

150 OLD NEW BRUNSWICK ROAD

PISCATAWAY, NEW JERSEY

NEW LAST MILE INDUSTRIAL DEVELOPMENT AT EXIT 10



AVAILABLE FOR PRELEASE
622,230 SF Delivering in 2020

CONSTRUCTION UNDERWAY

- One Block off Route 287 (Exit 7)
- 7.5 Miles from New Jersey Turnpike (Exit 10)
- 40' Clear Ceiling Height
- Excellent Local Labor
- Toll Free Access to Port Newark/Elizabeth via Route 78

TAX PILOT PROGRAM STARTS AT \$.99/SF

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PROJECT SPECIFICATIONS



- 622,230 SF (Under Construction) *May Divide*

- Office Area Build-to-Suit

- 40' Clear Ceiling Height

- 126 Loading Docks

- 2 Drive-in Doors

- Rail Possible

- 305 Car Stalls

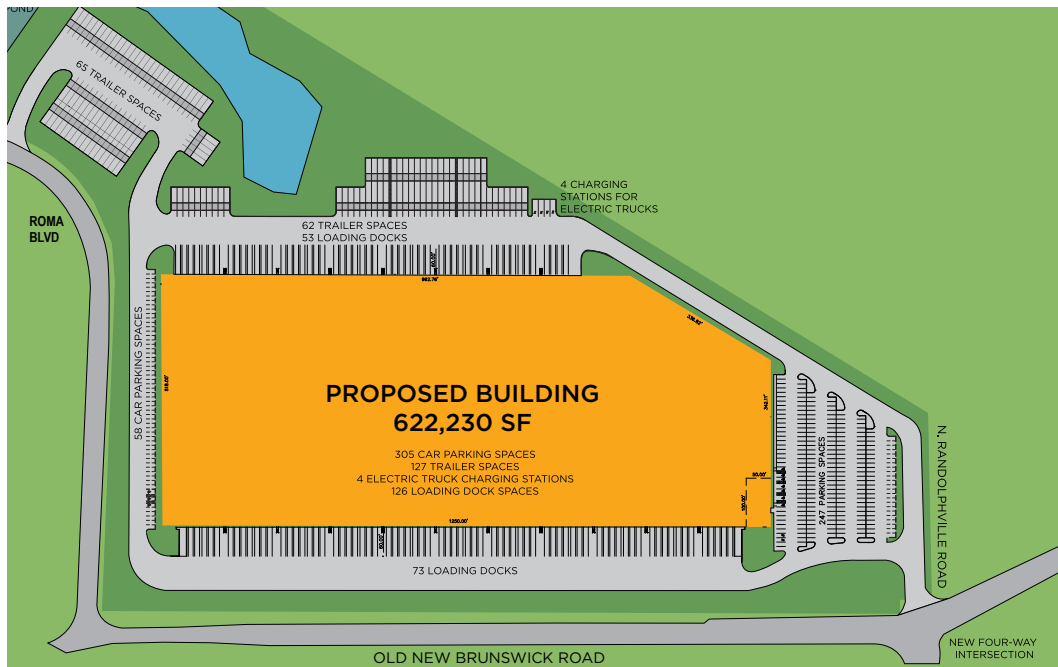
- 127 Trailer Stalls

- 4 Electric Truck Charging Stations

- ESFR Sprinkler System

- Tax Pilot Program \$1.15/SF

SITE PLAN



LABOR MARKET STATISTICS

25-Minute Drive time

Area	Population	Projected Growth Rate (1)	Targeted Education (2)	Targeted Blue Color Demographic (3)	Underemployed Blue Collar Workers (4)	Warehouse Workers	Warehouse Worker Concentration (5)	Warehouse Worker Entry Wage
150 Old New Brunswick Road Piscataway	1,257,311	2.1%	48.6%	138,762	36,204	18,694	1.1	\$15.37

1. Projected 5-year population change, 2019 to 2024.
2. Adults with high school diploma or some college, but less than Associates degree.
3. Resident adult population with characteristics well-suited for warehouse employment.
4. Employment within select lower-paying occupations.
5. Occupational workforce concentration index (US=1.0).

