

ROUTE 38

1800

LUMBERTON, NJ

**219,123 SF AVAILABLE
FOR SALE OR LEASE**
NEW CONSTRUCTION
OCCUPANCY READY



www.dalfen.com

PROPERTY SPECIFICATIONS



219,123 SF AVAILABLE FOR LEASE OR SALE NEW CONSTRUCTION

TOTAL BUILDING SIZE	219,123 SF
TOTAL AVAILABLE	219,123 SF
LAND AREA	62.1 acres
BUILDING DIMENSIONS	330' x 665'
OFFICE SPACE	±3,100
CEILING HEIGHT	40' clear
COLUMN SPACING	54' x 45' with 60' speed bays
LOADING DOCKS	36 doors equipped with 35k lb. mechanical levelers, bumpers, seals, z guards, swing lights and 27amp convenience outlets
DRIVE-IN DOORS	Two 12' x 14' doors on grade with electric openers
LOADING COURT DEPTH	130' feet with 60' concrete apron
CAR PARKING	115 spaces
REMOTE RESTROOMS	Two sets (M/F)
SPRINKLERS	ESFR
LIGHTING	LED light fixtures with motion sensors – 20 FC's (avg.) @ 36" AFF (open array)
HEATING	Gas-fired roof top units
WALLS	Insulated concrete panels
POWER	2,000 amp service

