



# CROWN POINT LOGISTICS CENTER

1847 CROWN POINT ROAD, THOROFARE, NJ 08086

COMPLETION
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2 0 2 3

FOR LEASE | 280,000 SQ FT | Class A Warehouse Facility



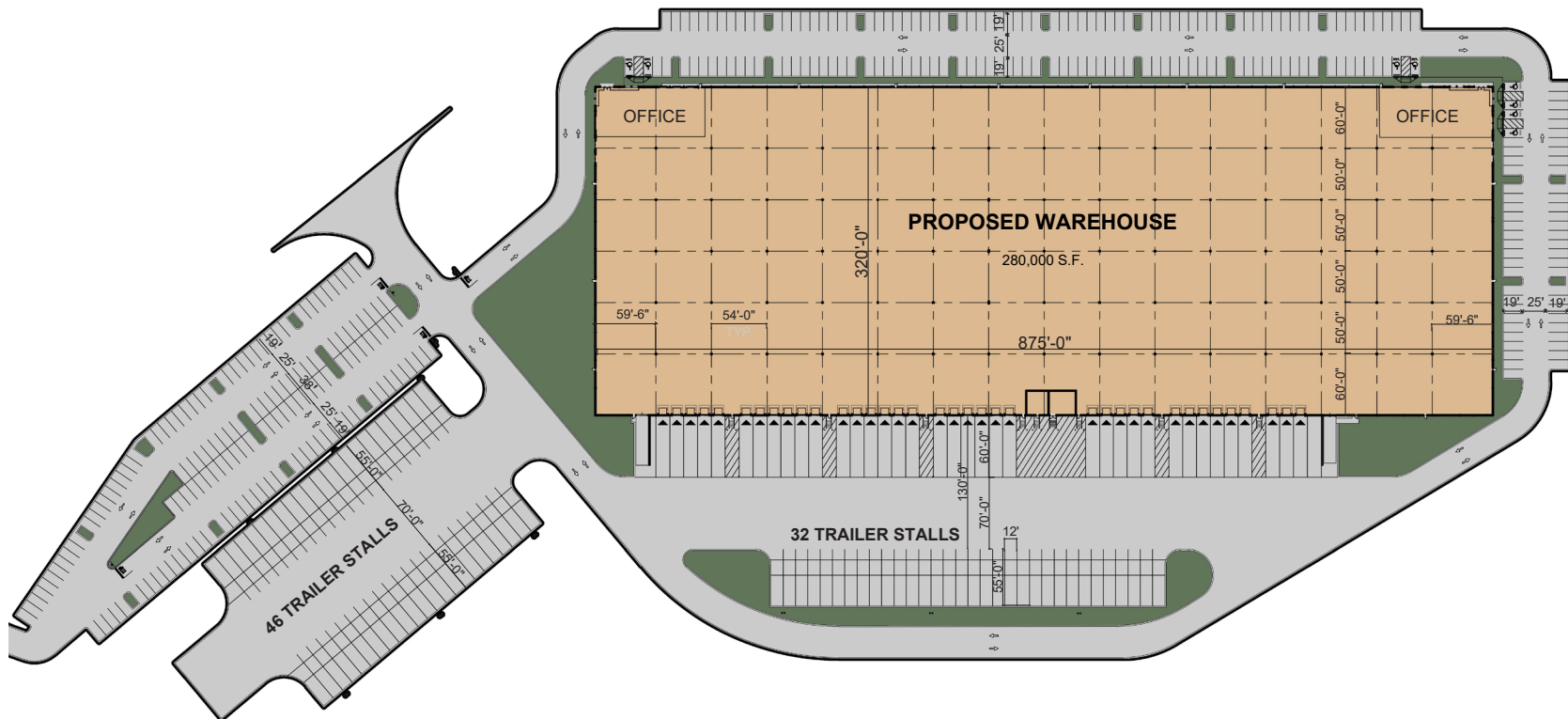
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DEVELOPED BY



# Property FEATURES

- 36' clear ceiling height
- 37 (9' x 10') loading dock doors
- 19 docks (every other dock) equipped with mechanical levelers
- 2 drive-in doors
- 50' x 54' column spacing (typical)
- 60' loading dock speed bay
- Office area built to suit
- 321 car parking spaces
- 78 trailer parking spaces
- ESRF sprinkler system
- 4,000 amps @ 277/480v 3phase



# Location HIGHLIGHTS

- Immediate access to I-295 at Exit 22
- NJ Turnpike (Exit 3) - 6.5mi
- Walt Whitman Bridge - 7.1mi
- Commodore Barry Bridge - 12.5mi
- Philadelphia International Airport - 14.4mi
- Philadelphia - 12.5mi
- Baltimore - 100mi
- New York - 100mi
- Washington, CD - 132mi



## ABOUT ARES MANAGEMENT CORPORATION

Ares Industrial Management is a leading vertically integrated industrial real estate operating platform with approximately 150 million square feet of industrial assets owned and under development throughout the U.S. Led by a dedicated team of 150 professionals and with experience spanning over 30 years in the industrial sector, Ares Industrial Management has developed a deep network of relationships to source, operate, and execute on attractive opportunities across major U.S. logistics markets. Ares Industrial Management is a part of the Ares Management Corporation Real Estate team, which had approximately \$46 billion of assets under management as of March 31, 2022. For more information, please visit [www.aresmgmt.com](http://www.aresmgmt.com).



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