

tradepoint

AT EXIT 7



768,750 SF
AVAILABLE

1 MILE TO EXIT 7

30 YEAR PILOT

NEW SIGNALIZED
INTERSECTION ON
ROUTE 206



OCCUPANCY | Q2 2021

3280 US-ROUTE 206, BORDENTOWN, NJ 08505

INDUSTRIAL
WPT REIT

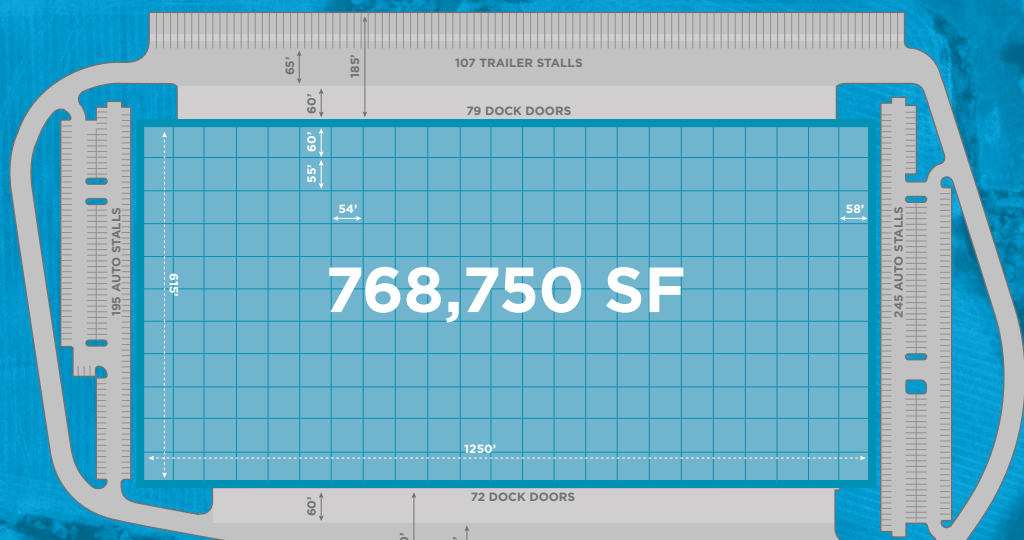
**CUSHMAN &
WAKEFIELD**

site plan

AARONSON ROAD

206

768,750 SF



specs

Building Size	768,750 SF	Car Parking	440 Spaces
SF Available	768,750 SF	Trailer Parking	172 Stalls
Building Dimensions	1250' x 615'	Floor	7" Concrete Slab
Clear Height	40'	Power	3,000 amps, 277/480 volt, 3 phase, 4 wire
Column Spacing	54' x 55' (60' at speed bay)	Fire Protection	ESFR System
Dock Doors	78 - 9'x10' Loading Docks (Expandable to 151)	Lighting	LED Lights with motion sensors
Dock Equipment	35,000 lb levelers, dock seals and bumpers	Exterior Wall	Tilt-up concrete wall
Drive-in Doors	3 - 12'x14' doors	Roof	Single-ply, fully adhered 45-mil insulated TPO roof
Utilities	Public water, sewer, and gas	HVAC	Roof mounted, gas fired, make-up air units



