



10 PRINCESS

LOGISTICS CENTER



340,400 SF LOGISTICS FACILITY

Speculative Construction Delivering March 2020

Lawrence Township, New Jersey





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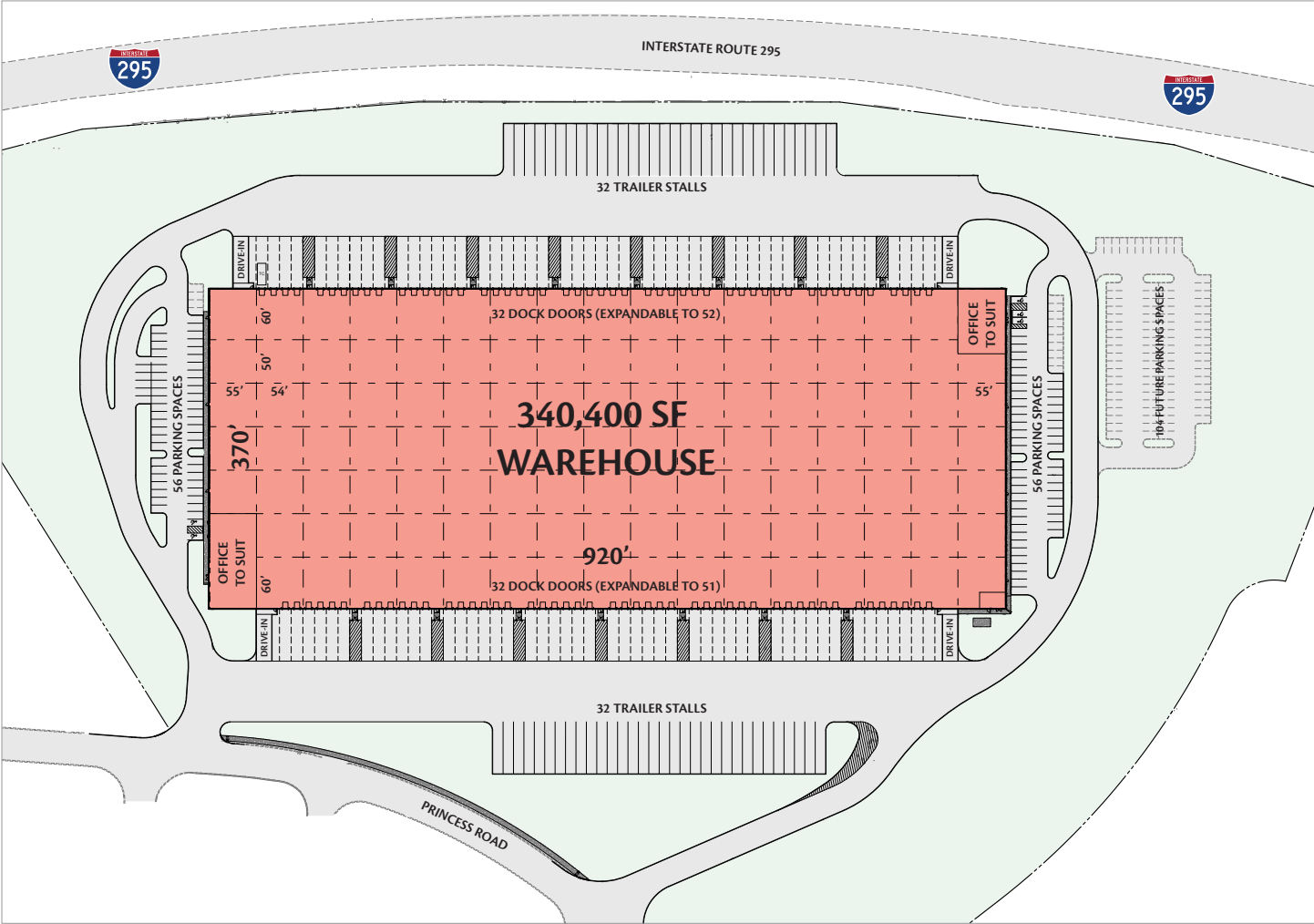
This headquarters opportunity is located in Lawrence Township, New Jersey, just south of Princeton, immediately adjacent to Exit 8 and 8A submarkets. With connections to I-295/I-95, this site has high accessibility to a major highway network including the New Jersey Turnpike (I-95), as well as Routes 1, 206, 31 and 33. The location also benefits from access to a superior warehouse and transportation labor pool within a 15 mile radius. To be developed by experienced institutional ownership, 10 Princess Road will be a state-of-the-art industrial building featuring new generation design specifications such as high-bay clear height, LED lighting, high dock door ratio, abundant car/trailer amenities and wide column spacing.

