

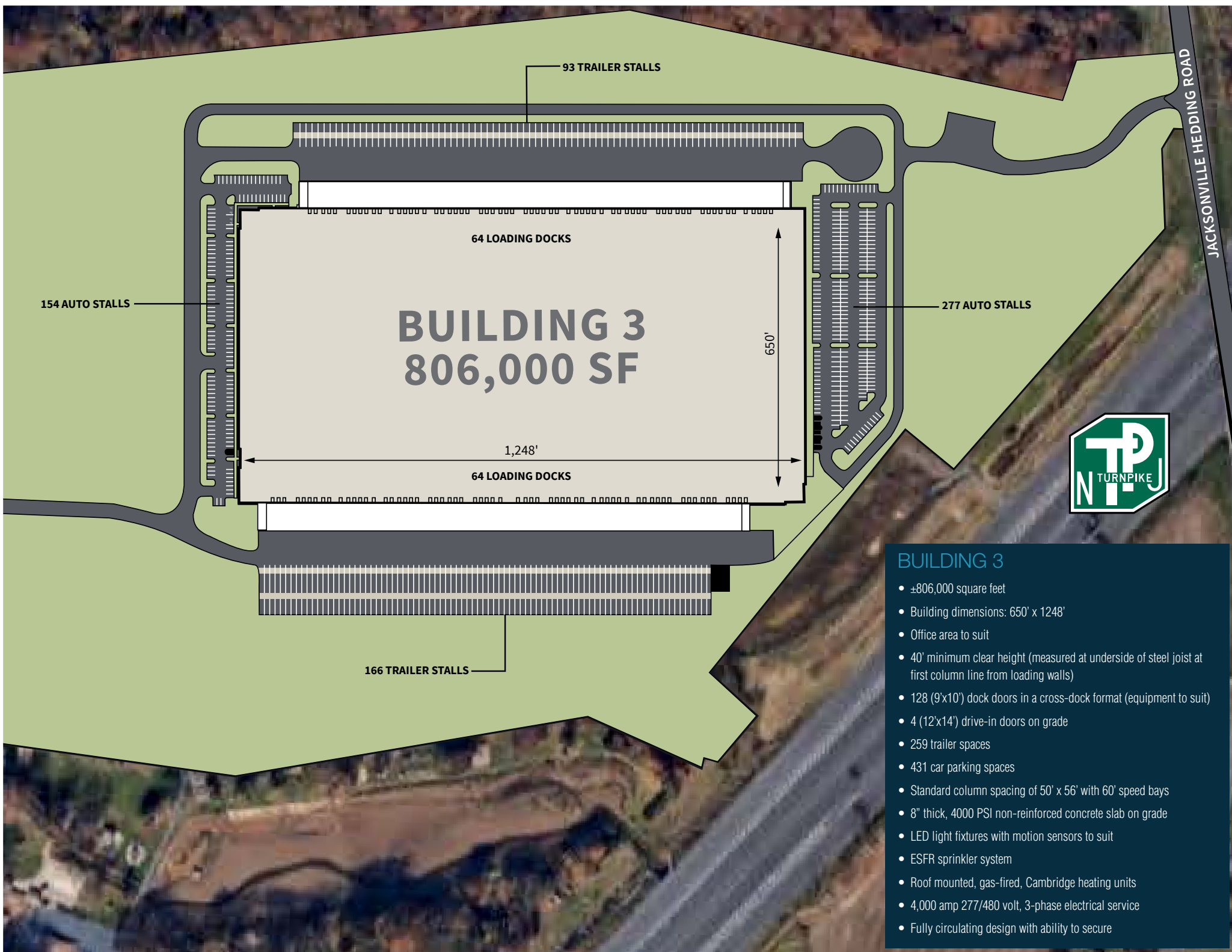


FOR LEASE
±806,000 SF

BUILDING 3 | Q1 2022 DELIVERY
PART OF MASTER PLANNED INDUSTRIAL PARK

 CLARION PARTNERS MRP | INDUSTRIAL

MANSFIELD
LOGISTICS PARK



BUILDING 3 806,000 SF

154 AUTO STALLS

93 TRAILER STALLS

64 LOADING DOCKS

277 AUTO STALLS

650'