NEW SIGNALIZED JUGHANDLE

local access

EXIT 56

EXIT 7



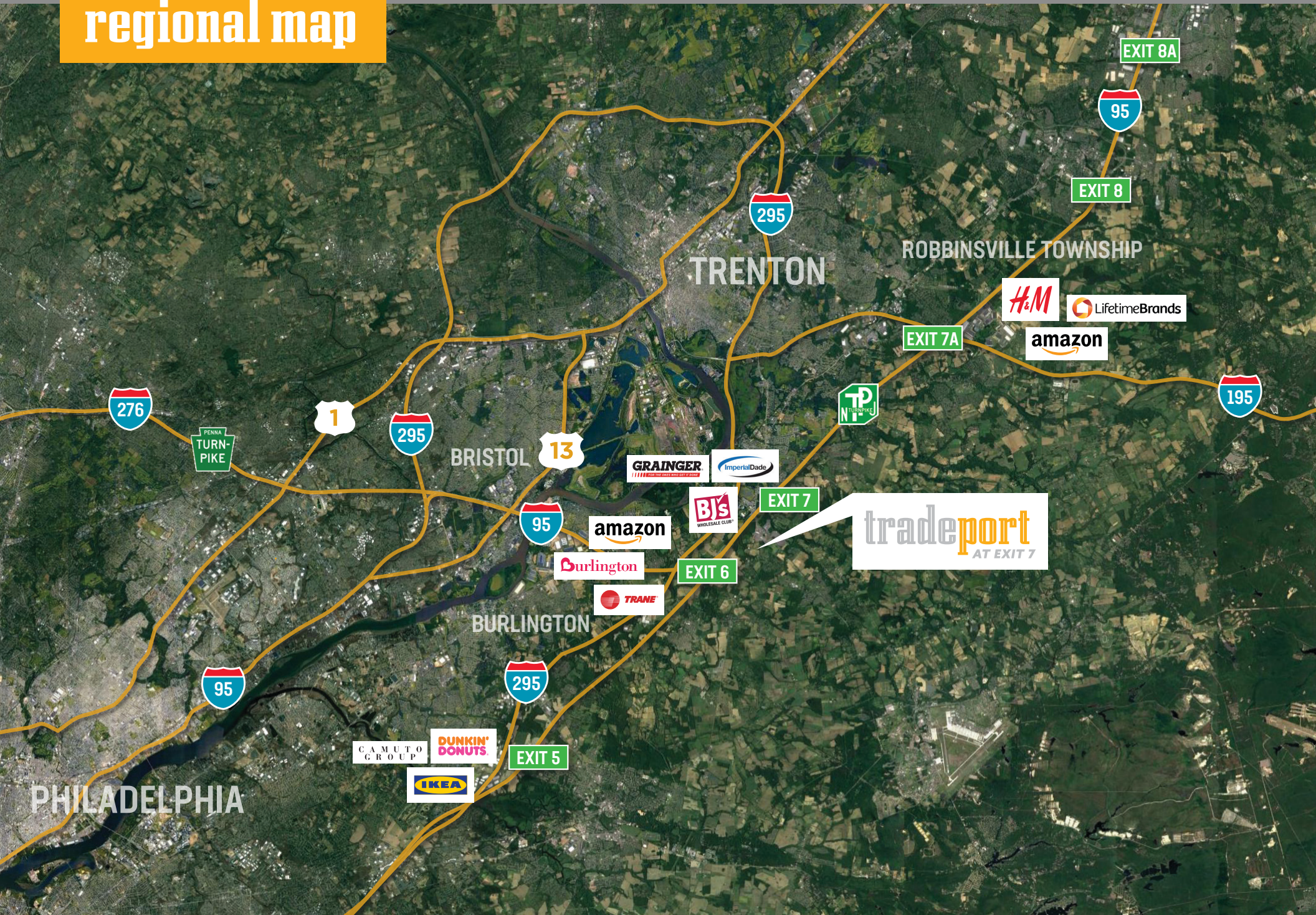
206

1 mi
to Exit 7 of
NJ turnpike

2 mi
to Exit 56 of
I-295

tradeport
AT EXIT 7

regional map



PHILADELPHIA

BRISTOL

BURLINGTON

TRENTON

ROBBINSVILLE TOWNSHIP

tradeport
AT EXIT 7

H&M

Lifetime Brands

amazon

GRAINGER

Impertal Dado

amazon

BJ's
WHOLESALE CLUB

Burlington

TRANE

DUNKIN'
DONUTS

