

BRIDGE POINT
78

THE FUTURE OF NE LOGISTICS

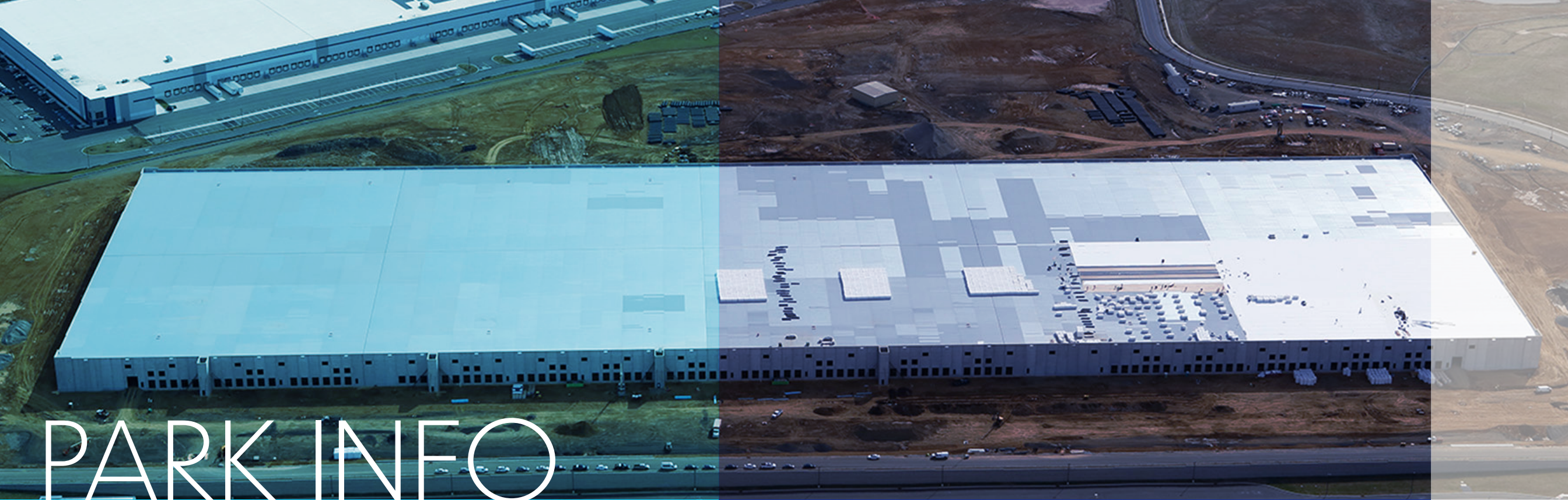
3000 Rand Boulevard, Phillipsburg, NJ 08865

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PARK INFO

- **30-year tax abatement**
- Institutional Class A buildings
- Two miles on Route 22 to I-78 in Phillipsburg, New Jersey
- Substantial labor base
- 15 miles to FedEx hub in Lehigh Valley
- 10 miles to NSRR Bethlehem intermodal yard facility
- 55 miles to Port of Elizabeth, New Jersey

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Acreage	380 Acres	
Zoning	Industrial & Manufacturing	
Electric	14 Megawatts by JCPL	
Gas	Natural Gas by Elizabethtown Gas	
Water	Public Water by Aqua of New Jersey	
Sewer	40,000 GPD by Sewer Authority	
Building 1	1,249,122 SF	September 2022
Building 3	607,279 SF	Leased
Building 5	175,055 SF	Leased
Building 6	419,459 SF	Leased
Building 7	975,761 SF	Leased