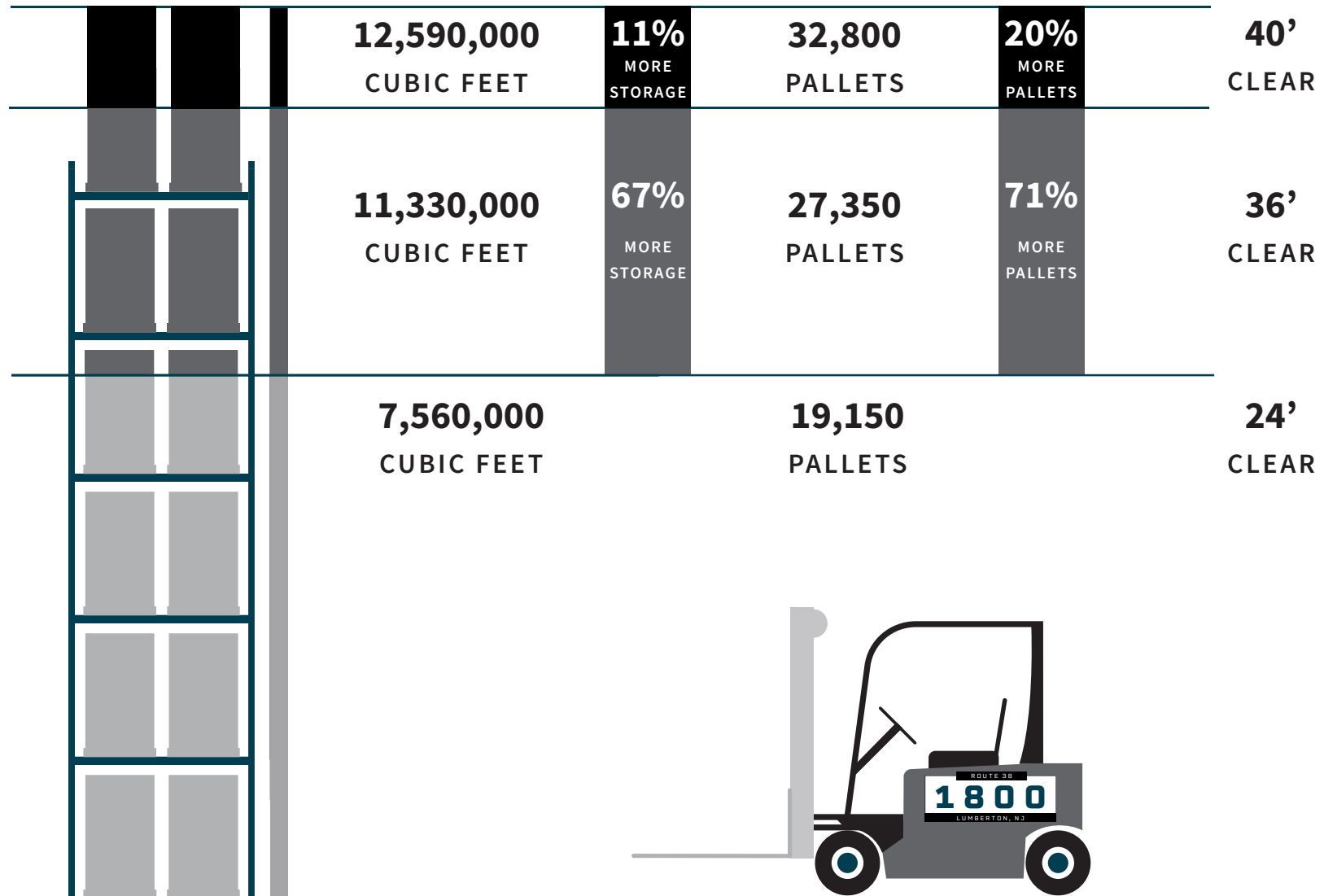
SITE
PLAN

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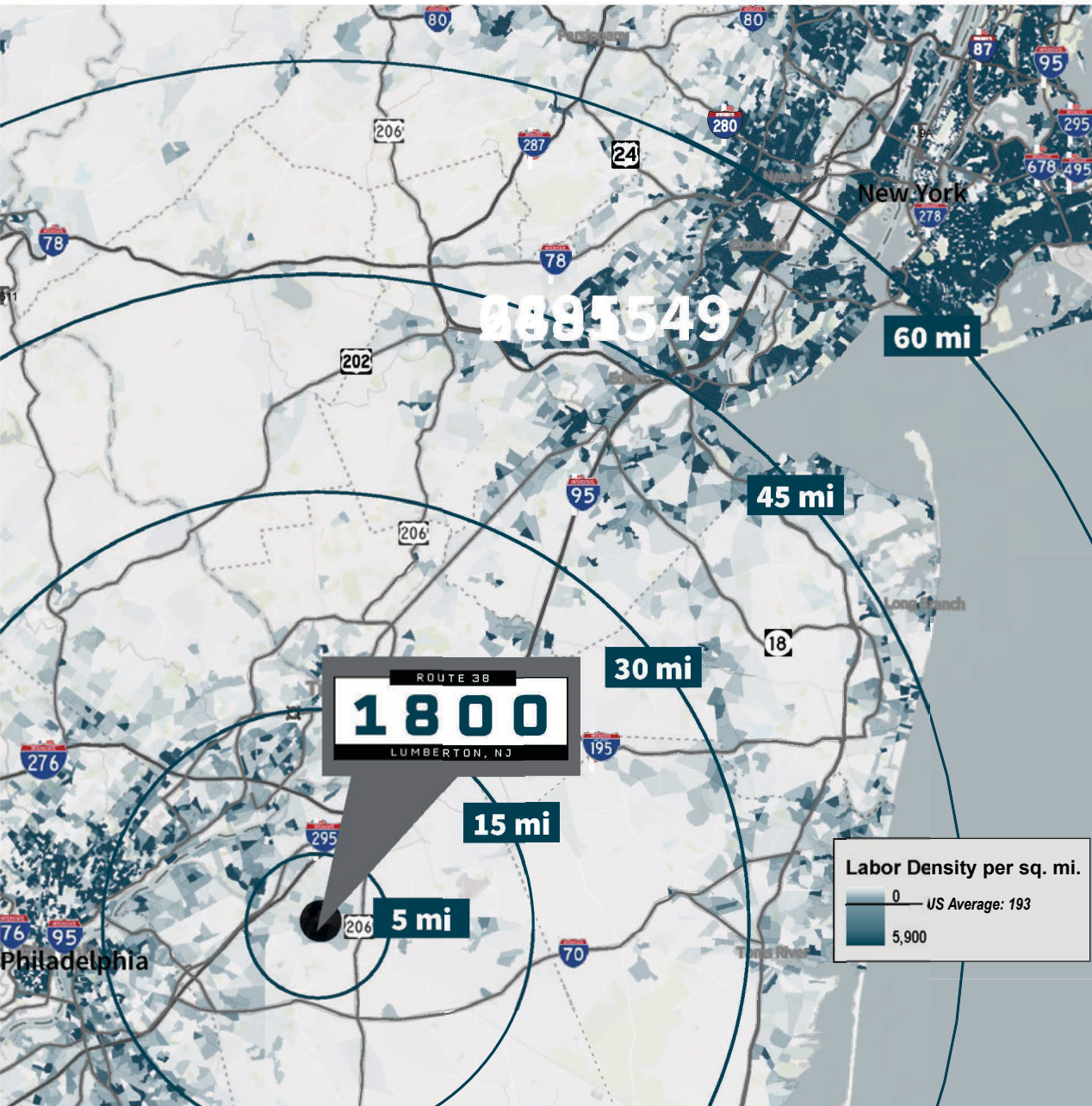
HIGH CAPACITY CUBE STORAGE

