

TRISTATE
DISTRIBUTION CENTER

DISTANCE TO:

PHILADELPHIA	35 MINS
NEW YORK CITY	1 HR 40 MINS
WASHINGTON D.C.	1 HR 50 MINS



**CUSHMAN &
WAKEFIELD**

±1,602,730 SF

FULLY APPROVED INDUSTRIAL DEVELOPMENT
SITE IN A FEDERAL OPPORTUNITY ZONE



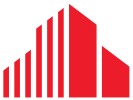
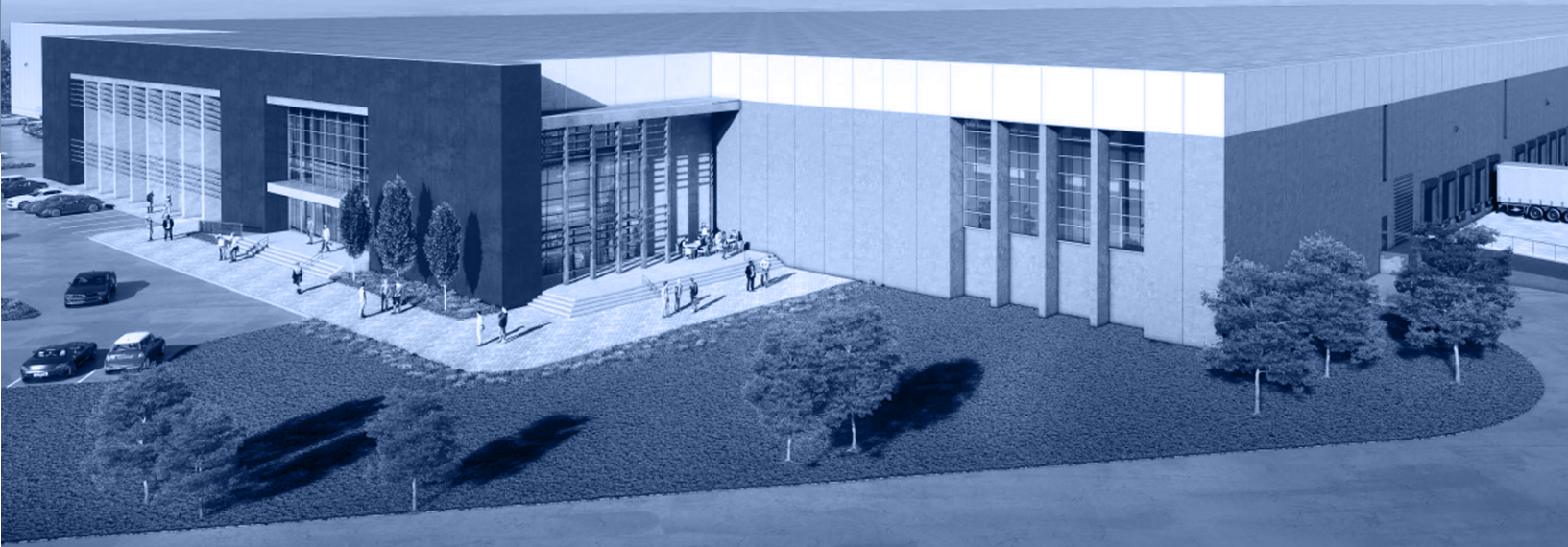
780
CAR
PARKS



457
TRAILER
PARKS



303
LOADING
DOCKS



**CUSHMAN &
WAKEFIELD**

FOR MORE INFORMATION, PLEASE CONTACT:

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ARBOK PARTNERS

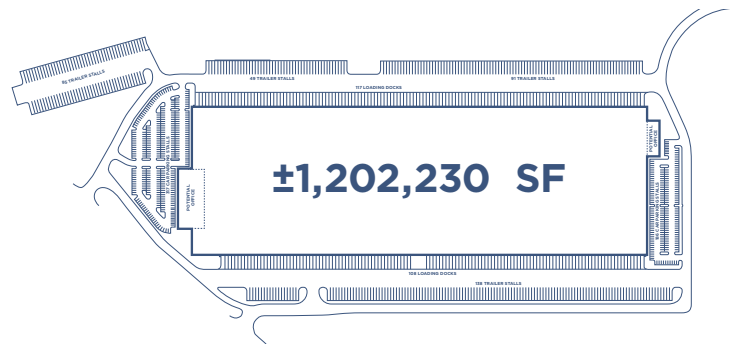
PANATTONI®



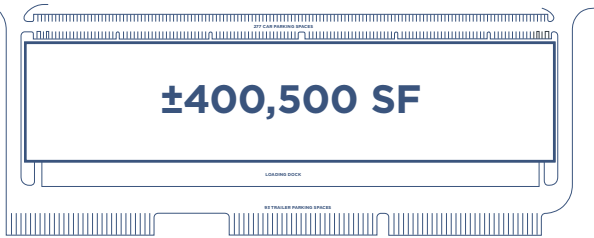
2.5 MI. to NJ Turnpike | 1.5 MI. to Route I-295 | 4 MI. from DE Mem. Bridge | 12 MI. from Comm. Barry Br.