1,248'

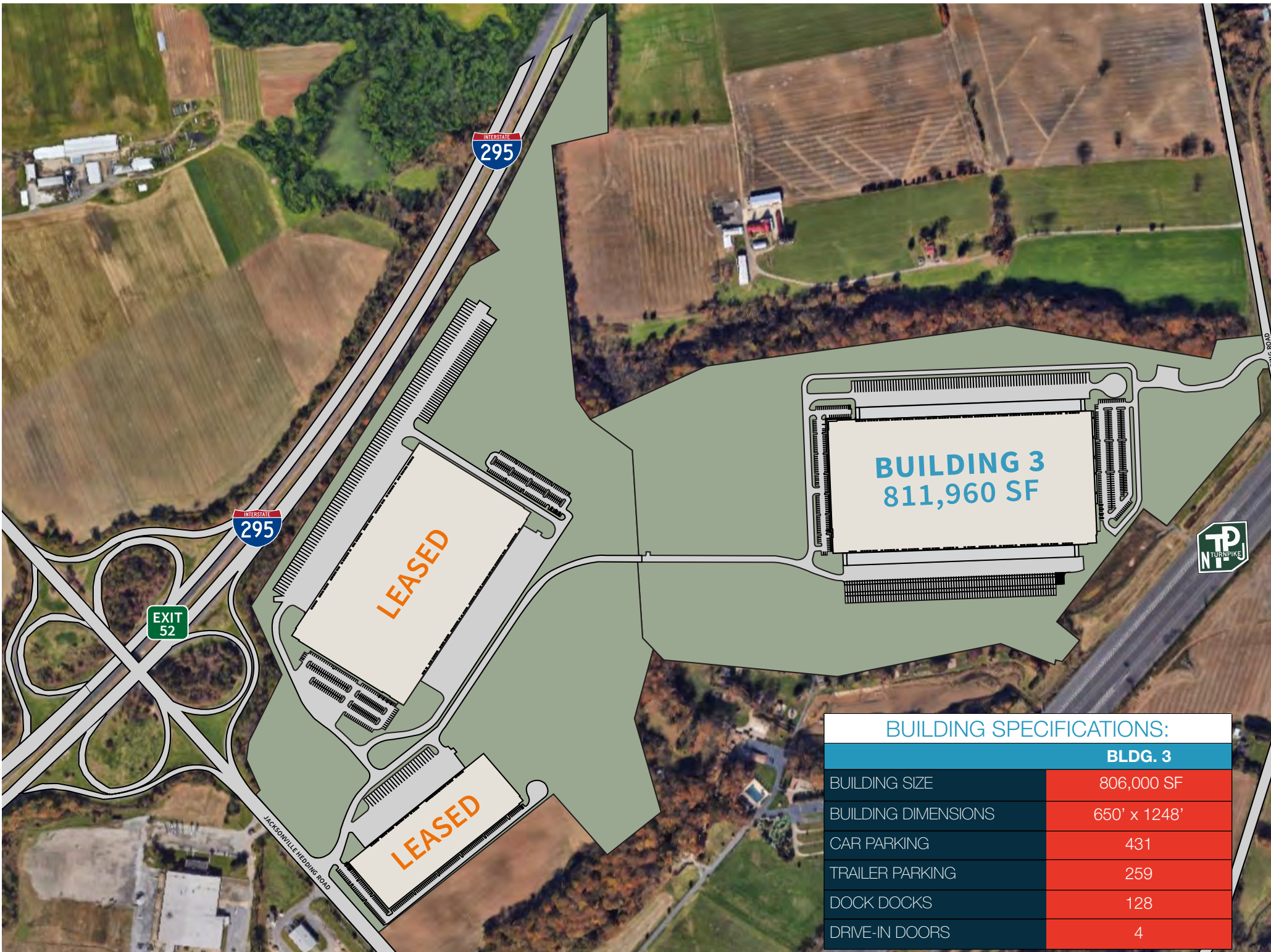
64 LOADING DOCKS

166 TRAILER STALLS