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STRONG LABOR AVAILABILITY

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TRANSPORTATION/
WAREHOUSE LABOR*

TOTAL LABOR
FORCE**

5
MILES

2,788

28,815

15
MILES

46,918

444,836

30
MILES

254,996

2,514,132

45
MILES

416,730

4,322,679

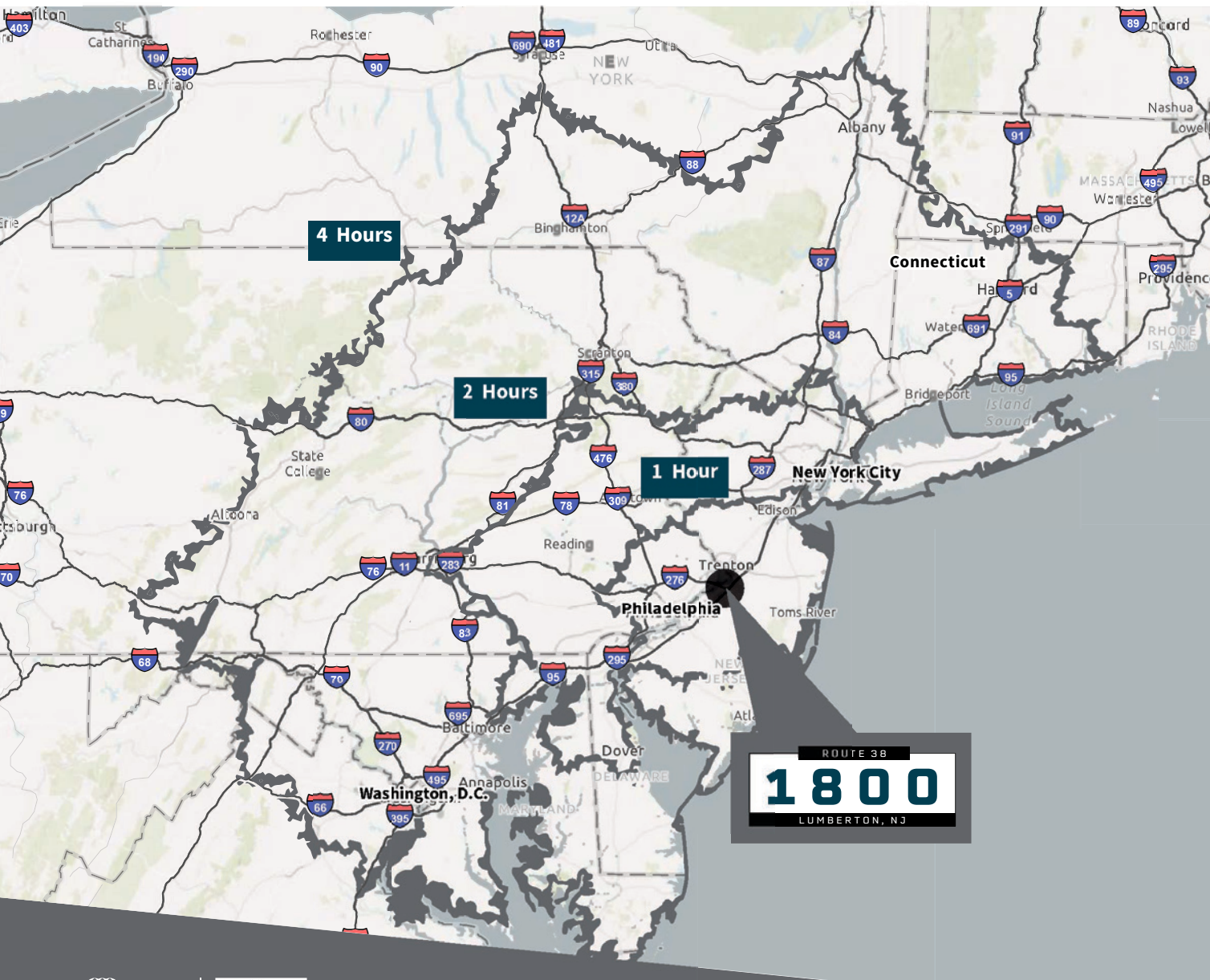
60
MILES

667,381

6,495,549

VAST CONSUMER REACH

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4-HOUR

DELIVERY RANGE TO
ALL MAJOR POPULATION
CENTERS IN THE
NORTHEAST U.S.

Washington, D.C.