CAMUTO
GROUP

IKEA

labor statistics

within 30-min drivetime



1,072,184

POPULATION



100,680

BLUE COLLAR DEMO



\$79,508

MEDIAN HOUSEHOLD INCOME



100,495

EXISTING INDUSTRIAL WORKFORCE



329,720

POPULATION WITH HIGH SCHOOL DIPLOMA ONLY

9.4%

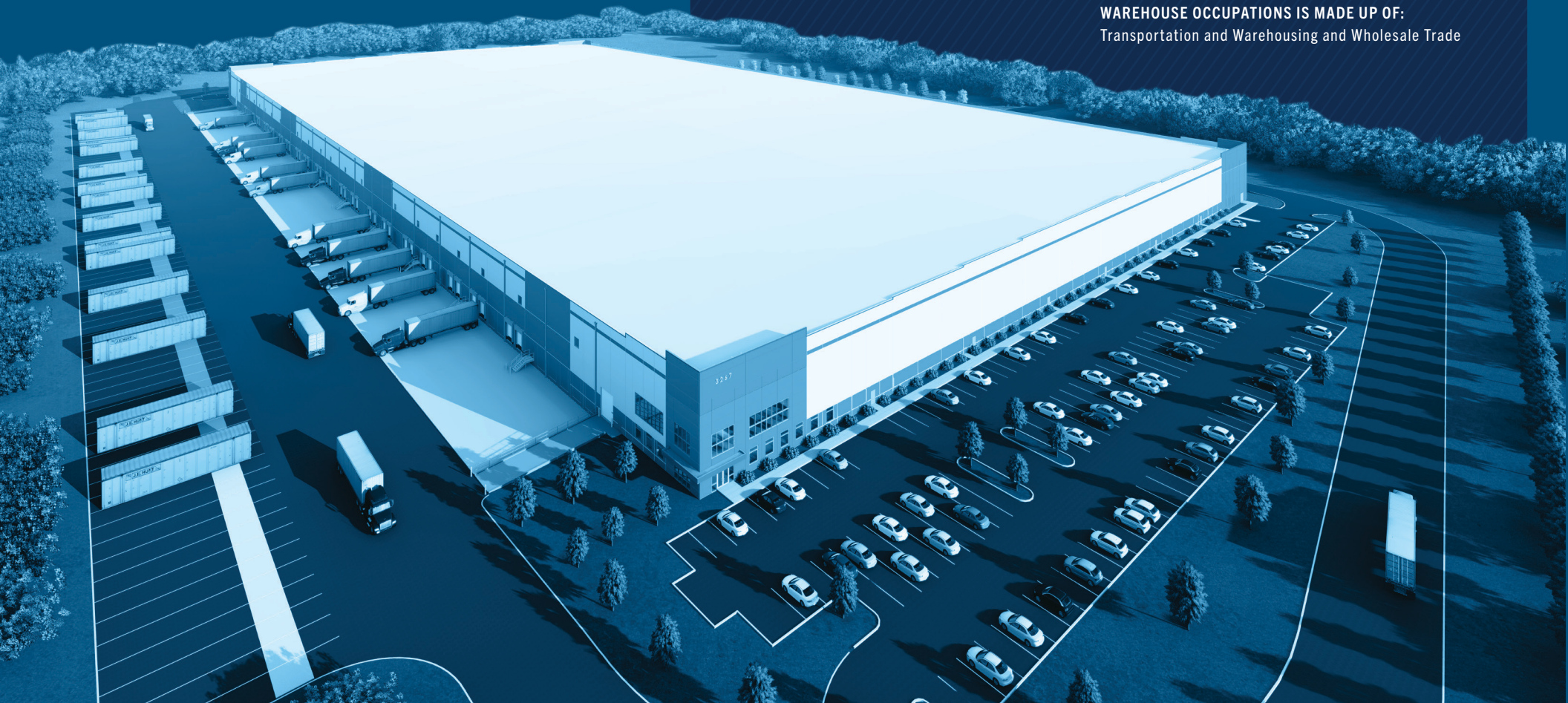
WAREHOUSE OCCUPATIONS OVER U.S. AVERAGE

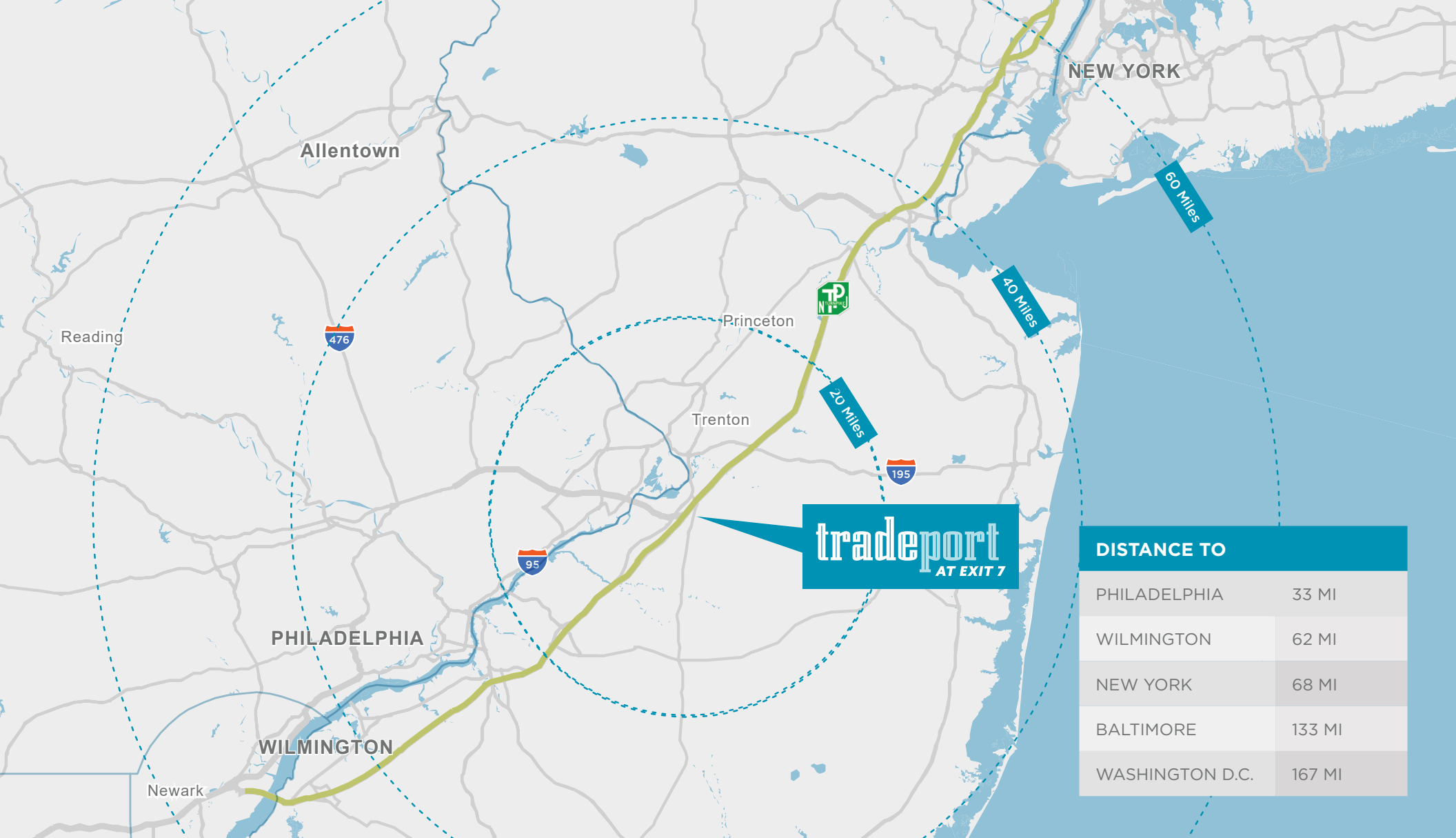
INDUSTRIAL WORKFORCE IS MADE UP OF:

Trade, Transportation and Utilities and Manufacturing jobs

WAREHOUSE OCCUPATIONS IS MADE UP OF:

Transportation and Warehousing and Wholesale Trade





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AT EXIT 7

DISTANCE TO	
PHILADELPHIA	33 MI
WILMINGTON	62 MI
NEW YORK	68 MI
BALTIMORE	133 MI
WASHINGTON D.C.	167 MI

tradeport
AT EXIT 7

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