



Woodmont Industrial Partners

Daily Industrial News Briefing

Coverage Period: Thu, Dec 11 – Wed, Dec 17, 2025 (ET)

Focus Markets: NJ, PA, FL, TX



Market Intelligence & Policy Updates

NJ

ENTITLEMENTS/POLICY

WAREHOUSES

NJ municipalities are tightening approval conditions (truck curfews/routes, road/noise controls) as industrial demand persists. This regulatory shift signals increasing scrutiny on warehouse development despite strong market fundamentals.

[Read Full Article – NJBIZ](#)

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PA

INVESTMENT/DEVELOPMENT

MARKET SHIFT

Lancaster & Berks Counties Emerge as Investment Hotspots: Constraints in Lehigh Valley, Northeast PA, and Harrisburg are redirecting capital flows. Recent investment volumes reached \$419M in Lancaster and \$381.7M in Berks, with multiple large-scale projects in the pipeline.

[Read Full Article – Bisnow](#)

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NATIONAL

INDUSTRIAL OUTDOOR STORAGE

INVESTMENT THESIS

Institutional interest in Industrial Outdoor Storage (IOS) highlighted as resilient asset class. Relevant read-through for NJ port-adjacent IOS competition and investment opportunities.

[Read Full Article – Bisnow](#)

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Major Transactions ($\geq 100K$ SF or $\geq \$25M$)

FEATURED DEAL

Newark, NJ | 3.2M SF Mega-Site Sale

Anheuser-Busch sold its iconic Newark brewery property to Goodman Group (price undisclosed). The ~3.2M SF site will be repurposed for industrial manufacturing and logistics uses. Brewery closure expected in 2026.

[Read Full Article – NJBIZ](#)

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PALM BEACH GARDENS, FL

LEASE

100K SF Lease: Ampera to occupy two buildings totaling 100K SF at Gardens Innovation Center (PGA National Commerce Park). Leasing handled by Colliers (Michael Falk). Move-in scheduled for

next month.

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WARREN & MORRIS COUNTIES, NJ

MULTIPLE LEASES

116,347 SF I-80 Corridor Activity: Resource Realty of Northern NJ reported activity across four I-80 corridor deals. Largest single user lease: 45K+ SF in Hackettstown.

[Read Full Article – re-nj.com](#)

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Notable Availabilities

JERSEY CITY, NJ

FOR LEASE

255,742 SF Warehouse + 5.0 AC IOS

150 Pacific Ave – Port market positioning with outdoor storage component. Recent listing update.

[View Listing – LoopNet](#)

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PARSIPPANY, NJ

SUBLEASE

100,000 SF Industrial Space

100 Jefferson Rd – Asking \$18.00/SF/YR | Term through October 2031

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NEWARK, NJ

IOS YARD SUBLEASE

9.1 Acres Industrial Outdoor Storage

921 Delancy St – Near Port Newark with gate, power, and heavy-vehicle circulation features.

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People & Firm Movements

No brokerage, development, or investment personnel updates reported this period.

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