

FOREST PARK CORPORATE CENTER

I-295 Exit 19 | 1250 Forest Parkway, West Deptford, NJ

± 172,854 - 494,000 SF AVAILABLE FOR LEASE



- Big box opportunity available now
- 32' clear height, ESFR sprinkler system, newly replaced roof
- Demisable to 321,146 SF & 172,854 SF
- 70+ trailer parking spaces
- Immediate access to I-295
- 10 mi. to both Walt Whitman & Commodore Barry Bridges
- Institutionally-owned & maintained master-planned Industrial Park
- Dense local available labor pool

OWNER



www.ForestParkCorpCenter.com

AGENT



1250 Forest Parkway Single Tenant



Total Space: ±494,000 SF
Office: ±13,260 SF
Land Area: 32.88
Ceiling Height: 32'
Year Built: 1990 - 1995
Car Parking: ±122 spaces

Truck Parking: ±70 spaces
Loading Docks: 44
Drive-In Doors: 2
Column Spacing: 34' x 40'
Truck Court: 115'
Lighting System: T-5 Lighting

Fire Protection: ESFR
Ceiling Fans: 3
Construction: Steel frame with concrete block exterior
Roof: 60 mil TPO membrane (replaced 2017)

1250 Forest Parkway Conceptual Demised Plan



Tenant A
Available Space: ±321,146 SF
Office Space: ±13,260 SF
Ceiling Height: 32'
Loading Docks: 25 doors
Car Parking: ±122 spaces
Trailer Parking: ±15 spaces

Tenant B
Available Space: ±172,854 SF
Office Space: To-suit
Ceiling Height: 32'
Loading Docks: 19 doors
Car Parking: ±70 spaces
Trailer Parking: ±35 spaces



1250 FOREST PARKWAY
494,000 SF AVAILABLE

MCKESSON
BRIDGESTONE
FOREST PARKWAY
SDR DISTRIBUTION
AMZ
ADVANCED AUTO PARTS
LAMATEK
HPS
COMPUCOM
OWENS & MINOR

MANTUA GROVE ROAD

DRIVING DISTANCES	
I-295 (Exit 19)	0.5 miles
NJ Turnpike (Exit 3)	10 miles
Ports of Philadelphia	15 miles
Philadelphia, PA	17 miles
Philadelphia International Airport	20 miles
Wilmington, DE	24 miles
New York, NY	100 miles

EXIT 19

262,556
TOTAL LABOR FORCE
5.5% of the state's total labor force

6.2%
UNEMPLOYMENT RATE
vs. 5.1% state wide

13,010
TRANSPORTATION/
WAREHOUSE EMPLOYEES
5.4% of the state's transportation/
warehouse workforce

489,810
2018 TOTAL POPULATION
5.4% of the state's total population
*within a 10-mile radius

