

**MOST EXCITING
ADDITION TO THE
I-287 CORRIDOR**

**Proposed 926,392 SF,
40' Clear Logistics Facility for Lease**

FULLY APPROVED

Construction Commencement — Spring 2019

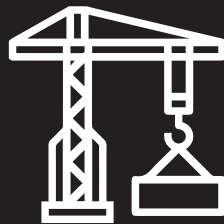


CROW HOLDINGS AT VERONICA AVE.

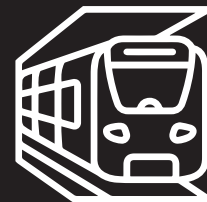
Franklin Township, Somerset County, New Jersey



AVAILABILITY
OF LABOR



BIG BUILDING
OPPORTUNITY



CLOSE
PROXIMITY
TO MASS
TRANSIT

CROW HOLDINGS
INDUSTRIAL

 **CUSHMAN &
WAKEFIELD**

FOR LEASE — Somerset County, NJ

926,392 SF, 40' Clear Height Logistics Building

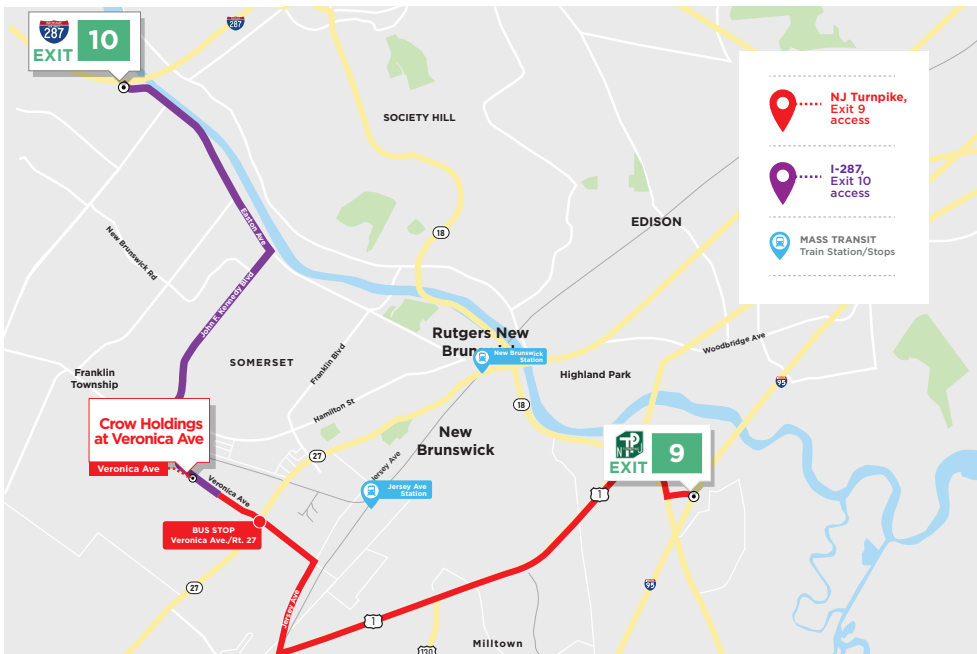
DELIVERY — Q4 2019

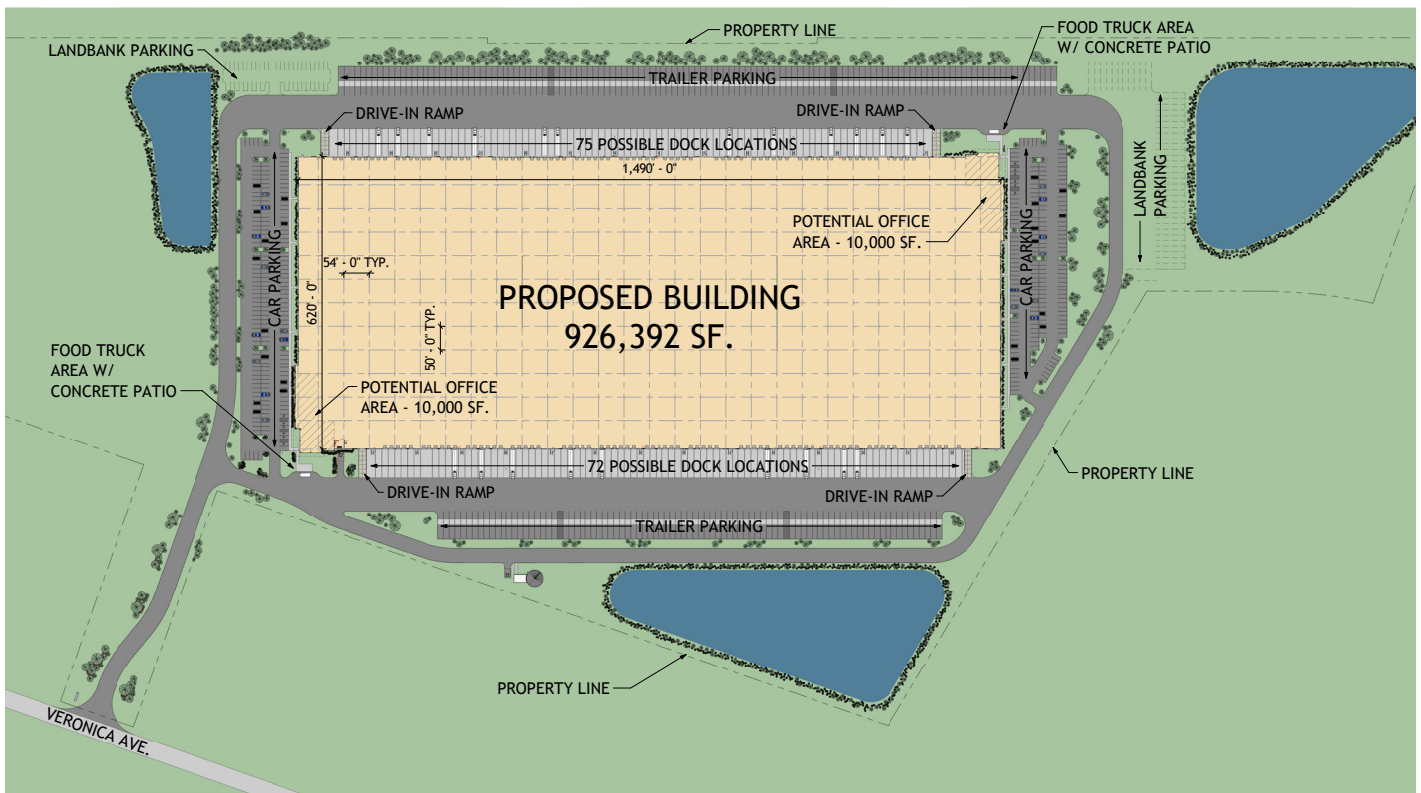


Square Footage: 926,392 SF
