



# **TETERBORO**

LOGISTICS CENTER

STATE-OF-THE-ART FACILITY | SUPPLY CHAIN EXCELLENCE  
PREMIER LOCATION | LAST-MILE DELIVERY



**515,421 SF**  
INDUSTRIAL WAREHOUSE  
AVAILABLE IMMEDIATELY

[TeterboroLC.com](http://TeterboroLC.com)

# VERSATILE CROSS-DOCK DISTRIBUTION CENTER

Teterboro Logistics Center is the key to unlocking your logistics potential. Spanning 515,421 SF, this state-of-the-art industrial development occupies a prime location in the heart of the Meadowlands. This premier property is conveniently situated off Route 17 and within a 4-mile radius of Routes 3, 46, 80, and the New Jersey Turnpike (I-95). With a skilled labor pool and the ability to effortlessly serve the Boston to Washington, DC corridor, TLC is poised to excel in meeting the last-mile delivery demands of the New York City metro area, establishing itself as the driving force of supply chain success.

## BUILDING PLAN & SPECS

BUILDING SIZE/AVAILABLE SPACE

**515,421 SF**

(MAY DIVIDE)

OFFICE

**TBD**

LOADING

**79 + 4 FUTURE  
DOCK DOORS**

DRIVE-INS

**4 DRIVE-INS**

SPEED BAY

**59'2"**

SPRINKLER

**ESFR**

POWER

**3-PHASE CAPACITY,  
2,000 AMPS**

277/480 VOLT

TRAILER PARKING

**94 STALLS**

CEILING HEIGHT

**40' CLEAR**

CAR PARKING

**331 SPACES**

(42 BANKED SPACES)