BUILDING 1

Under Construction
September 2022

AUGUST 2022*

Estimated Beneficial
Occupancy

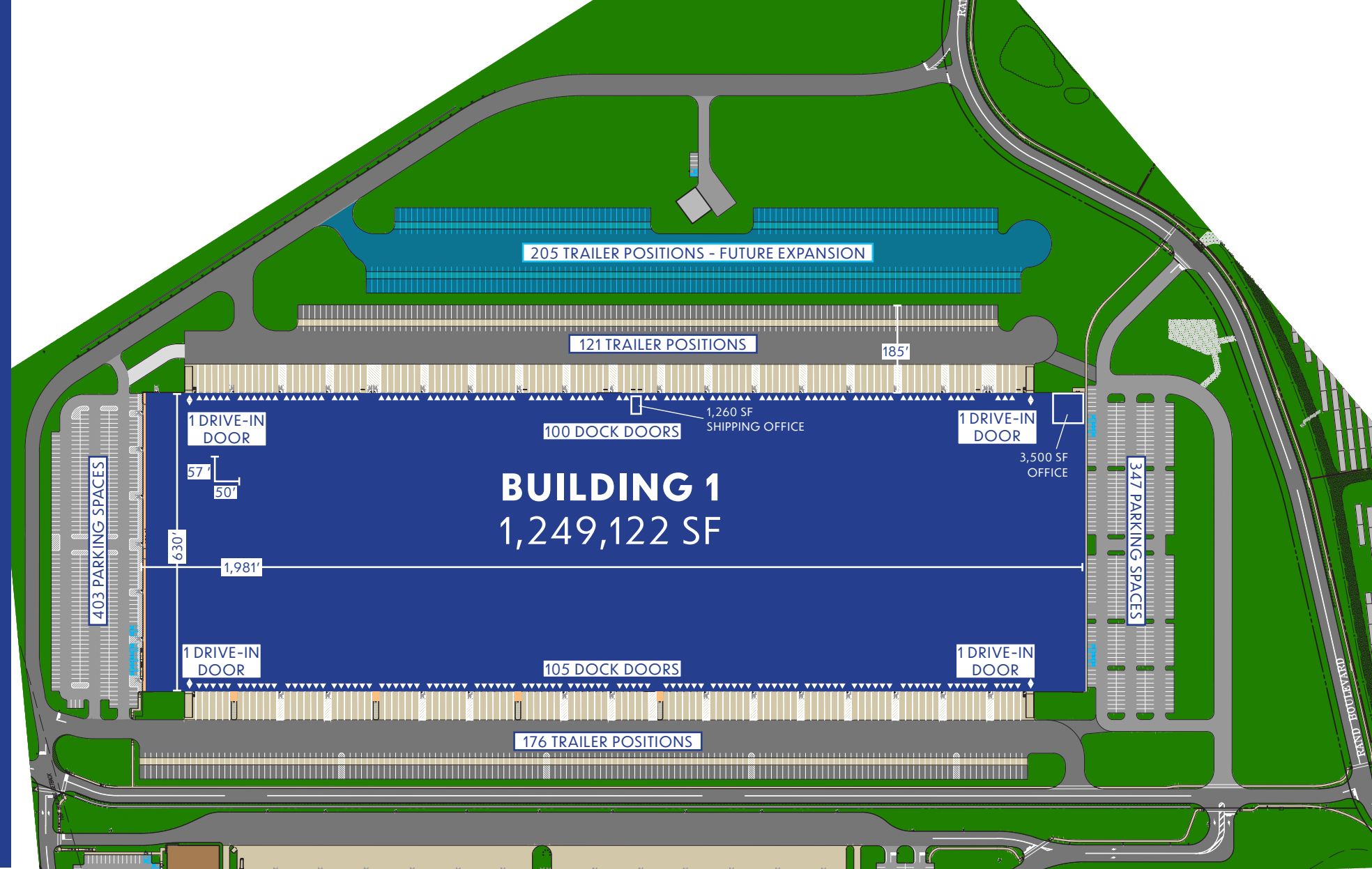
SEPTEMBER 2022*

Estimated Shell
Completion

SEPTEMBER 2022*

Estimated Spec
Office Completion

*Dates subject to change



Delivery Date	September 2022	Column Spacing	57' x 50' (60' speed bay)
Square Footage	1,249,122 SF	Loading Docks	205 (cross-dock)
Office Area	4,760 SF	Drive-in Doors	4
Building Dimensions	630' X 1,981'	Car Parking	750 (expandable)
Truck Court Depth	185'	Trailer Parking	297 (expandable by 205 totaling 502)
Ceiling Height	40'	Power	(2) 3,000 Amps