Ceiling Heights: 40' clear
Car Parking: 394 car spaces
Trailer Parking: 170 trailer spots
Loading Docks: 159 dock positions
Drive-in Ramps: 4 drive-in ramps and doors
Banked Parking: 42 trailer spaces or 243 car spaces

Bay Size: 50' x 54' typical
(60' x 54' staging bay)
Sprinklers: ESFR
Lights: 25' candles of LED lights with motion sensors in an open warehouse format
Structure: Clerestory translucent glass
Amenities: Food trucks, access to public transportation, walking trails

LOCAL ACCESS





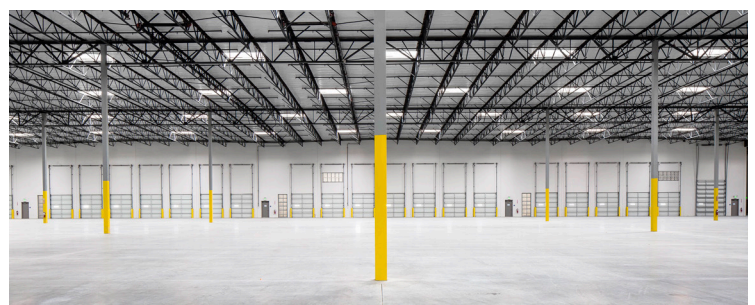
State-of-the-art, Class A, cross-docked facility featuring 40' clear heights with 159 dock doors, 170 trailer spots and 394 parking spots.

