WAREHOUSE

FOR LEASE

CUSHMAN & WAKEFIELD

Sagard

WOODMONT Industrial Partners



PREMIER LOCATION

UNDER CONSTRUCTION

349 & 389 New Brunswick Ave

Rahway, New Jersey

WAREHOUSE A: 349 NEW BRUNSWICK

±201,616 SF

WAREHOUSE B: 389 NEW BRUNSWICK

±76,202 SF

- **PILOT Approved**
- Delivering Q1 2027
- Prime Port Location & Strong Labor Pool

WWW.RAHWAYLOGISTICS.COM

PROPERTY OVERVIEW

A

349 NEW BRUNSWICK
WAREHOUSE A: ±201,616 SF

B

389 NEW BRUNSWICK
WAREHOUSE B: ±76,202 SF





WAREHOUSE BUILDING **A**

PILOT Approved

Abundant Loading

Available space	±201,616 SF
Office	±3,000 SF Interior to suit
Clear height	36'
Column spacing	Storage: 56'6" x 48'8", Speed Bay: 60'
Dock Doors	41 (21 with full packages)
Drive-in doors	2
Trailer Spaces	6
Car Spaces	147
Electrical service	2,500 amps, 277/480v, 3-phase
Sprinkler system	ESFR
ESG	EV ready, Solar ready

WAREHOUSE BUILDING **B**

Available space	±76,202 SF
Office	±2,500 SF Interior to suit
Clear height	40’
Column spacing	Storage: 52’ x 48’, Speed Bay: 60’
Dock Doors	8 (with full packages)
Drive-in doors	1
Car Spaces	78 + 8 van spaces
Electrical service	2,000 amp, 277/480v, 3-phase
Sprinkler system	ESFR
ESG	EV ready, Solar ready

PILOT Approved

Heavy Power

40’ Ceiling Height





PREMIER LOCATION

A premier location that is close proximity to Route 35 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 35	1 min	0.2 mi
GSP Exit 132	5 min	3 mi
NJ Turnpike Exit 11	12 min	6 mi
NJ Turnpike Exit 12	15 min	6.5 mi
Goethals Bridge	15 min	6.5 mi
Newark Liberty Airport	20 min	10.8 mi
Verrazzano Bridge	25 min	15 mi
Port Newark/Elizabeth	28 min	16 mi
Holland Tunnel	30 min	24 mi
Lincoln Tunnel	30 min	27 mi
GW Bridge	40 min	33 mi



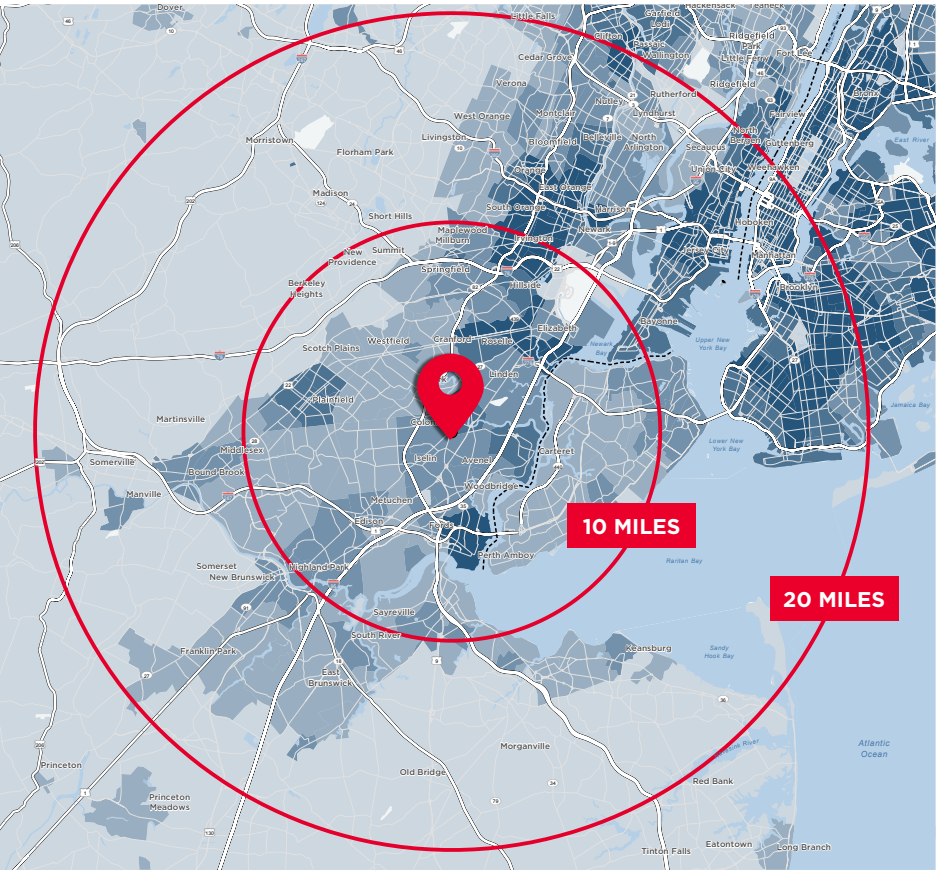
20 Minutes
to Newark Airport

28 Minutes
to Port of Newark

35 Minutes
to Midtown NYC

SITE DEMOGRAPHICS

Radius of 20 Miles



Warehouse Workers Resident Density (Per Sq. Mi.)