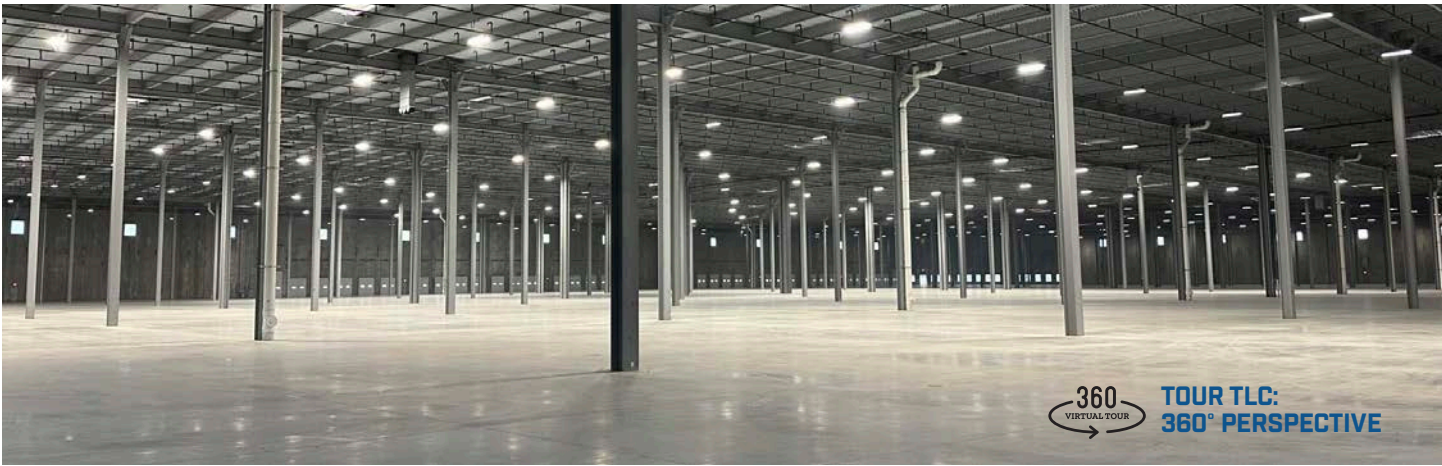
COLUMN SPACING

**53' X 60'**

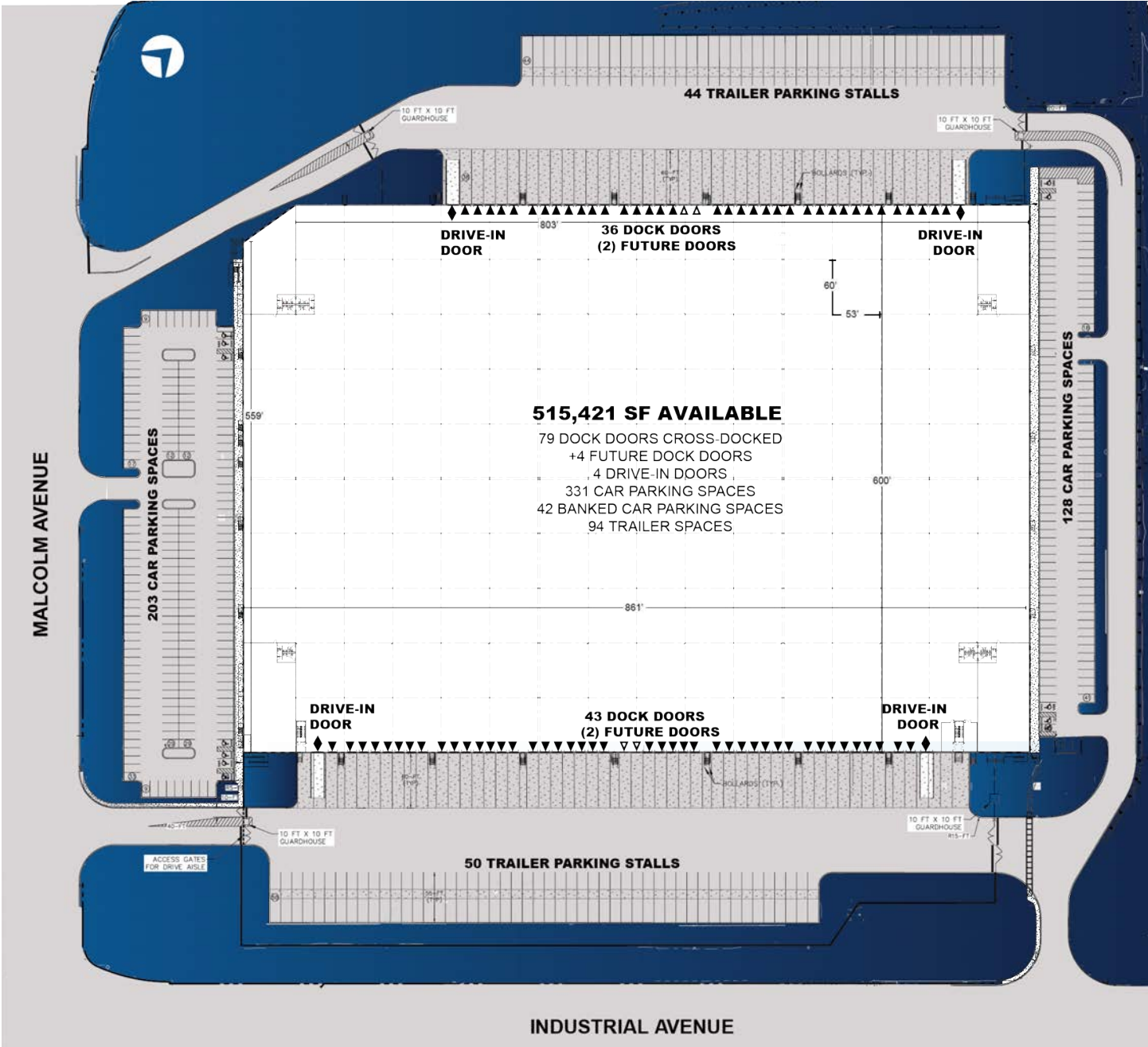
FLOORING

