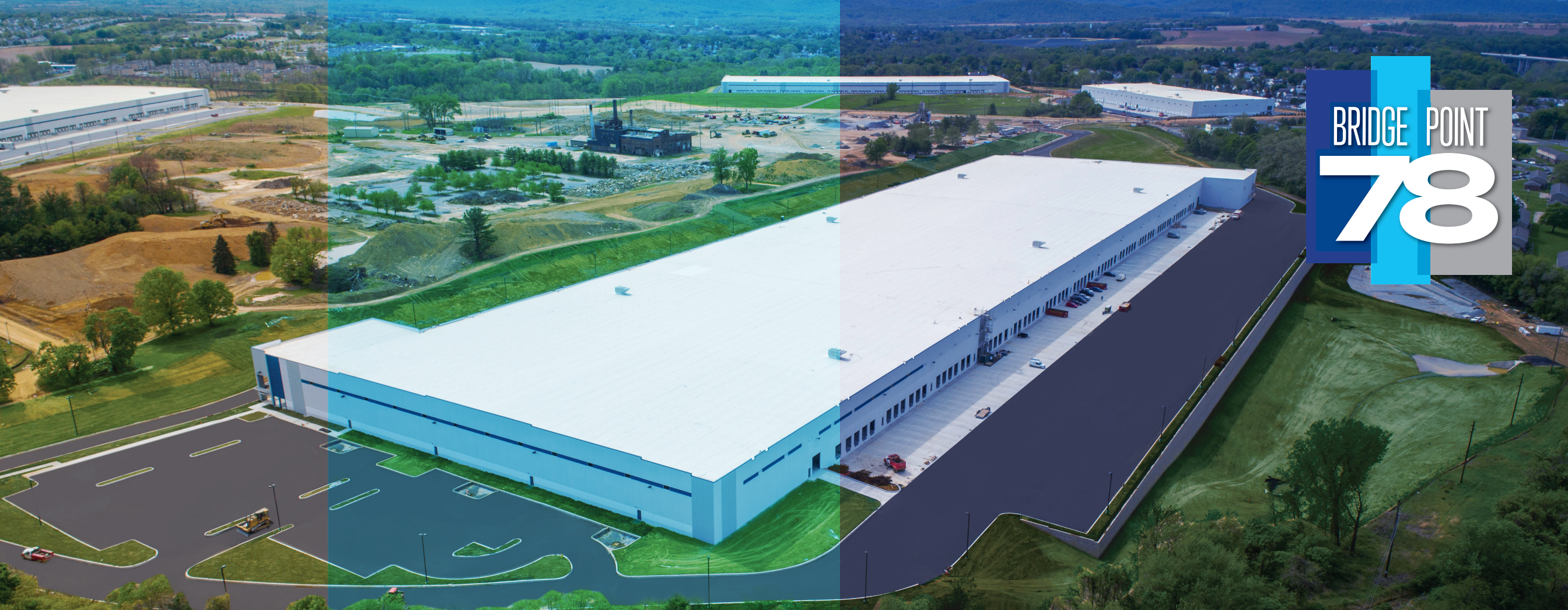




BRIDGE POINT
78

THE FUTURE OF NE LOGISTICS

1000 Rand Boulevard, Phillipsburg, NJ 08865

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BRIDGE POINT 78

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PARK INFO

- 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
- 30-year tax abatement

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	1,408,200 SF Cross Dock	2022 Delivery
Building 3	607,279 SF Cross Dock	Available Now
Building 4	262,500 SF Cross Dock	2022 Delivery
Building 5	175,055 SF Rear Load	Leased
Building 6	419,459 SF Rear Load	Leased
Building 7	975,761 SF Cross Dock	Leased