Philadelphia
Metropolitan Area

New York City
Metropolitan Area

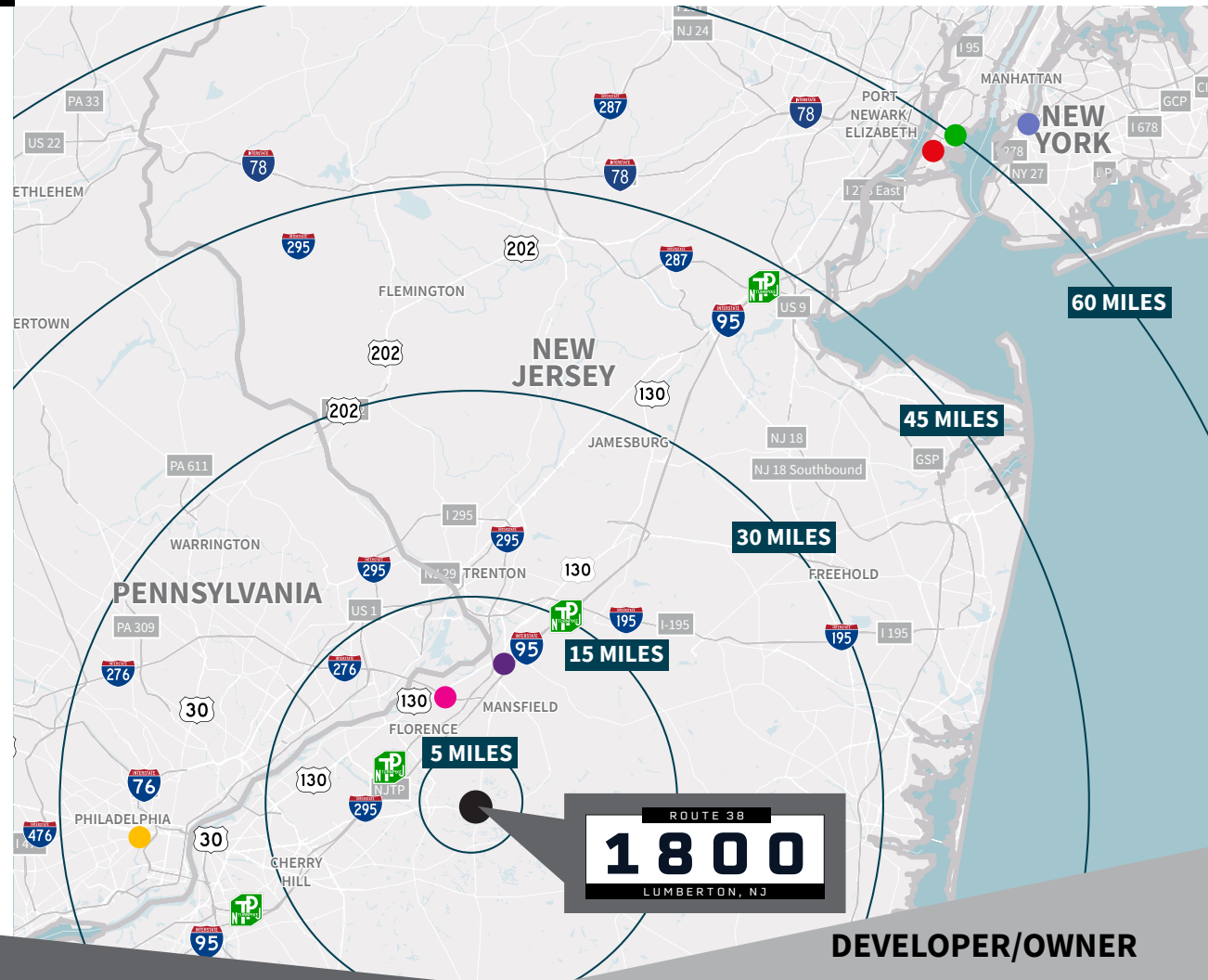
Connecticut

SUPERIOR LOCAL ACCESSIBILITY

KEY DISTANCES

- **11.5 Miles**
to I-295 (Exit 56)
- **12.2 Miles**
to NJ Tpke (Exit 7)
- **23.4 Miles**
to Philadelphia
- **61.2 Miles**
to Newark Airport
- **67.2 Miles**
to Port Newark/Elizabeth
- **74.1 Miles**
to New York City

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EXCLUSIVE LEASING

DEVELOPER/OWNER



NATE DEMETSKY
+1 609 672 3163
nate.demetsky@jll.com

DEAN TOROSIAN
+1 609 472 4953
dean.torosian@jll.com

MATT KEMERY
+1 856 340 6842
matt.kemery@jll.com

GARY POLITI
+1 908 391 9059
gary.politi@jll.com



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