

Brookfield
Properties



MONROE 8A
LOGISTICS CENTER II

265 Rhode Hall Road, Monroe, NJ 08831

409,598 sq. ft.
Class A Industrial Development
Delivering Q2 2025

www.monroe8alogisticscenter.com



MONROE 8A

LOGISTICS CENTER II

Monroe 8A Logistics Center II is a new free-standing industrial development located at 265 Rhode Hall Road in Monroe, NJ, just minutes from Exit 8A of the NJ Turnpike. The state-of-the-art project is LEED certified and features best-in-class design including superior loading, wide column spacing and energy-efficient LED lighting.

Building Size:	409,598 sq. ft.
Available:	409,598 sq.ft.
Office Space:	±9,000 sq. ft. Two (2) 4,500 sq. ft.
Ceiling Height:	36' clear
Dimensions:	1,135' x 400'
Column Spacing:	56' wide x 48'-4 deep (60' speed bays)
Loading:	53 (9' x 10') doors
Drive-ins:	2 (12' x 14') drive-ins
Format:	Single side loading
Trailer Parking:	73 stalls
Car Parking:	212 spaces
Sprinklers	ESFR
Lighting:	Motion sensed LED
Power:	3,000 amps



 **36'**
Clear Height

 **56' x 48'-4"**
Column Spacing
(60' Speed Bays)

 **53**
Dock Doors
(2 Drive-Ins)

 **73**
Trailer Stalls

 **212**
Car Spaces



Storage Capacity



Labor & Population

10 MILES:

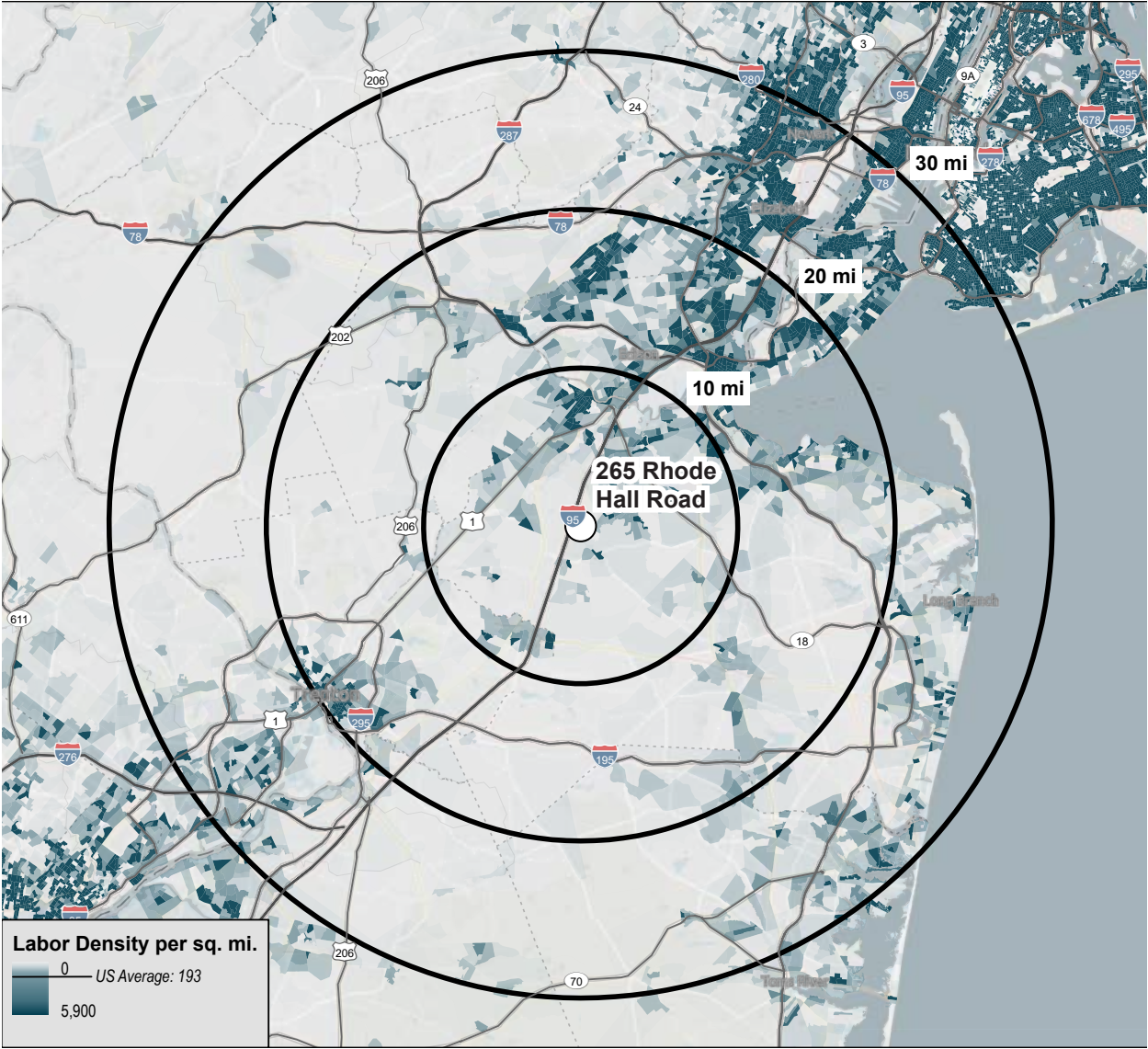
- Total Population: 586,319
- Transportation/Warehouse workers: 19,600
- Total Labor Force: 317,284
- Median Household Income: \$108,144
- Median Warehouse related Hourly Wage: \$18.03 (US Median is \$18.52)