SITE SPECIFICATIONS



LEASABLE AREA:	±1,202,230 SF
LOT SIZE:	117.49 acres
DIMENSIONS:	1904'x 620'
LOADING FORMAT:	Cross dock
CEILING HEIGHT:	40' clear
LOADING DOORS:	225
CAR PARKING:	503
TRAILER PARKING:	363
DOCK EQUIPMENT:	To suit
DRIVE-IN DOORS:	4 drive-in doors
TRUCK COURT:	190'
COLUMN SPACING:	50' x 56' (60' in loading bay)
WALL CONSTRUCTION:	Architecturally articulated and painted tilt-up solid concrete panels
LIGHTING SYSTEM:	LED lighting fixtures to suit
FLOOR SYSTEM:	7" thick 4000 PSI non-reinforced concrete sealed with Ashford hardener sealant. Floor Flatness: Ff/FI - 60/40
FIRE PROTECTION:	Early Suppression Fast Response (ESFR) system
ROOF SYSTEM:	60 mil Single-ply EPDM (rubber) style roof with R-20 insulation
HEATING SYSTEM:	Roof-mounted Cambridge gas-fired hot air furnaces with summer ventilation feature capable of maintaining 50°F based on ASHRAE design standards



LEASABLE AREA:	±400,500 SF
LOT SIZE:	41.26 acres
DIMENSIONS:	1335' x 300'
LOADING FORMAT:	Single side load
CEILING HEIGHT:	40' clear
LOADING DOORS:	78
CAR PARKING:	277
TRAILER PARKING:	93
DOCK EQUIPMENT:	To suit
DRIVE-IN DOORS:	2 drive-in doors
TRUCK COURT:	185'
COLUMN SPACING:	56' x 48'
WALL CONSTRUCTION:	Architecturally articulated and painted tilt-up solid concrete panels
LIGHTING SYSTEM:	LED lighting fixtures to suit
FLOOR SYSTEM:	7" thick 4000 PSI non-reinforced concrete sealed with Ashford hardener sealant. Floor Flatness: Ff/FI - 60/40
FIRE PROTECTION:	Early Suppression Fast Response (ESFR) system
ROOF SYSTEM:	60 mil Single-ply EPDM (rubber) style roof with R-20 insulation
HEATING SYSTEM:	Roof-mounted Cambridge gas-fired hot air furnaces with summer ventilation feature capable of maintaining 50°F based on ASHRAE design standards