AVAILABLE NOW

BUILDING 3

607,279 SF

SITE PLAN

LEASED

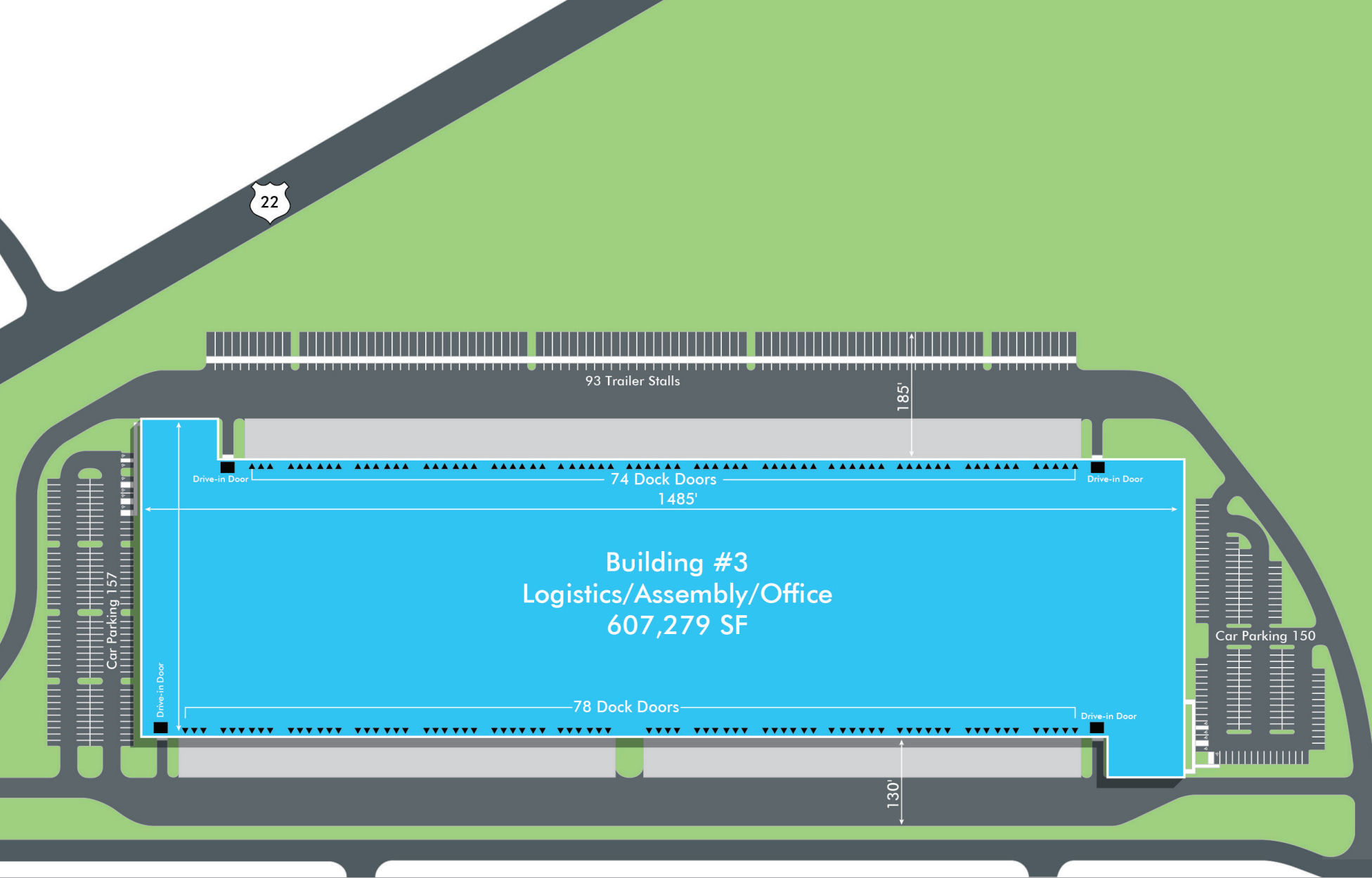
BUILDING 5	175,055 SF
BUILDING 6	419,459 SF
BUILDING 7	975,761 SF