20 MILES:

- Total Population: 2,223,282
- Transportation/Warehouse workers: 74,773
- Total Labor Force: 1,193,125
- Median Household Income: \$106,707
- Median Warehouse related Hourly Wage: \$18.22 (US Median is \$18.52)

30 MILES:

- Total Population: 5,439,827
- Transportation/Warehouse workers: 181,868
- Total Labor Force: 2,791,804
- Median Household Income: \$91,532
- Median Warehouse related Hourly Wage: \$18.56 (US Median is \$18.52)


























Location Overview

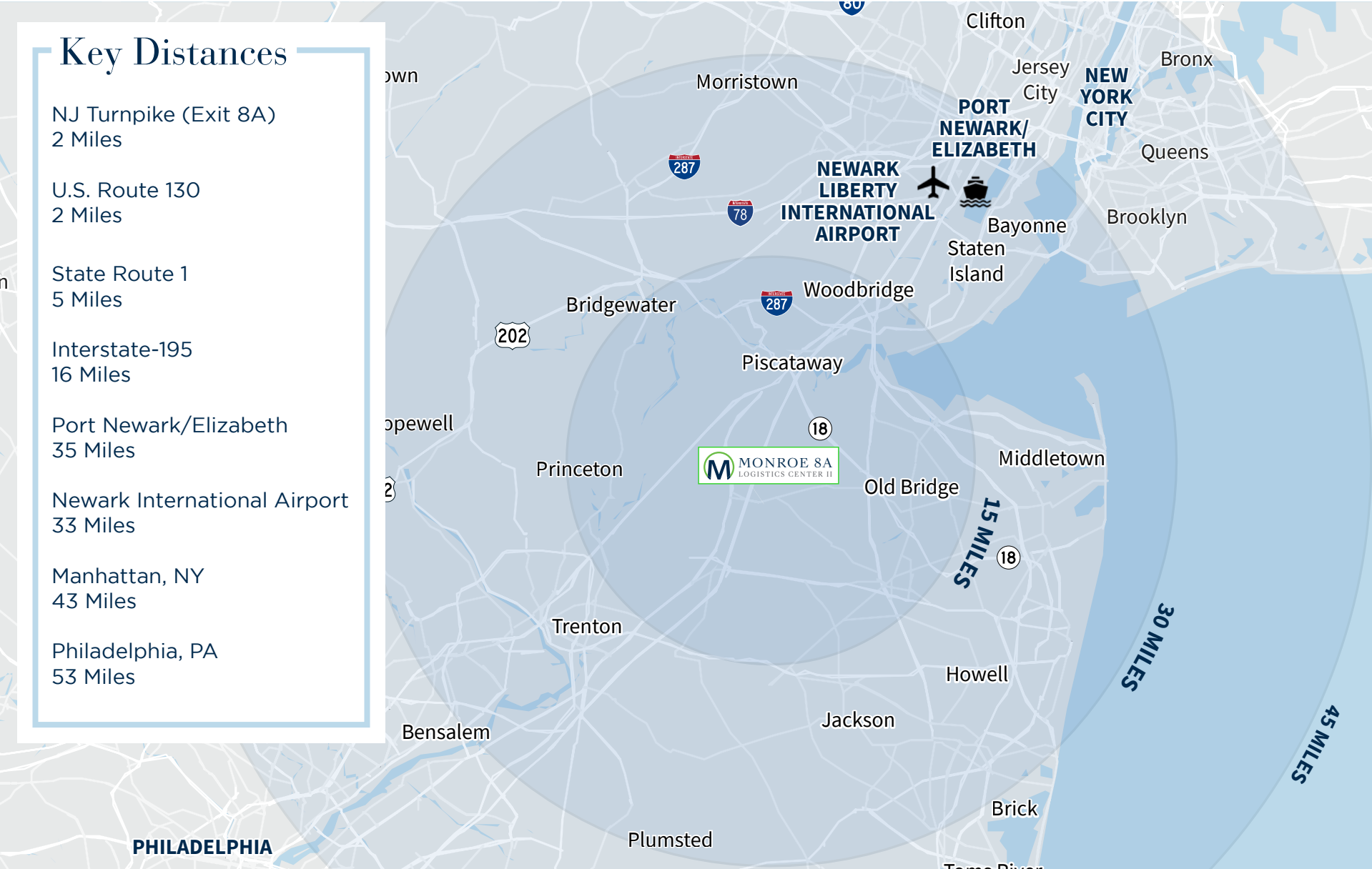
Located less than 3 miles from the NJ Turnpike, Monroe 8A Logistics Center II is strategically positioned in the Exit 8A submarket with premier access to a major highway network, making it the optimal location for warehouse and distribution users, including logistics companies and e-commerce based “last-mile” delivery companies.



Corporate Neighbors

 Monroe Logistics Center Phase I - 1,282,000 SF -
Leased by  The Home Depot

- | | |
|--|--|
| 1.  pitneybowes | 14.  FedEx Ground |
| 2.  KPO Logistics | 15.  HANKOOK |
| 3.  Pacific Logistics Corp | 16.  HYUNDAI |
| 4.  J.B. HUNT | 17.  Elogistic |
| 5.  Wakefern FOOD CORP | 18.  BARNES & NOBLE |
| 6. WILLIAMS-SONOMA | 19.  GEODIS |
| 7.  SYNnex CORPORATION | 20.  COSTCO WHOLESALE |
| 8.  ups | 21.  petco |
| 9.  Canon | 22.  Crate&Barrel |
| 10.  BIMBO | 23.  VW |
| 11.  Lineage | 24.  THE HOME DEPOT |
| 12.  VCF VALUE CITY FURNITURE | 25.  wayfair |
| 13. Calvin Klein | 26.  amz |



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