LABOR STATISTICS WITHIN 30-MIN DRIVETIME



750,026
Population within a 30-min drivetime



70,000+
In the blue collar demographic



10,000+
Existing warehouse workers



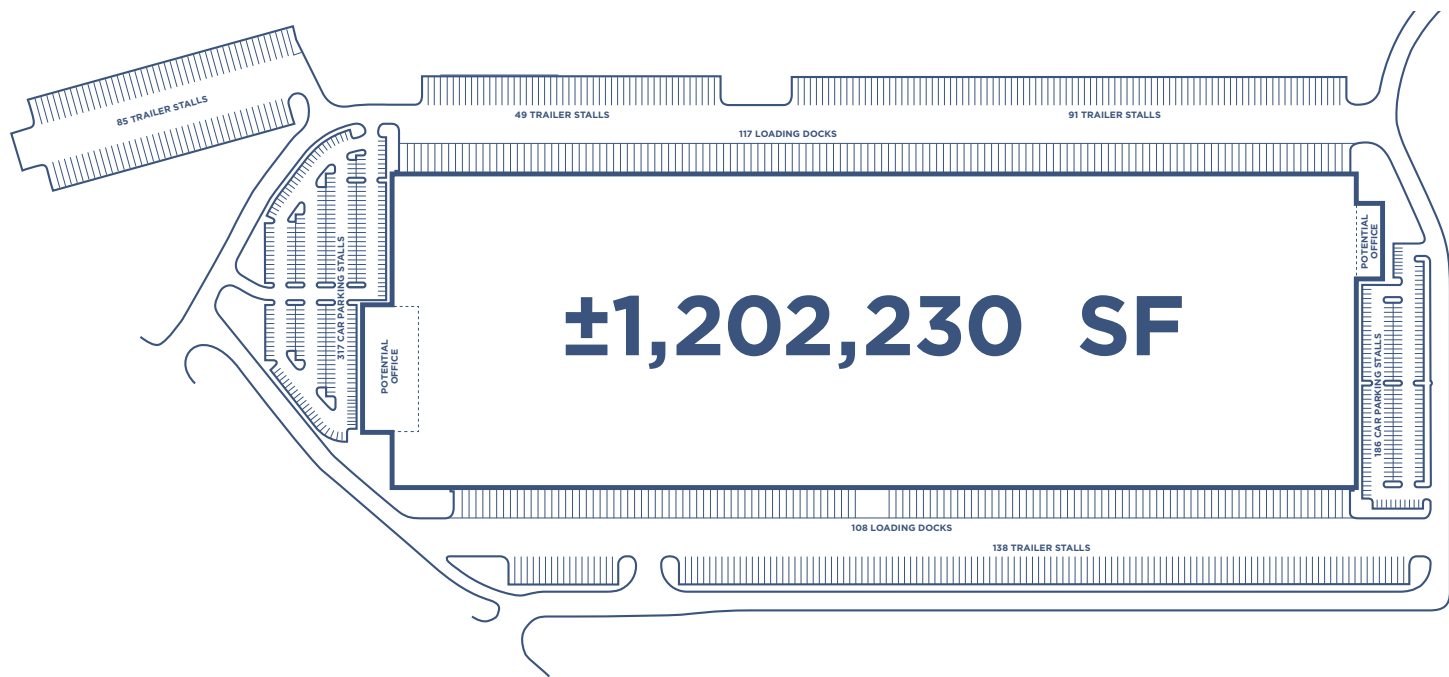
\$62,426
Median household income



10%
Warehouse occupations over the US average



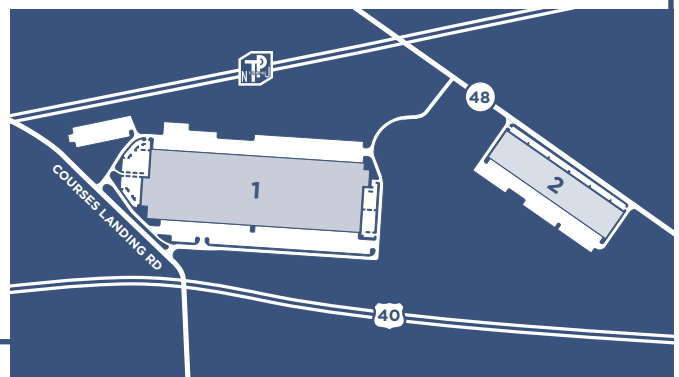
FAVORABLE
Education levels for warehouse employment



BUILDING 1

SPECIFICATIONS

LEASABLE AREA:	±1,202,230 SF	FLOOR SYSTEM:	7" thick 4000 PSI non-reinforced concrete sealed with Ashford hardener sealant. Floor Flatness: Ff/FI - 60/40
LOT SIZE:	117.49 acres	FIRE PROTECTION:	Early Suppression Fast Response (ESFR) system
BUILDING DIMENSIONS:	1904'x 620'	ROOF SYSTEM:	60 mil Single-ply EPDM (rubber) style roof with R-20 insulation
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LOADING DOORS:	225		
CAR PARKING:	503		
TRAILER PARKING:	363		
DOCK EQUIPMENT:	To suit		
DRIVE-IN DOORS:	4 drive-in doors		
TRUCK COURT:	190'		
COLUMN SPACING:	50 'x 56' (60' in loading bay)		
WALL CONSTRUCTION:	Architecturally articulated and painted tilt-up solid concrete panels		
LIGHTING SYSTEM:	LED lighting fixtures to suit		





BUILDING 2

SPECIFICATIONS

LEASABLE AREA:	±400,500 SF	FLOOR SYSTEM:	7" thick 4000 PSI non-reinforced concrete sealed with Ashford hardener sealant. Floor Flatness: Ff/FI - 60/40
LOT SIZE:	41.26 acres	FIRE PROTECTION:	Early Suppression Fast Response (ESFR) system
BUILDING DIMENSIONS:	1335' x 300'	ROOF SYSTEM:	60 mil Single-ply EPDM (rubber) style roof with R-20 insulation
LOADING FORMAT:	Single side load	HEATING SYSTEM:	Roof-mounted Cambridge gas-fired hot air furnaces with summer ventilation feature capable of maintaining 50°F based on ASHRAE design standards
CEILING HEIGHT:	40' clear		
LOADING DOORS:	78		
CAR PARKING:	277		
TRAILER PARKING:	93		
DOCK EQUIPMENT:	To suit		
DRIVE-IN DOORS:	2 drive-in doors		
TRUCK COURT:	185'		
COLUMN SPACING:	56' x 48'		
WALL CONSTRUCTION:	Architecturally articulated and painted tilt-up solid concrete panels		
LIGHTING SYSTEM:	LED lighting fixtures to suit		