JACKSONVILLE HEDDING ROAD

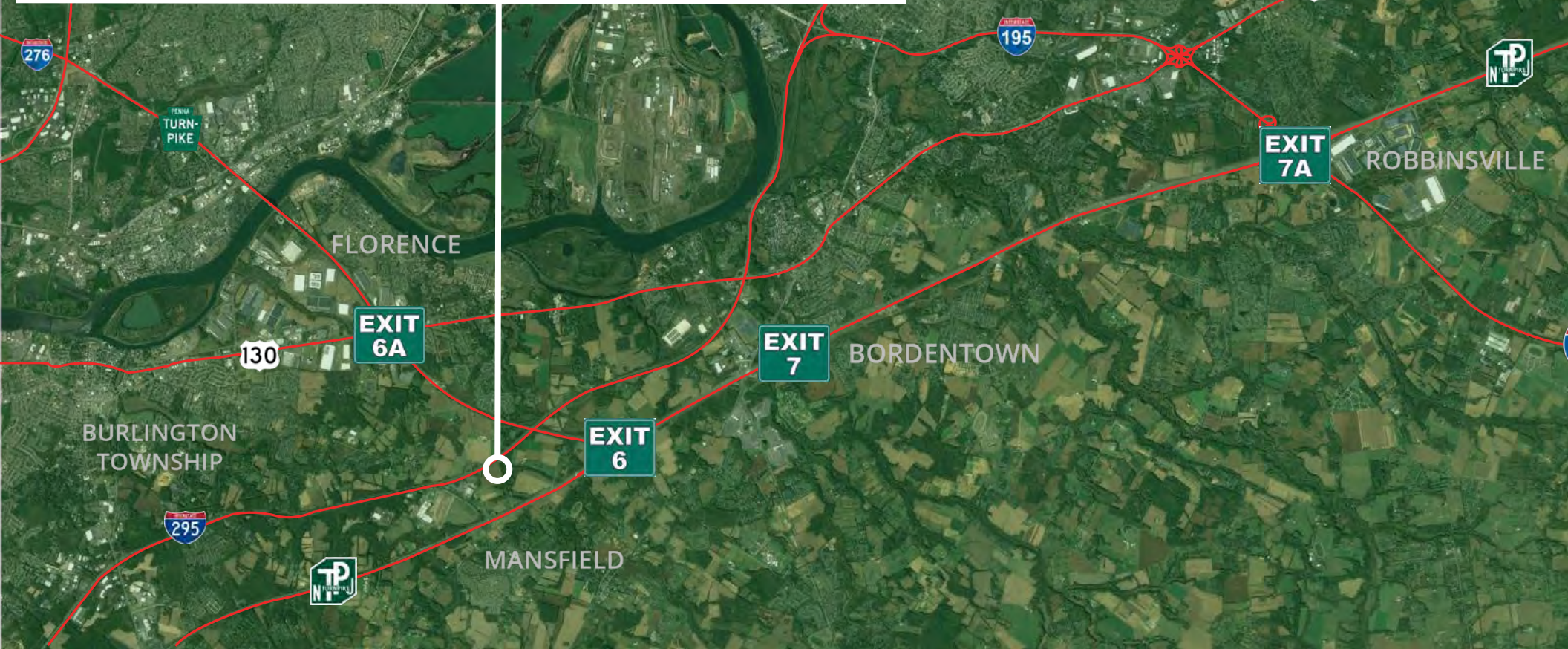
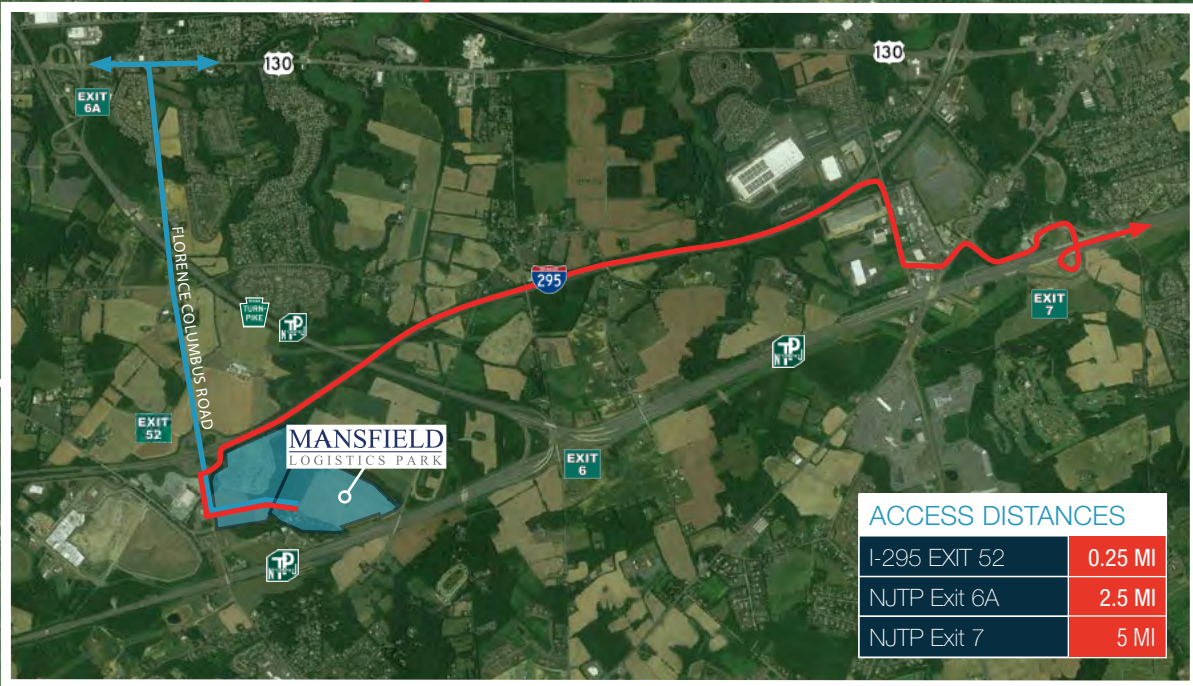