Specifications

- Free-standing industrial building on 31.27 acres
- 340,400 square feet
- Building dimensions: 920' x 370'
- Office area to suit (2,000 sf speculative, expandable)
- 40' minimum clear height (measured at underside of steel joist at first column line from loading walls)
- 64 (9'x10') dock doors with bumpers and seals (expandable up to 103) in a cross-dock format, 32 of which outfitted with 35,000 lb. mechanical levelers.
- 4 (12'x14') drive-in doors on grade
- 64 trailer spaces
- 112 car parking spaces (expandable up to 216)
- Standard column spacing of 54' x 50' with 54' x 60' speed bays
- 7" thick, 4000 PSI non-reinforced concrete slab on grade
- LED light fixtures with motion sensors
- ESFR sprinkler system
- Roof mounted, gas-fired, Cambridge heating units
- 3,000 amp 277/480 volt, 3-phase electrical service
- Fully circulating design with ability to secure



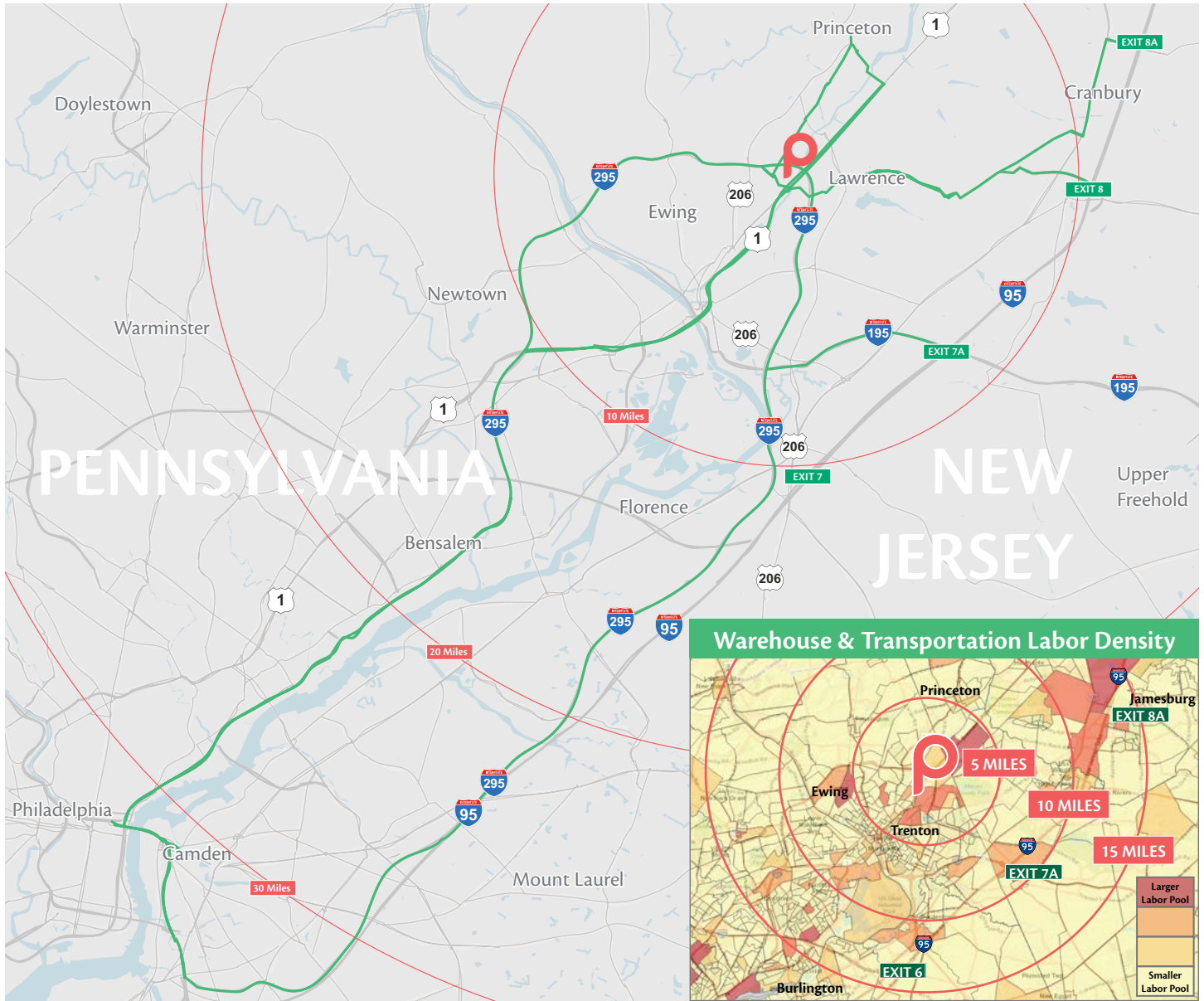
Site Plan





Location

With direct interchange access and frontage on I-295/I-95, this site has a convenient connections to the NJ Turnpike as well as Routes 1 and 206. Interstate 295 is toll-free southbound through Southern NJ to Delaware. The site also benefits from access to a superior labor network with ±8,300 warehouse and transportation workers living within a 15 mile radius.



Exclusive leasing

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