FOREST PARK CORPORATE CENTER

I-295 Exit 19 - West Deptford, NJ



BETSY ROSS BRIDGE

17 miles to
Philadelphia
CBD

BEN FRANKLIN BRIDGE

WALT WHITMAN BRIDGE



15 miles to
PhilaPort
THE PORT OF PHILADELPHIA

PHILADELPHIA
INTERNATIONAL
AIRPORT

PAULSBORO
MARINE
TERMINAL

EXIT 19

EXIT 3



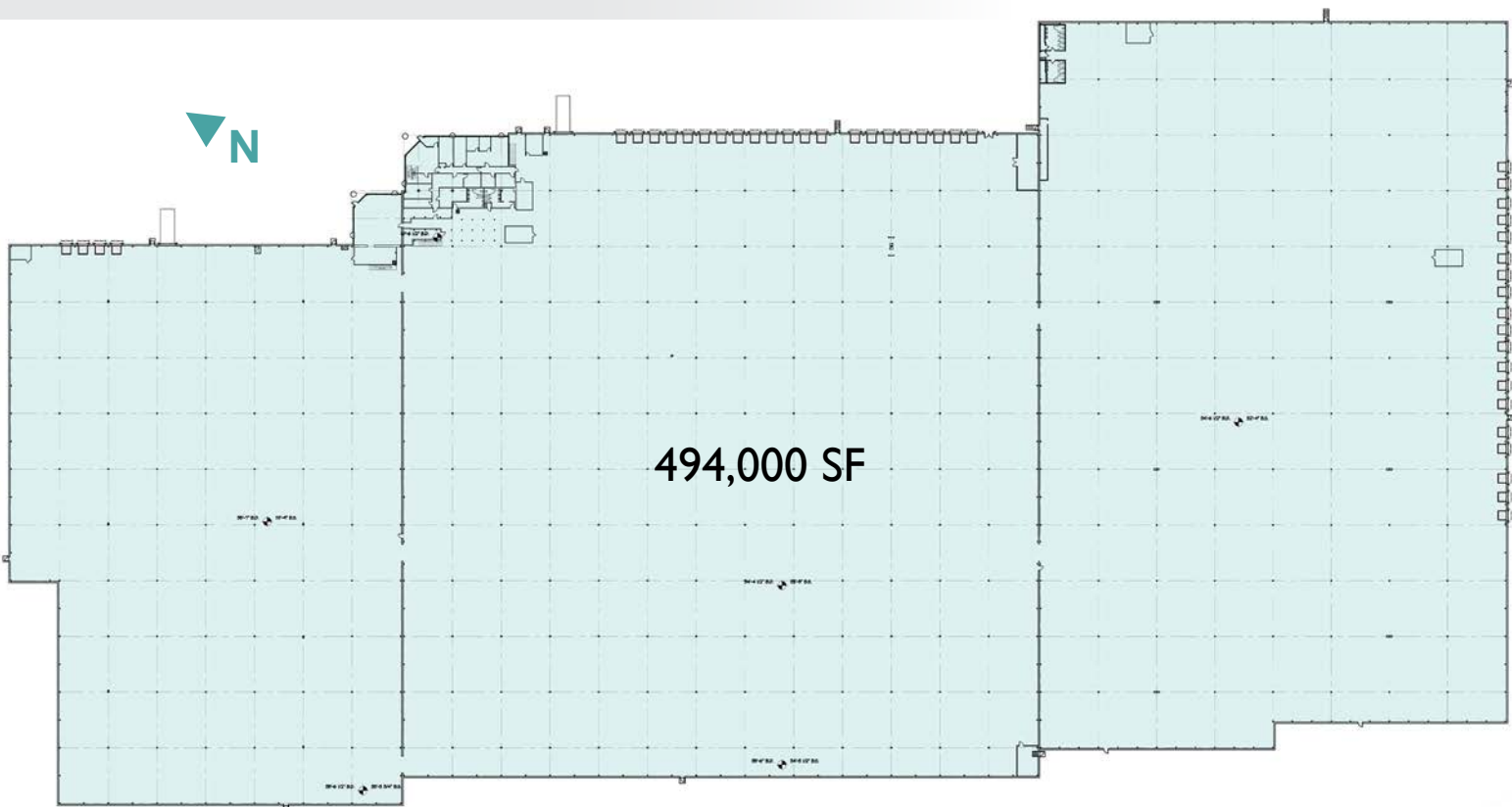


Forest Park Corporate Center is a 205-acre industrial park, master-planned to accommodate 2.3 million square feet of warehouse, distribution, and data center space. The park is designed to maximize long-term expansion and flexibility for its corporate clients with emphasis on the providing best-in-class building features and a meticulously landscaped park setting.

Forest Park Corporate Center is strategically located at Interchange 19 of I-295 in Southern New Jersey. Its accessibility to a network of superhighways, including the NJ Turnpike, and Pennsylvania's I-95 and I-476 puts metropolitan markets like Baltimore, Washington DC, and New York within easy reach.



I 250 FOREST PARKWAY



AGENT



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OWNER



REAL ESTATE INVESTORS

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