LOCATION



ECONOMIC INCENTIVES

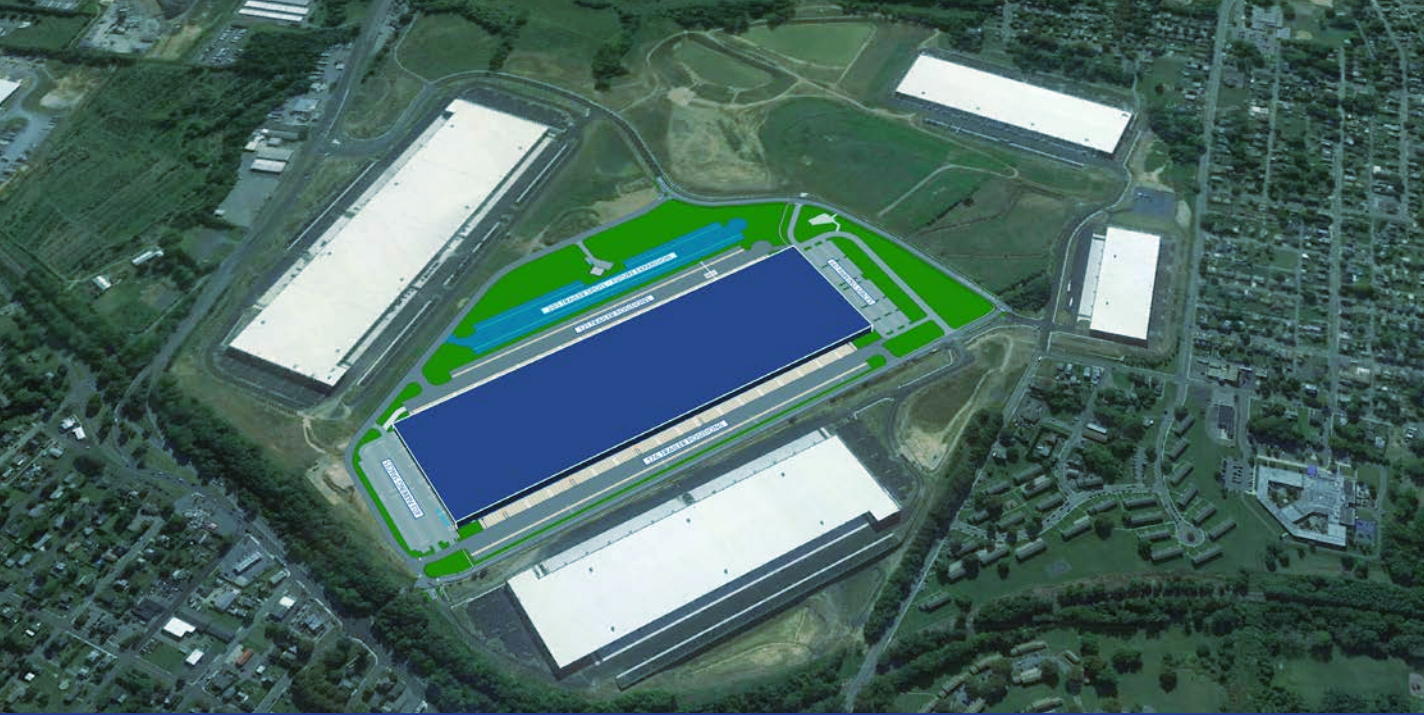
Programs Offered by the State of NJ

PROPERTY TAX ABATEMENT

- 30-year tax PILOT – Payment in Lieu of Taxes
- Fixed tax rate of +2% per year per square foot
- Flat tax rate through entire term
- Greater than 50% savings vs competing properties

URBAN ENTERPRISE ZONE (UEZ)

- Up to 50% reduction in sales tax rate on certain purchases
- Tax exemption on qualifying capital equipment for new facilities
- Up to \$1,500 tax credit per full-time employee
- Subsidized unemployment insurance income less than \$4,500 per quarter



MEDIAN WAGE RATES

	PHILLIPSBURG	U.S. AVG
FORKLIFT OPERATOR	\$18.72	\$16.14
MATERIALS HANDLER	\$16.22	\$15.94
SHIPPING & RECEIVING CLERK	\$18.40	\$15.85
WAREHOUSE LABORER	\$17.63	\$14.84

**PHILLIPSBURG TURNOVER RATE 27%
(U.S. AVG. 32.5%)**

30-MIN DRIVE TIME DEMOGRAPHICS

	PHILLIPSBURG	LOWER MACUNGIE	HAMBURG	CARLISLE	LOGAN TOWNSHIP	BETHLEHEM
LABOR FORCE	61,141	324,070	185,529	184,854	454,756	364,415
PROJECTED POPULATION GROWTH	0.39%	0.49%	0.35%	0.71%	0.16%	0.47%
UNEMPLOYMENT	22.00%	20.90%	20.80%	4.80%	4.80%	20.70%
MEDIAN HOUSEHOLD INCOME	\$50,271	\$64,905	\$61,949	\$66,117	\$65,740	\$65,008
PROJECTED INCOME GROWTH 2020-2025	1.36%	1.58%	1.46%	1.42%	1.36%	1.51%
% BLUE COLLAR EMPLOYMENT	21%	24%	29%	19%	18%	23%
% HIGH SCHOOL ATTAINMENT	32%	30%	32%	28%	30%	29%
APPLICANT POOL	13,238	12,204	6,125	8,398	18,063	10,112
AVG. WAGE	\$15.75	\$13.11	\$13.52	\$14.71	\$12.94	\$15.53



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