**8" CONCRETE SLAB**





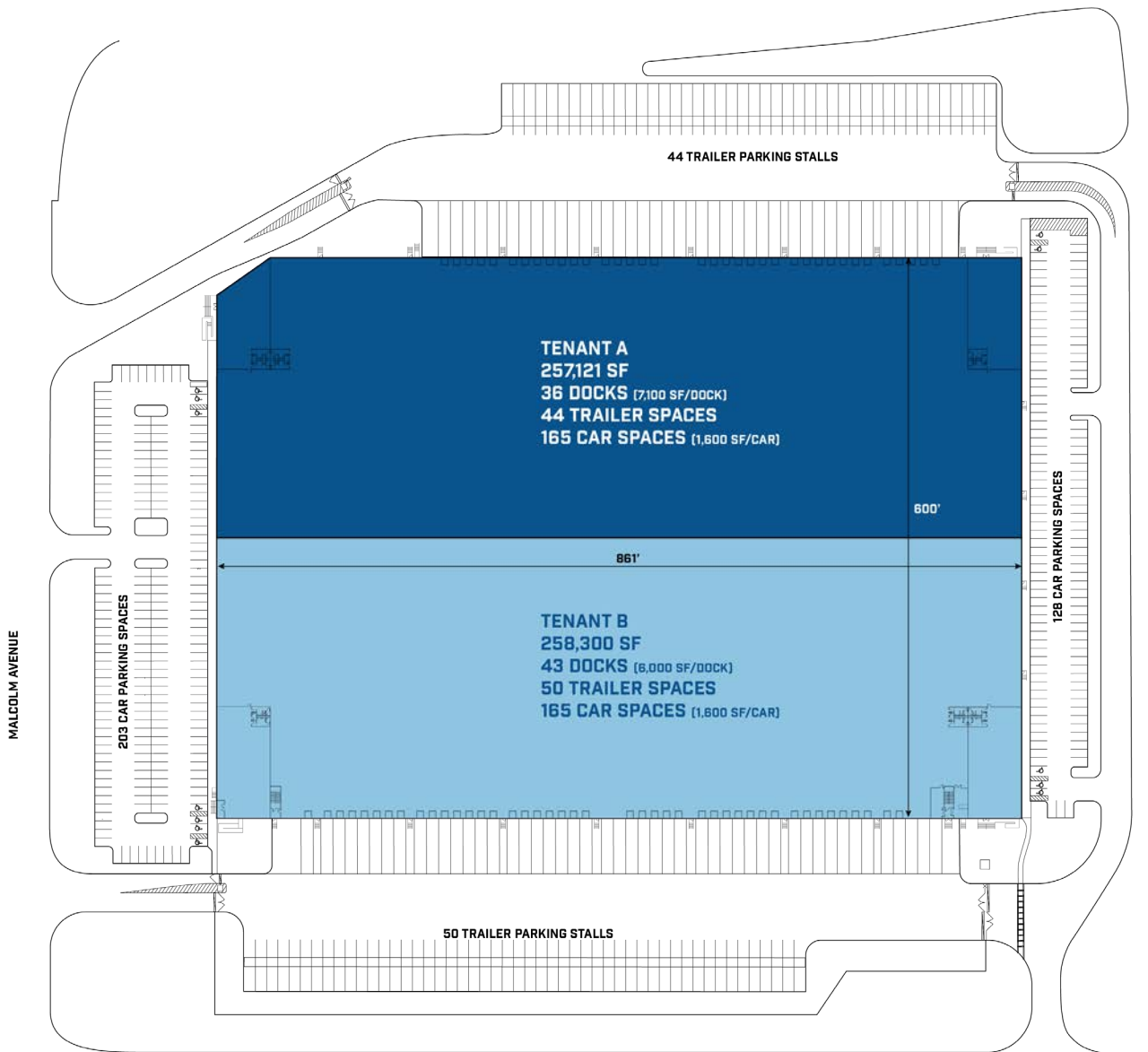
360 VIRTUAL TOUR TOUR TLC: 360° PERSPECTIVE



