



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





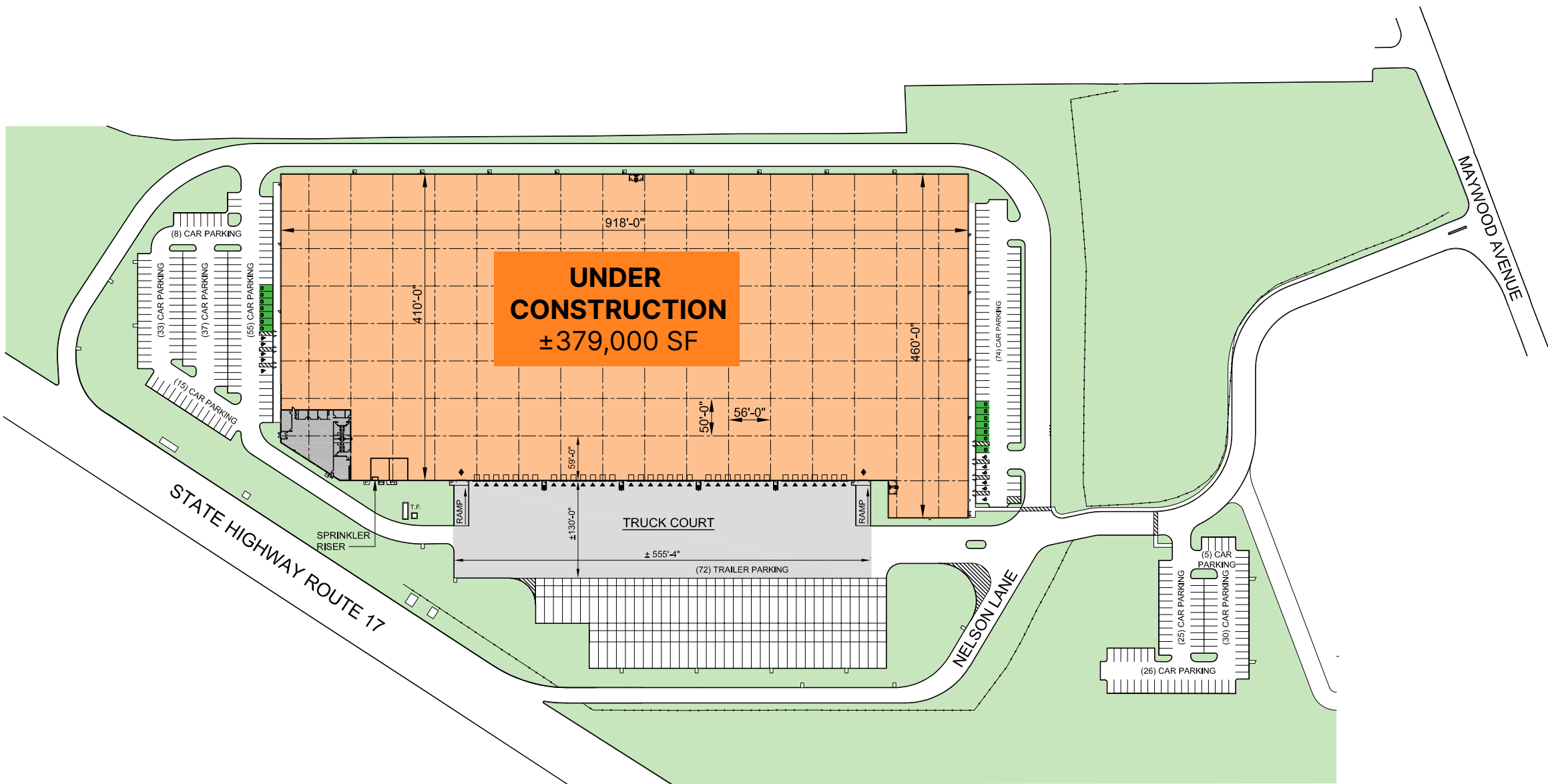
Far From Standard

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

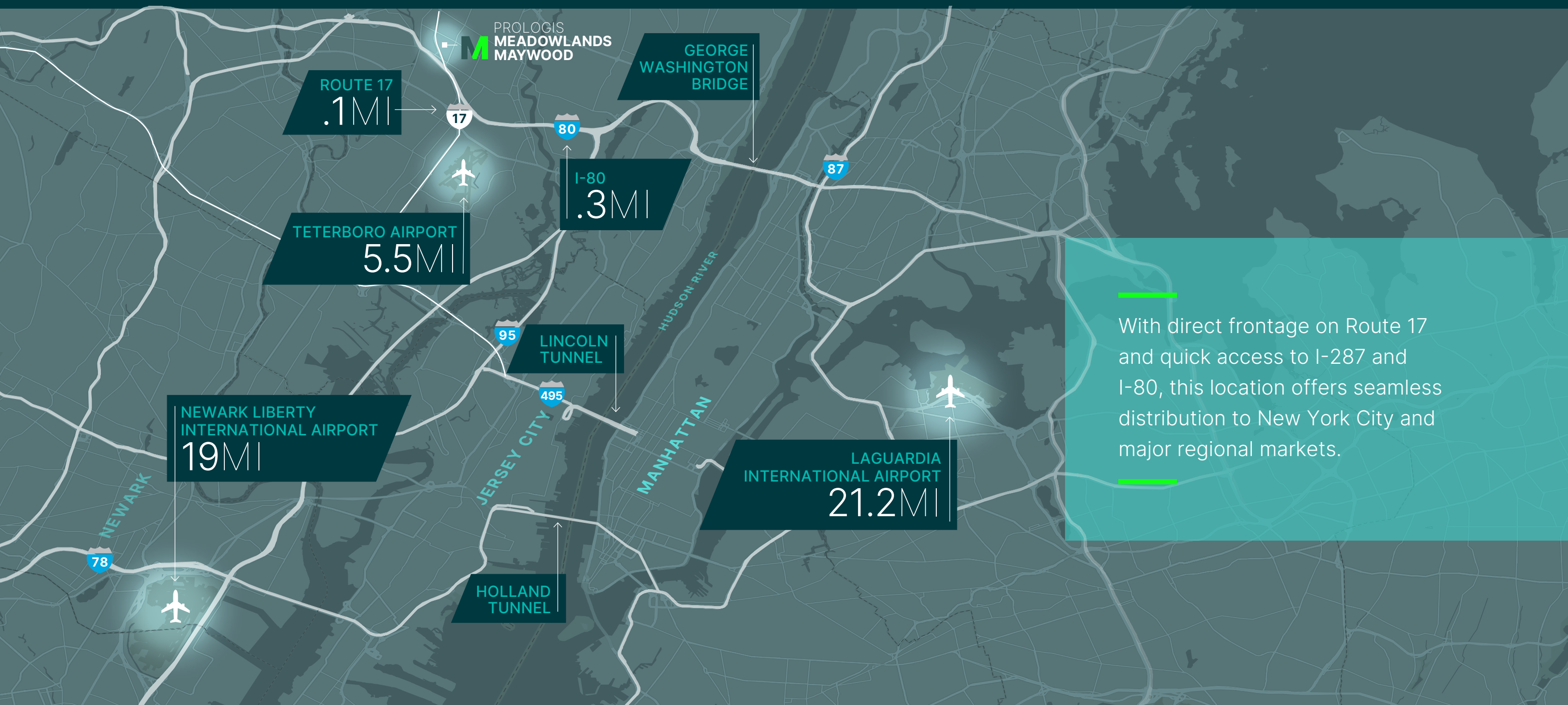
±379,000 SF TOTAL

-  **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



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

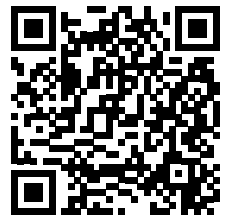
TETERBORO AIRPORT



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



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ROUTE 17



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