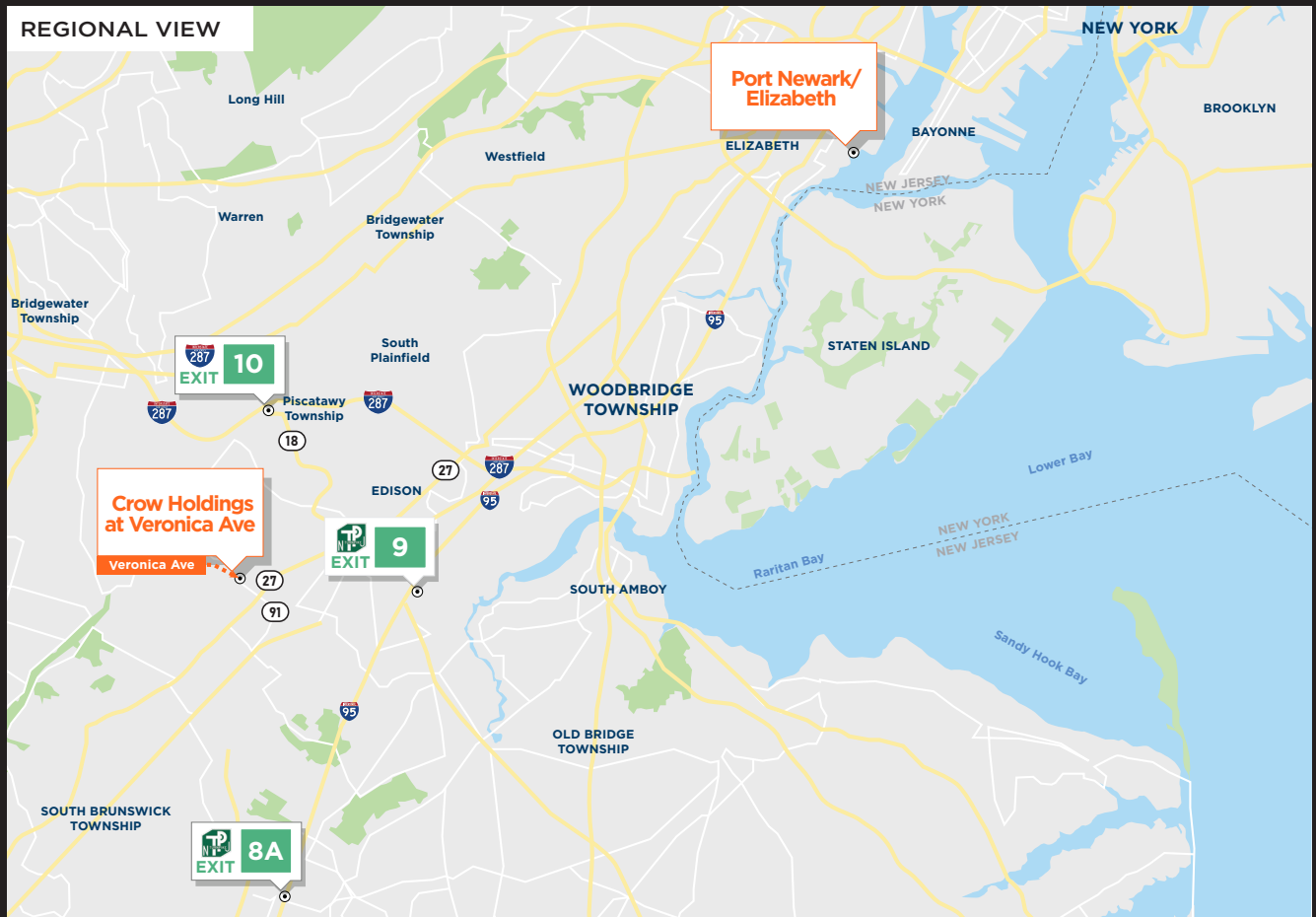
CROW HOLDINGS INDUSTRIAL:
MAKING A MARK IN THE NEW JERSEY INDUSTRIAL MARKETPLACE

Crow Holdings Industrial is the industrial development arm of Crow Holdings, focused on the development of speculative and build-to-suit industrial projects nationwide. As a stable, well-capitalized and trusted partner, Crow Holdings Industrial draws on the Crow family's industrial development legacy to build Class A warehouse, distribution and manufacturing facilities. Operating in major distribution markets where we have strong market knowledge, Crow Holdings Industrial takes a strategic and targeted approach to building long-lasting quality for its clients' needs.

CLARK MACHEMER:
LEADING THE NEW EVOLUTION OF INDUSTRIAL IN NEW JERSEY

Clark has consistently been raising the bar in the industrial arena for decades, and setting the standard for innovation in New Jersey's hottest real estate sector. His knack for anticipating the next big thing in the industry is apparent by the success of the development projects he's brought to fruition. With 20+ years of industrial development experience in NJ, Clark is now leading Crow Holdings Industrial's business in the Northeast, overseeing site selection and acquisition, team building, securing project entitlements, project design, construction and project capitalization. His deep knowledge of NJ's industrial marketplace, established relationships and proven track record of success will allow him to identify opportunities to grow Crow Holdings Industrial's footprint in a strong and competitive industrial market.





Strong labor pool

Within one of the most active industrial distribution submarkets in New Jersey

10 minutes from Exit 9 of the NJ Turnpike

10 minutes from Exit 10 of I-287

Less than 2 miles from NJ Transit train station

Less than one mile from NJ Transit bus stop

40 miles from New York City

30 miles from Port Newark/Elizabeth

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CROW HOLDINGS
 INDUSTRIAL



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