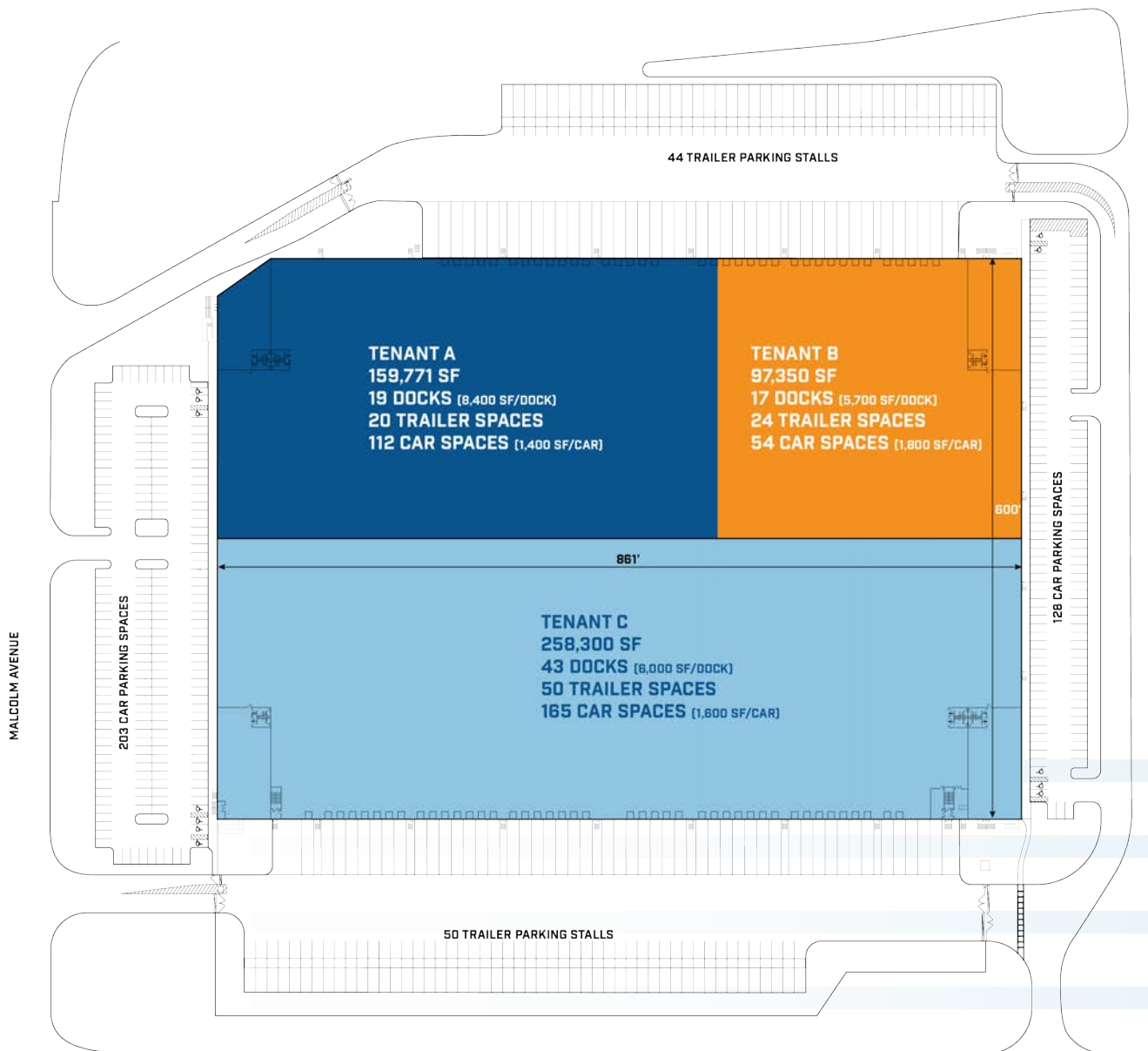
# DEMISED FLEXIBILITY

TETERBORO LOGISTICS CENTER IS DESIGNED TO CATER TO BUSINESSES OF ALL SIZES, WE PROVIDE THE ULTIMATE FLEXIBILITY TO SUIT YOUR NEEDS. FROM FULL-BUILDING OCCUPANCY TO AS SMALL AS 97K SF, WE OFFER VERSATILE OPTIONS THAT PERFECTLY ALIGN WITH YOUR NEEDS.