- Over 300
- 200 to 300
- 100 to 200
- 50 to 100
- Under 50

7,106,553
2023 TOTAL POPULATION

2,731,940
2023 TOTAL HOUSEHOLDS

2.54
2023 AVG HOUSEHOLD SIZE

$137,093
2023 AVG HOUSEHOLD INCOME

38.1
2023 MEDIAN AGE

$702,684
2023 AVG HOME VALUE

EMPLOYMENT

8,191,195
2023 TOTAL DAYTIME POPULATION

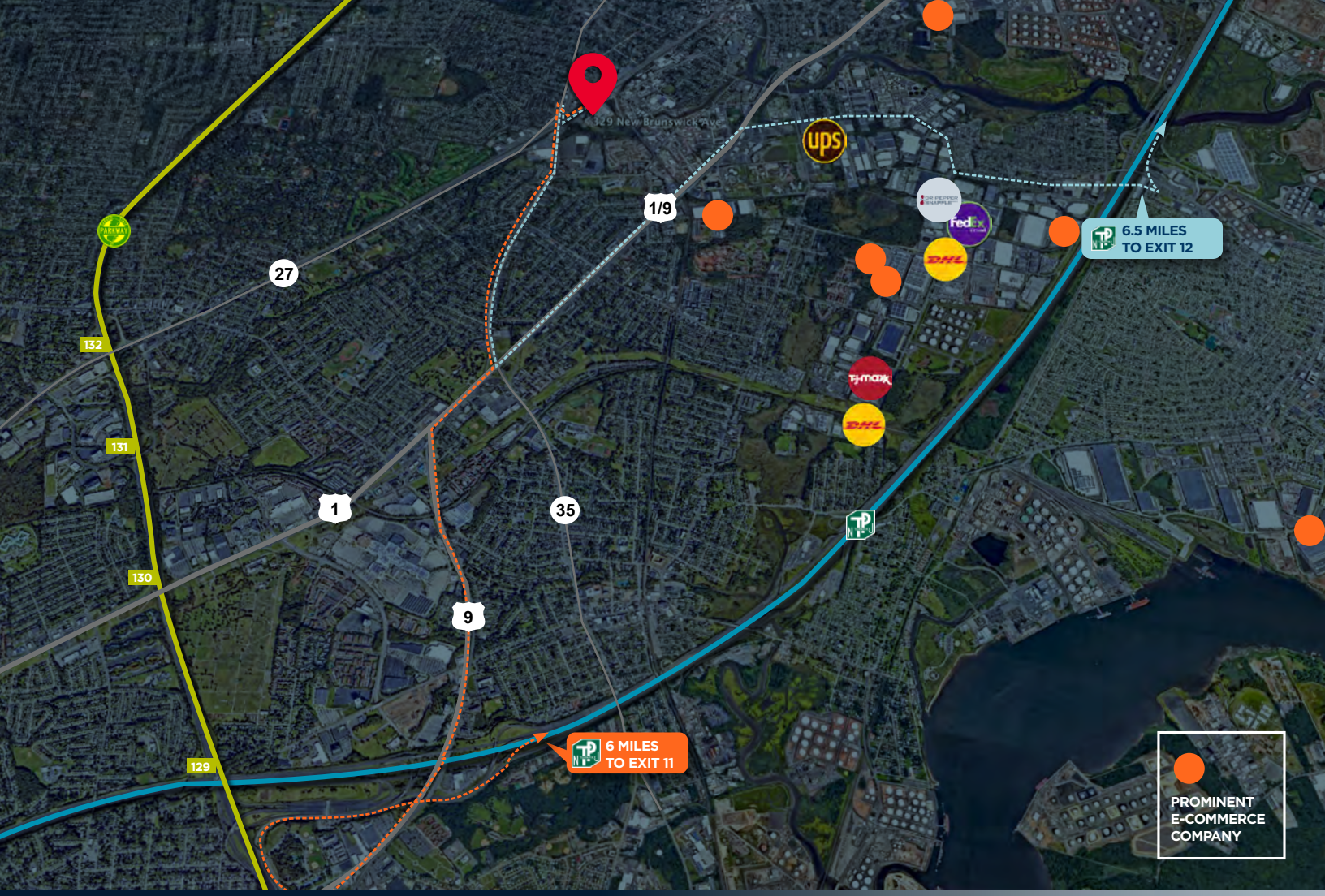
56%
2023 DAYTIME POPULATION: WORKERS

44%
2023 DAYTIME POPULATION: RESIDENTS

6,520.6
2023 DAYTIME POPULATION DENSITY (POP/SQ MI)