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PISCATAWAY, NEW JERSEY



STRATEGICALLY POSITIONED



**ROUTE 287,
EXIT 7**
ONE BLOCK



**NEW JERSEY
TURNPIKE, EXIT 10**
7.5 MILES



**ROUTE 78 ALTERNATE
TOLL-FREE ACCESS**
9.0 MILES



**OUTERBRIDGE
CROSSING**
12 MILES



**STATEN
ISLAND**
17 MILES



**NEWARK LIBERTY
INT'L AIRPORT**
24 MILES



**PORTS NEWARK/
ELIZABETH**
25 MILES



**HOLLAND
TUNNEL**
34 MILES



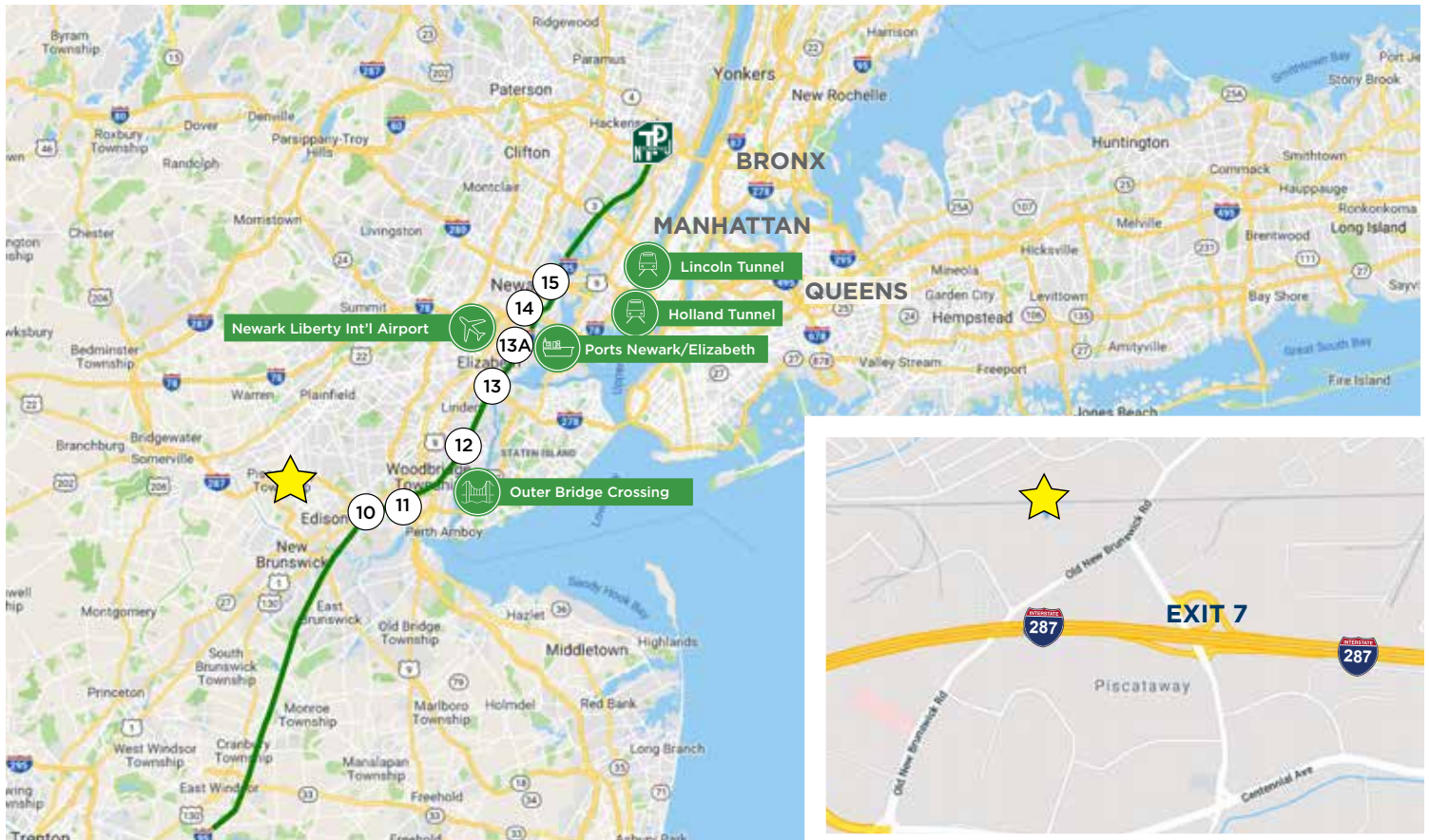
**LINCOLN
TUNNEL**
36 MILES



MANHATTAN
41 MILES



**GEORGE
WASHINGTON BRIDGE**
44 MILES



JOIN CORPORATE NEIGHBORS

- Amazon
- Best Buy
- Cascade
- Ceva
- Chanel
- Dawn Foods
- Fedex
- Fujitsu
- Halls Warehouse
- Kuehne + Nagel
- Performance Team
- Pilot Freight
- SHI International Corp
- Turtle & Hughes

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New Development at Exit 10



ABOUT DUKE REALTY

Duke Realty Corporation owns and operates approximately 155 million rentable square feet of industrial assets in 20 major U.S. logistics markets. Duke Realty is publicly traded on the NYSE under the symbol DRE and is a member of the S&P 500.

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