OPTION 1

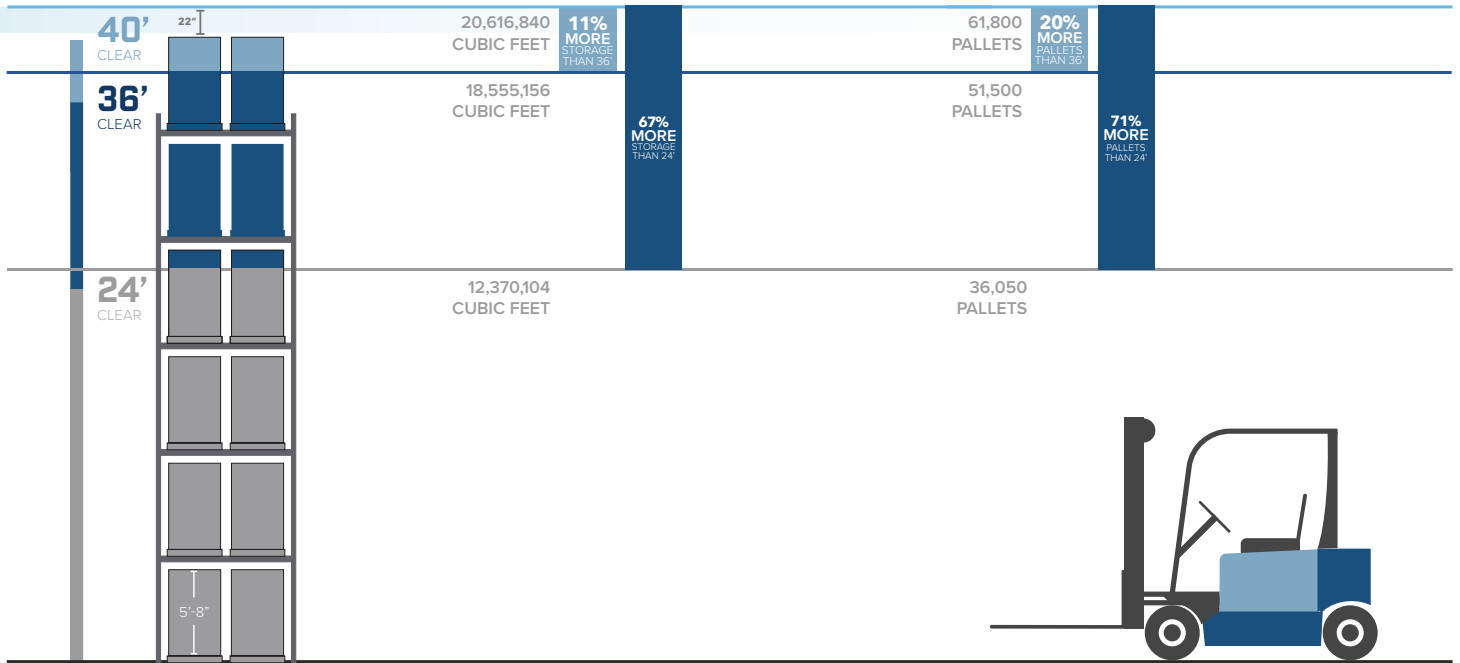


## OPTION 2








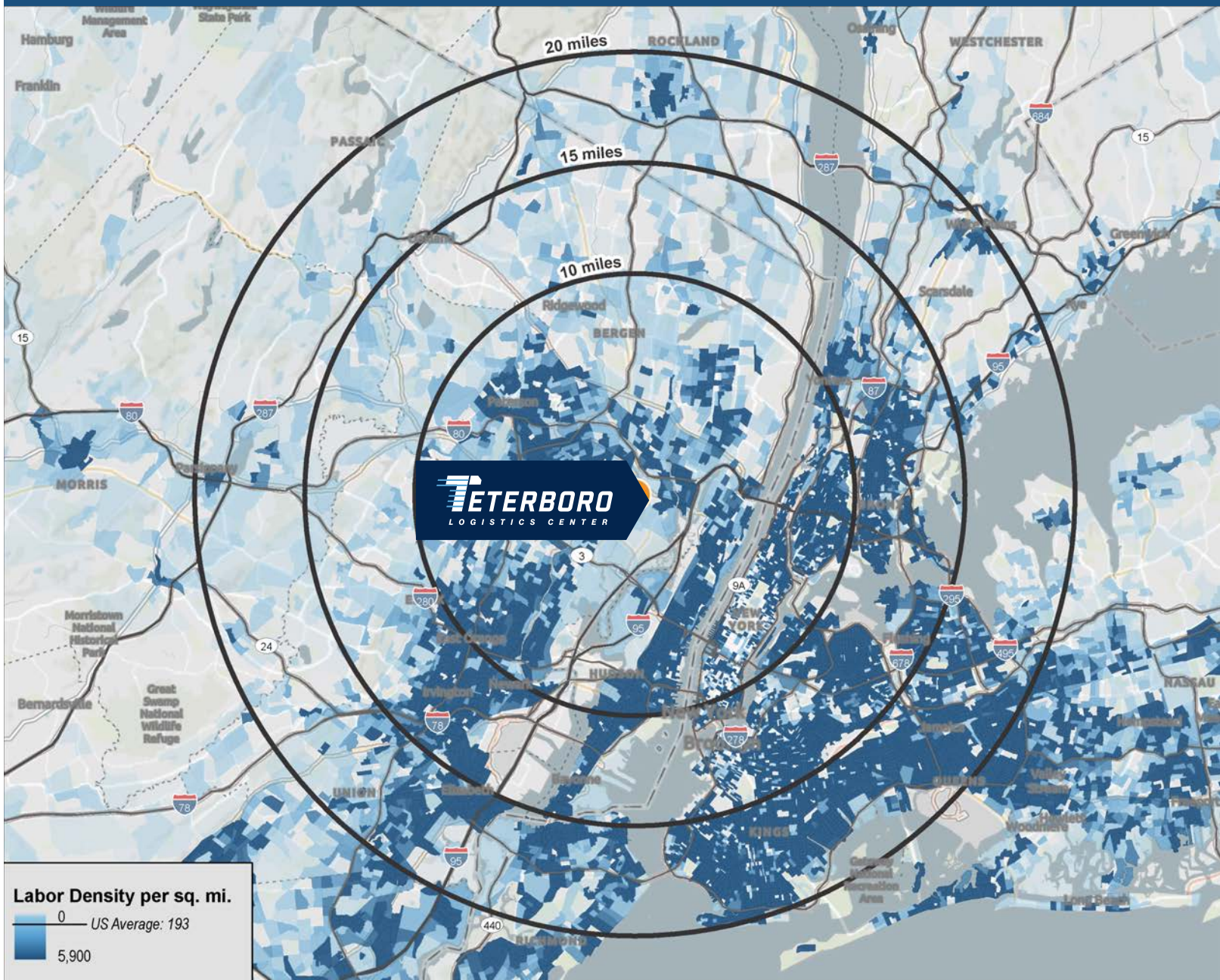
# HIGH-CAPACITY CUBE STORAGE

1 MALCOLM AVE | 515,421 SF



# DIVERSE LABOR SUPPLY

	10 MILES	15 MILES	20 MILES
 Total population	<b>4,668,755</b>	<b>8,873,757</b>	<b>12,905,086</b>
 Total Labor Force	<b>2,499,270</b>	<b>4,661,675</b>	<b>6,621,576</b>
 Transportation/ Warehouse workers	<b>129,824</b>	<b>262,370</b>	<b>405,731</b>
 Median warehouse hourly wage (US median is \$18.53)	<b>\$20.45</b>	<b>\$20.05</b>	<b>\$19.97</b>
 Median household income (US median is \$72,603)	<b>\$77,681</b>	<b>\$76,516</b>	<b>\$77,183</b>



# DISCOVER SEAMLESS CONNECTIVITY

Strategically situated in the sought-after Meadowlands region, Teterboro Logistics Center, offers unparalleled accessibility with its immediate access to Route 17 and proximity to Routes 3, 46, 80, and the New Jersey Turnpike (I-95). Its strategic location effortlessly connects to key transport hubs including Port Newark/Elizabeth and Port New York New Jersey, as well as the dynamic New York Metropolitan Area, making it an ideal choice for businesses in search of convenient connectivity.





# EXPERIENCE UNMATCHED CORPORATE EXCELLENCE



NatureX

Fashion Logistics Inc.



Amazon

Fashion Logistics Inc.

Symrise

Northern Architectural Systems



Amazon



GOAT



Dassault Falcon Jet Corp.