292,783
2023 TOTAL (SIC01-99) BUSINESSES

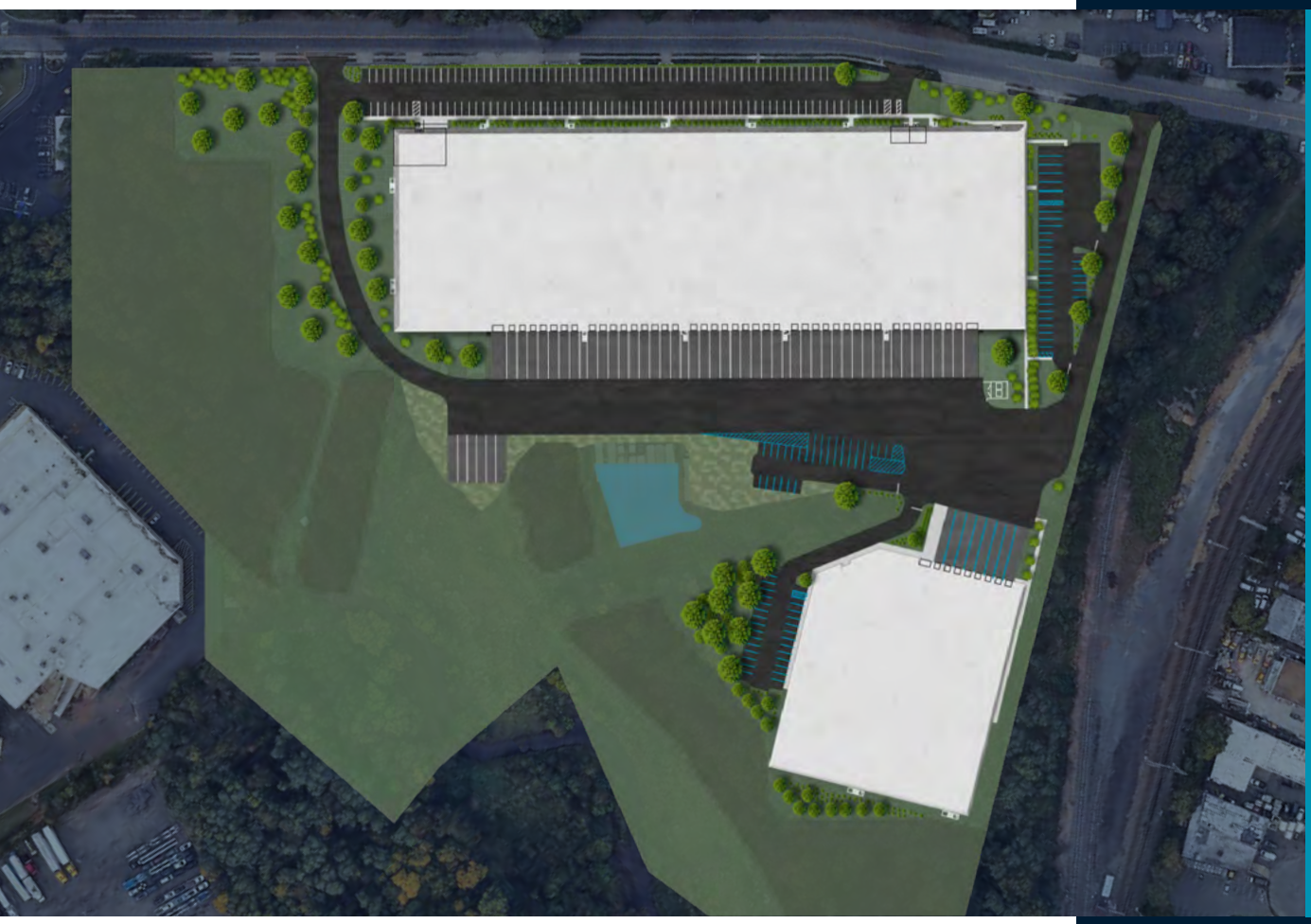
3,965,523
2023 TOTAL (SIC01-99) EMPLOYEES



ACCESS & LOCATION

An ideal Northern New Jersey location and hub of high-quality neighboring tenants with convenient access to transportation routes and nearby amenities for warehouse employees.





349 & 389 NEW BRUNSWICK AVE | RAHWAY, NJ

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View Construction Progress at **RahwayLogistics.com**

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