

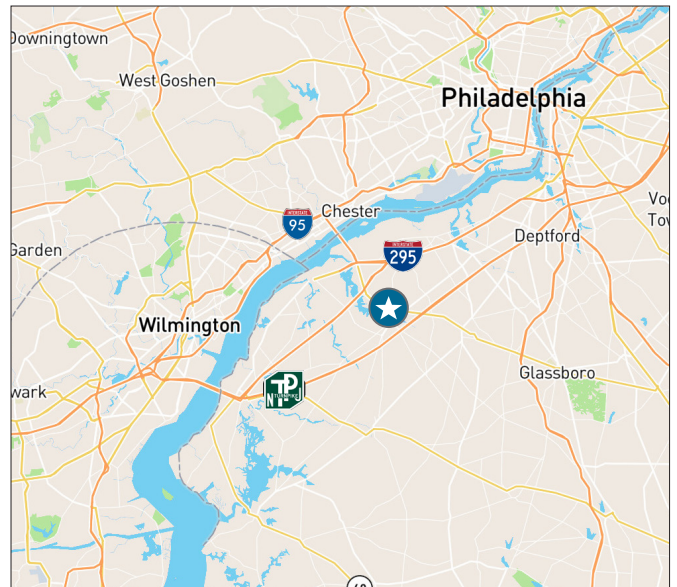
LogistiCenterSM at Woolwich

The Epicenter of Southern New Jersey

Warehouse/Distribution ±336,700 SF Available for Lease



LogistiCenterSM at Woolwich, is a three (3) building +/-1,151,485 square foot industrial park located in Woolwich Township, Gloucester County, New Jersey. The property is conveniently located just under two miles to the west of Exit 2 of the New Jersey Turnpike and just under two miles to the east of Exit 11 of I-295. This direct highway access allows for the ability to reach 33% of the US population in a day's drive and 3 million people within a 40 minute drive time due to close proximity to Philadelphia, PA and Wilmington, DE. Surrounding national companies include Amazon, Exxon, Target, Lineage Logistics and XPO Logistics among many others. This property is ideally suited for manufacturing and/or warehouse/distribution companies looking to occupy a state-of-the-art industrial park.



A Dermody Properties project represented by:

Andrew Green
Senior Vice President
CBRE
T +1 610 251 5183
andrew.green@cbre.com

Dan McGovern
Senior Vice President
CBRE
T +1 856 359 9406
dan.mcgovern@cbre.com

Paul Touhey
Executive Vice President
CBRE
T +1 610 251 5126
paul.touhey@cbre.com

Kevin Dudley
Executive Vice President
CBRE
T +1 201 712 5837
kevin.dudley@cbre.com



Dermody.com



www.cbre.us/philadelphiasub

Property Overview

Available Space ±336,700 SF
For Lease

Site Plan

Building Dimensions: 910' x 370'	Dock Doors: 50 Fully-Equipped Dock Doors
Drive-In Doors: (2) 14' x 16'	Clear Height: 36'
Column Spacing: 54' x 51' 8"	Loading Bay: 54' x 60'
Office Area: Build-to-Suit	Fire Protection System: ESFR, K-22 sprinkler heads
Parking: 307 car parking stalls; 99 trailer stalls (expandable to 194)	Lighting: LED 30 FC at 36" AFF on 25' whips
Year Built: Construction commencing Q4 2021	Structure Exterior: Precast TBD concrete load bearing wall panels with insulation as required by energy codes
Site Area: Approx 41.2 acres	HVAC Systems: Gas-fired HVAC units
Zoning: Regional Center RC-1	Electric: 3,000 amp switchgear (expandable)
Floors: 7" Unreinforced Concrete Slab	Roof: Fully adhered EPDM roof



Utility Providers:

- Electric: Atlantic City Elec.
- Gas: South Jersey Gas
- Water: Aqua NJ
- Sewer: Gloucester Co. Utility Authority
- Telecom: Verizon



About Dermody Properties

About Dermody Properties Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 89 million square feet of industrial space. In addition to its corporate office in Reno, Nev., it has regional offices in New Jersey, northern and southern California, Atlanta, Phoenix, Seattle, Chicago and Dallas. For more information visit www.Dermody.com.

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



Dermody.com | 973-387-8460



555 E. Lancaster Ave | Suite 120 | Radnor, PA 19087 | 610-251-0820

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