2022 DELIVERY

BUILDING 1	1,408,200 SF
BUILDING 4	262,500 SF

BUILDING 3

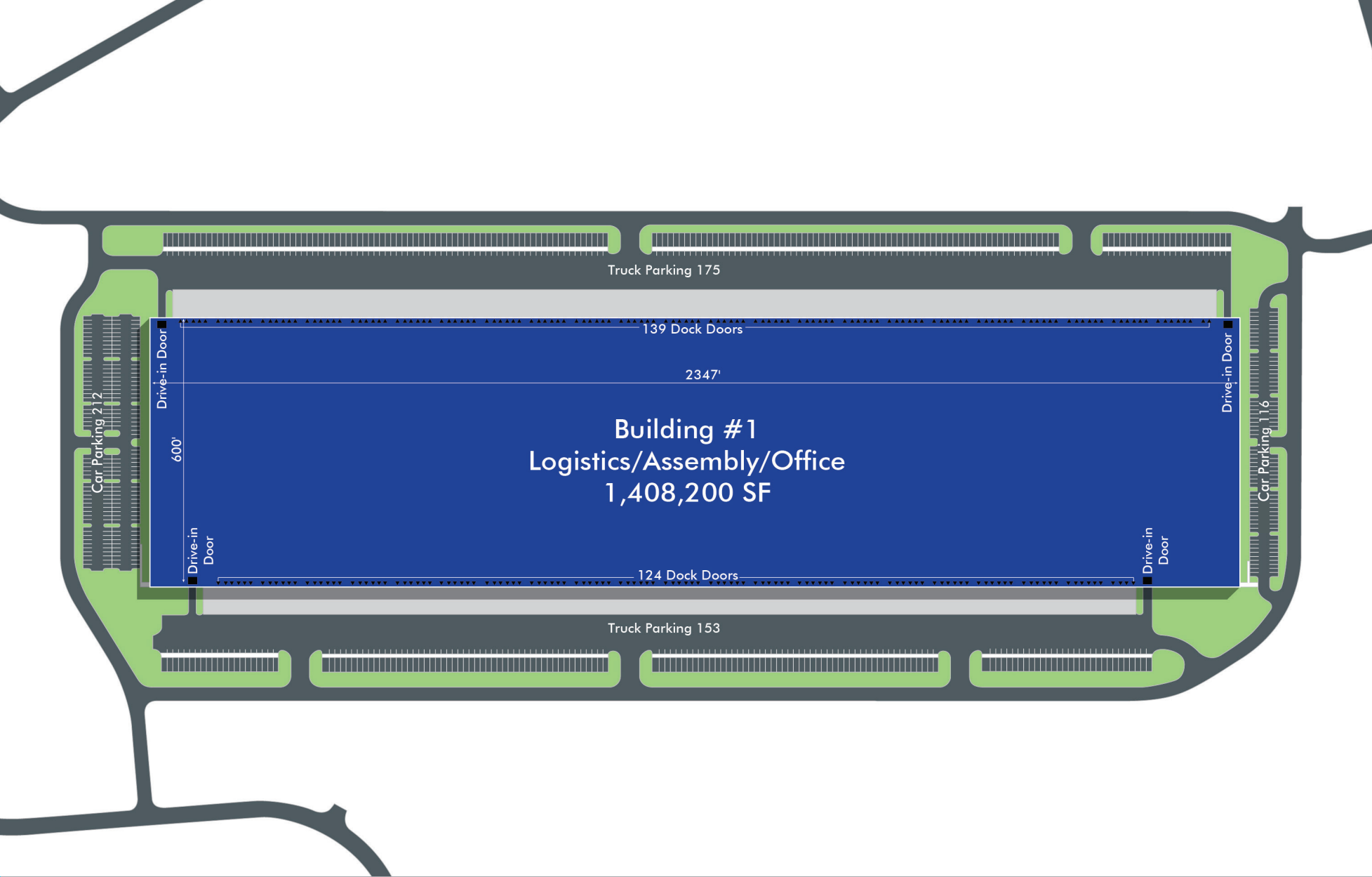
Available Now



Square Footage	607,279	Loading Configuration	Cross-Dock
Office Area	To Suit	Loading Docks	152
Building Dimensions	400' X 1,485'	Drive-Ins	4
Truck Court Depth	130' - 185'	Car Parking	307
Ceiling Height	36'	Trailer Parking	93
Warehouse Lighting	LED Fixtures with motion sensors. 25 FC at 36" AFF, based on an open array.	Power	1,600 Amps

