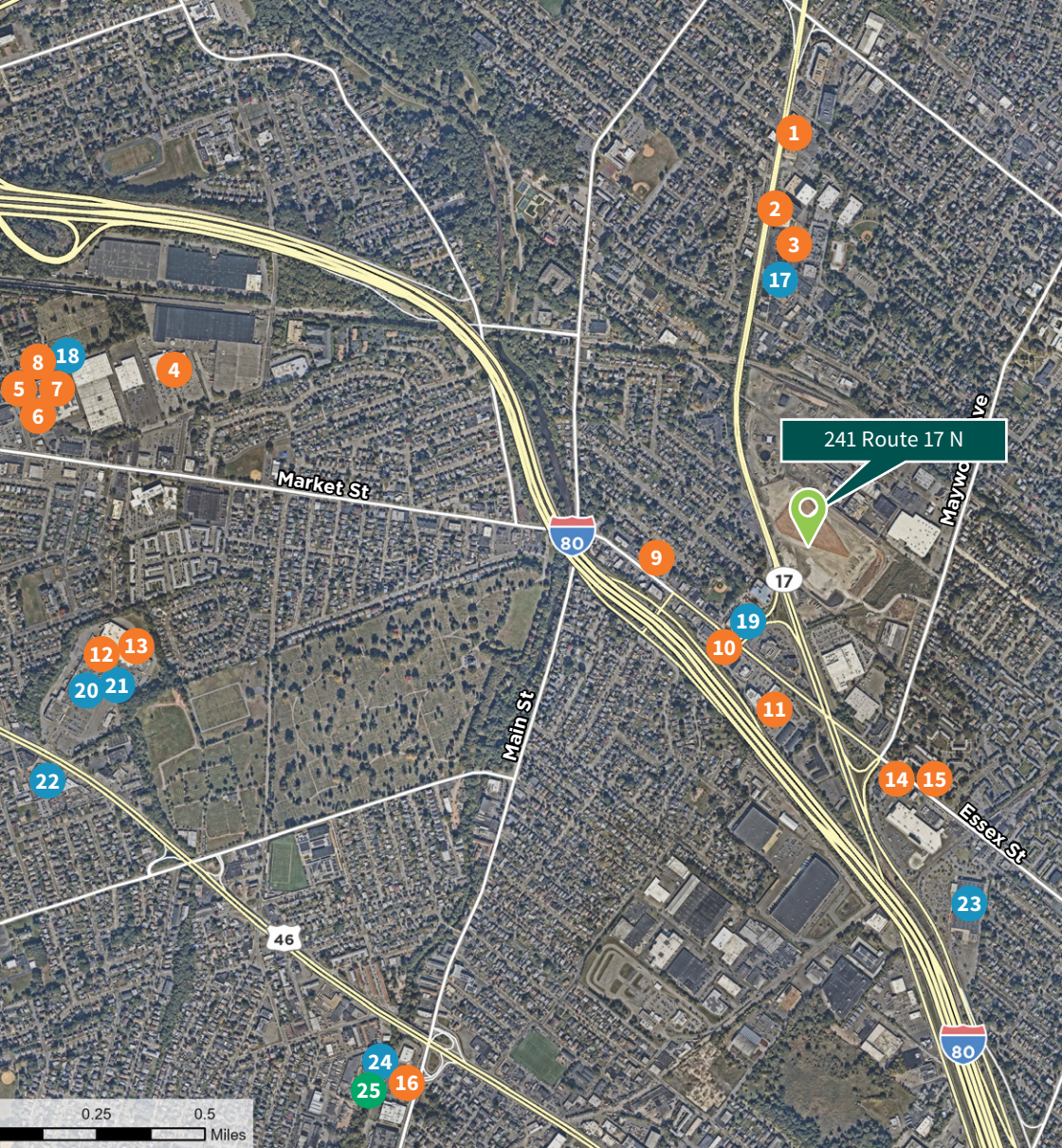
Education (Population ages 25+)

	Associate's Degree	Bachelor's Degree	Grad/ Professional Degree	HS Diploma or GED	Some College/ No Degree
5 MILES »	30,823	108,440	64,501	129,642	67,949
10 MILES »	145,940	577,519	433,701	555,342	306,467



Population

Population Age 25+	Total Population	Total Households	Employed Civilian Pop 16+	Median Age
456,832	651,394	230,903	337,693	39.6
2,358,996	3,320,231	1,291,833	1,664,976	38.8



Legend



DINING & GROCERY

- 1 Outback Steakhouse
- 2 Starbucks
- 3 Longhorn Steakhouse
- 4 ACME
- 5 Starbucks
- 6 Dairy Queen
- 7 Subway
- 8 Buffalo Wild Wings
- 9 Jersey Mikes
- 10 Wawa
- 11 Chipotle
- 12 McDonalds
- 13 Walmart
- 14 Ritas
- 15 Bon Chon
- 16 ShopRite



RETAIL

- 17 The Tile Shop
- 18 Harbor Freight Tools
- 19 Harley Davidson
- 20 Sally Beauty
- 21 TJ-MAXX
- 22 U-HAUL
- 23 The Home Depot
- 24 CVS



FITNESS

- 25 LA Fitness

Demographics



Population



Avg. Household Income



Total Consumer Expenditure

5 MILES »

651,394

\$128,674

\$4.7B

10 MILES »

3.3M

\$126,601

\$26.7B



One Meadowlands Plaza
7th Floor
East Rutherford, NJ 07073

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

David Gheriani

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



Prologis Meadowlands
One Meadowlands Plaza
Suite 100
East Rutherford, NJ 07073

Prologis Headquarters
Pier 1, Bay 1
San Francisco, CA 94111
Main: +1 415 394 4000
info@prologis.com
www.prologis.com
NYSE: PLD
Twitter: @Prologis

Sarah Rutherford

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



Scan the QR code for more info!

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

