

# FIRST BORDENTOWN LOGISTICS CENTER

445 Rising Sun Road | Bordentown, NJ



208,000 SQUARE FEET | **FOR LEASE**



[firstbordentownlogistics.com](http://firstbordentownlogistics.com)



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## SPECIFICATIONS

<b>Available Space:</b>	208,000± SF
<b>Office SF:</b>	2,950± SF
<b>Warehouse SF:</b>	205,050± SF
<b>Ceiling Height:</b>	36' Clear
<b>Dock Doors:</b>	42 (40 doors equipped w/ 40K lb levelers, bumpers, seals, & lights)
<b>Ramps:</b>	2
<b>Sprinkler System:</b>	ESFR
<b>Column Spacing:</b>	56' x 50' on average (60' speed bay)
<b>Trailer Stalls:</b>	45
<b>Employee Parking:</b>	147
<b>Power:</b>	2000a
<b>Lighting:</b>	LED (30 fc - open warehouse)

## LABOR SNAPSHOT WITHIN 10 MI RADIUS

Total Population	Total Workforce	Blue Collar Workforce
1,135,957	272,934	70,168

**UNEMPLOYMENT RATE IN BURLINGTON COUNTY: 6.3%**

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## HIGHWAY ACCESS

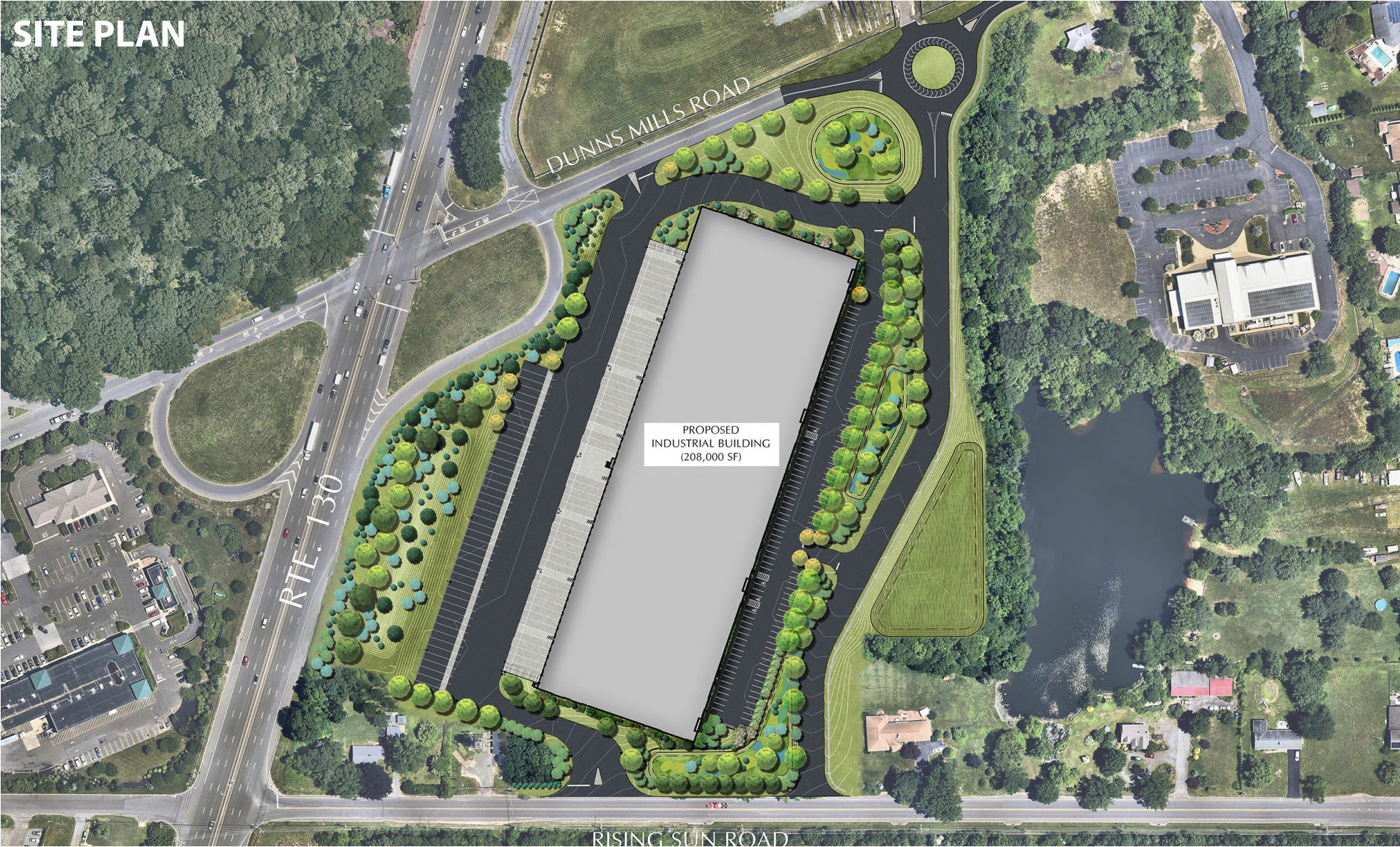


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## SITE PLAN

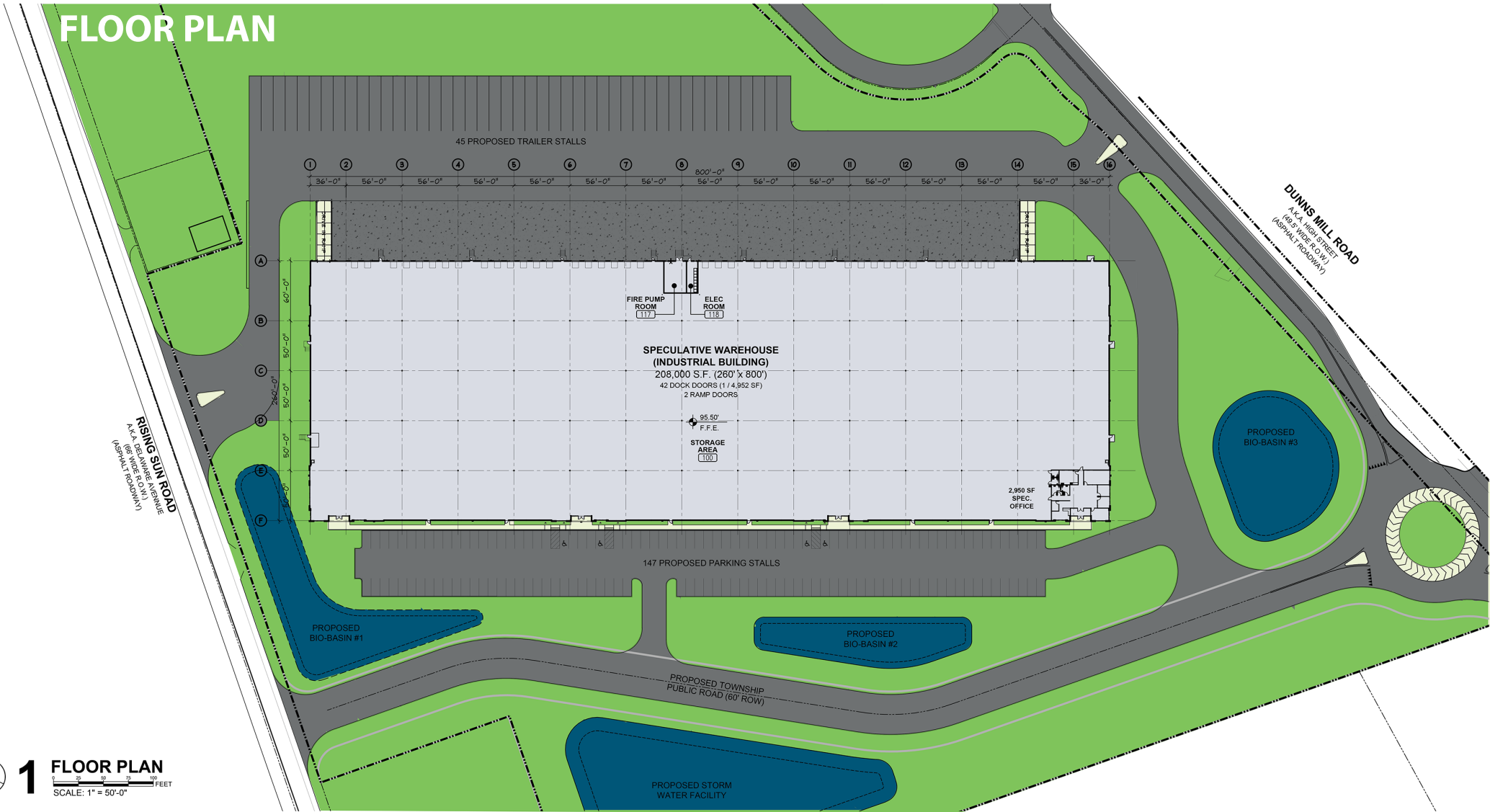


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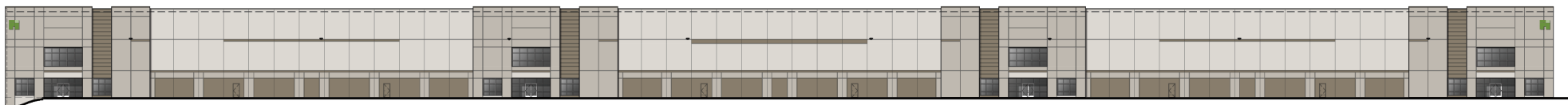
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## FLOOR PLAN