BUILDING 1

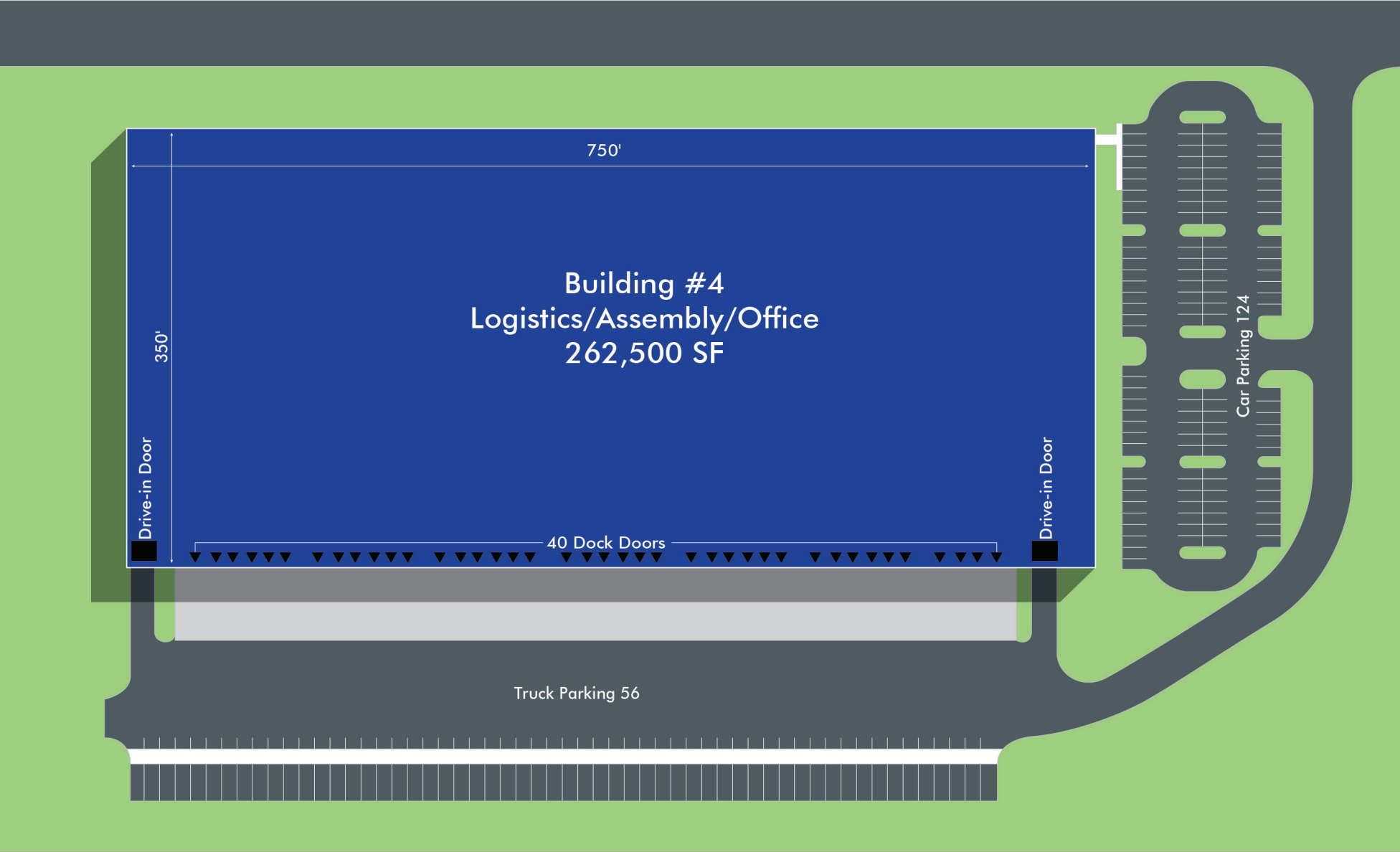
2022 Delivery



Delivery Date	2022	Loading Configuration	Cross-Dock
Square Footage	1,408,200	Loading Docks	263
Office Area	To Suit	Drive-Ins	4
Building Dimensions	600' X 2,347'	Car Parking	238
Truck Court Depth	130'	Trailer Parking	328
Ceiling Height	40'	Power	(2) 3,000 Amps

BUILDING 4

2022 Delivery



Delivery Date	2022	Loading Configuration	Rear
Square Footage	262,500	Loading Docks	40
Office Area	To Suit	Drive-ins	2
Building Dimensions	350 x 750'	Car Parking	124
Truck Court Depth	130'	Trailer Parking	56
Ceiling Height	36'	Power	600 Amps





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 1 YR	\$15.29	\$14.87
MATERIALS HANDLER 1 YR	\$15.08	\$13.6
SHIPPING & RECEIVING CLERK 1 YR	\$14.87	\$14.65
WAREHOUSE LABORER 1 YR	\$13.43	\$12.92

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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