- ### BUILDING 3
- ±806,000 square feet
 - Building dimensions: 650' x 1248'
 - Office area to suit
 - 40' minimum clear height (measured at underside of steel joist at first column line from loading walls)
 - 128 (9'x10') dock doors in a cross-dock format (equipment to suit)
 - 4 (12'x14') drive-in doors on grade
 - 259 trailer spaces
 - 431 car parking spaces
 - Standard column spacing of 50' x 56' with 60' speed bays
 - 8" thick, 4000 PSI non-reinforced concrete slab on grade
 - LED light fixtures with motion sensors to suit
 - ESFR sprinkler system
 - Roof mounted, gas-fired, Cambridge heating units
 - 4,000 amp 277/480 volt, 3-phase electrical service
 - Fully circulating design with ability to secure



BUILDING SPECIFICATIONS:

BLDG. 3	
BUILDING SIZE	806,000 SF
BUILDING DIMENSIONS	650' x 1248'
CAR PARKING	431
TRAILER PARKING	259
DOCK DOCKS	128
DRIVE-IN DOORS	4





**TOTAL
LABOR FORCE**

262,289

5.3% of the state's total labor force



UNEMPLOYMENT RATE

18.0%

vs 15.1% state wide



**TRANSPORTATION/
WAREHOUSE EMPLOYEES**

10,855

5.13% of the state's Transportation/Warehouse workforce



TOTAL POPULATION

485,787

5.33% of the state's total population

PROJECT HIGHLIGHTS

- Long term PILOT
- Immediate access to Interstate 295 at Exit 52 and proximate connectivity to the NJ & PA Turnpikes + US 130.
- Local/dense availability of labor.
- Best in class project design features.
- Institutional/professional joint-venture partnership with long-term commitment to ownership in Central New Jersey.

*2020 STATS WITHIN A 10 MILE RADIUS

MANSFIELD

LOGISTICS PARK



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