**1 FLOOR PLAN**  
SCALE: 1" = 50'-0"



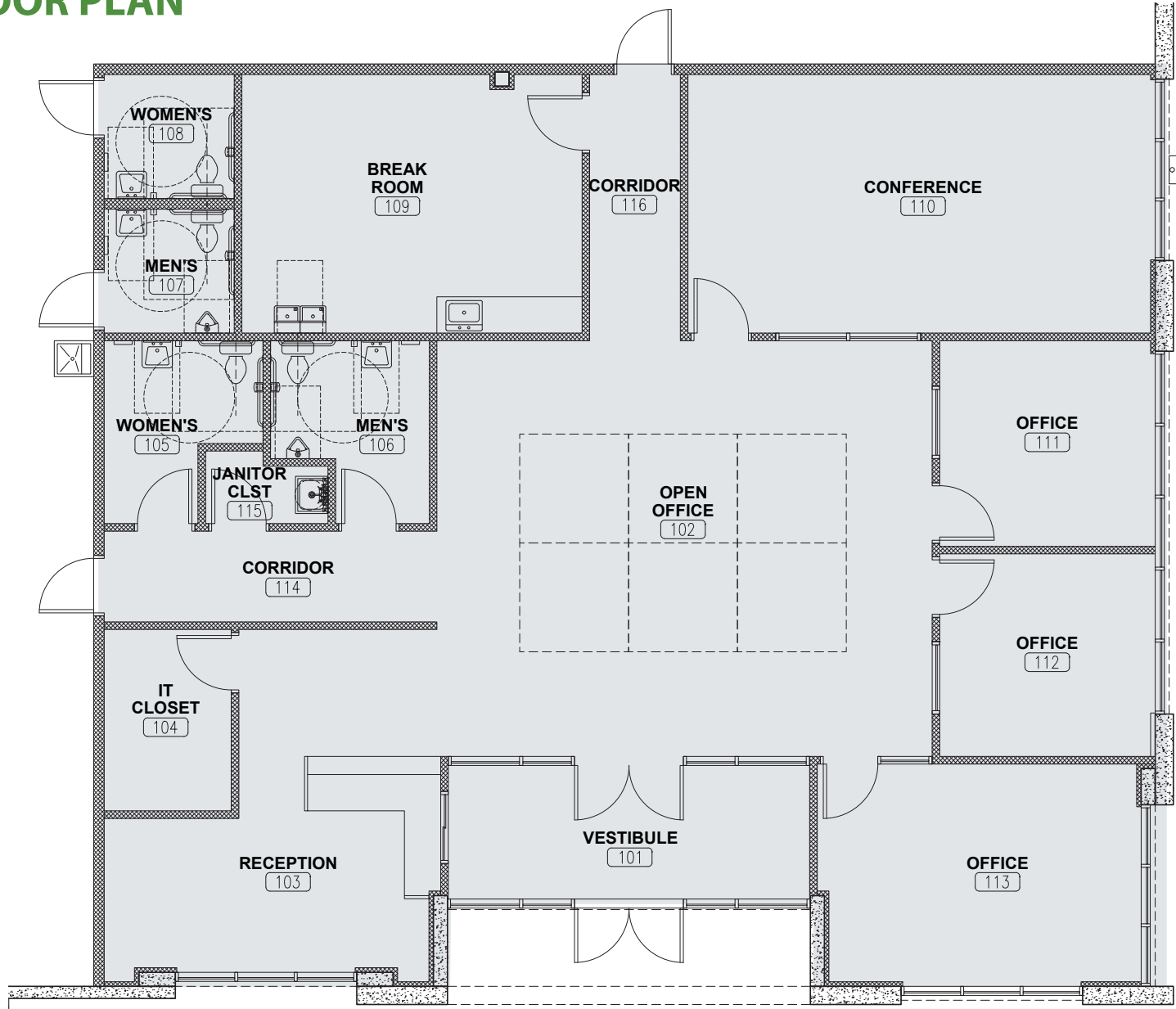
**2 FRONT ELEVATION**  
SCALE: 1" = 30'-0"

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## OFFICE FLOOR PLAN



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## CORPORATE NEIGHBORS





## LOCATION HIGHLIGHTS

- Immediate northbound and southbound access to Route 130
- Less than 0.5 mile from southbound access to I-295 at Exit 56
- 0.5 mile from northbound access to I-295 at Exit 57
- 2 miles to Exit 7 of the New Jersey Turnpike
- 7.5 miles to the Pennsylvania Turnpike
- 30 miles to Philadelphia
- 65 miles to New York City



A First Industrial Realty Trust Development

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