United Wire Hanger



Amazon

Pkny International

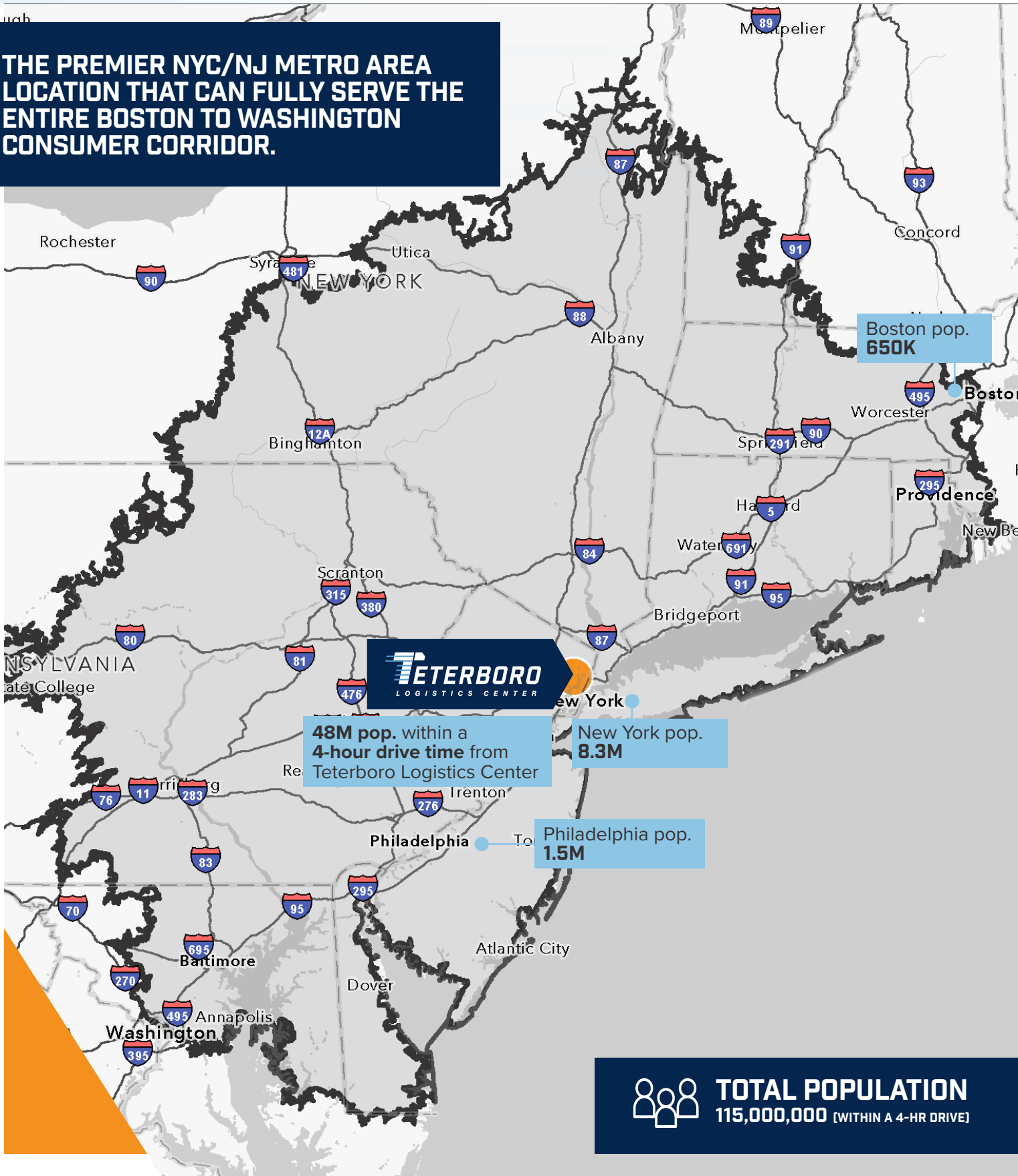


FashionPhile



# EXPANSIVE CONSUMER REACH

THE PREMIER NYC/NJ METRO AREA LOCATION THAT CAN FULLY SERVE THE ENTIRE BOSTON TO WASHINGTON CONSUMER CORRIDOR.



# IMPRESSIVE REGIONAL DISTRIBUTION

## DRIVE TIMES

Rte 17	<b>0.2 MILES</b>	George Washington Bridge	<b>7.3 MILES</b>
I-80	<b>1.3 MILES</b>	I-78	<b>14.0 MILES</b>
Rte 46	<b>1.7 MILES</b>	Newark Airport	<b>16.0 MILES</b>
Rte 3	<b>4.0 MILES</b>	Port Newark/Elizabeth	<b>17.2 MILES</b>
NJ Turnpike (I-95)	<b>3.2 MILES</b>	Global Terminal	<b>18.0 MILES</b>
Lincoln Tunnel	<b>10.2 MILES</b>	Verrazzano-Narrows Bridge	<b>28.4 MILES</b>
I-280 (15W)	<b>10.0 MILES</b>		
Holland Tunnel	<b>12.5 MILES</b>		



# TETERBORO

LOGISTICS CENTER

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