

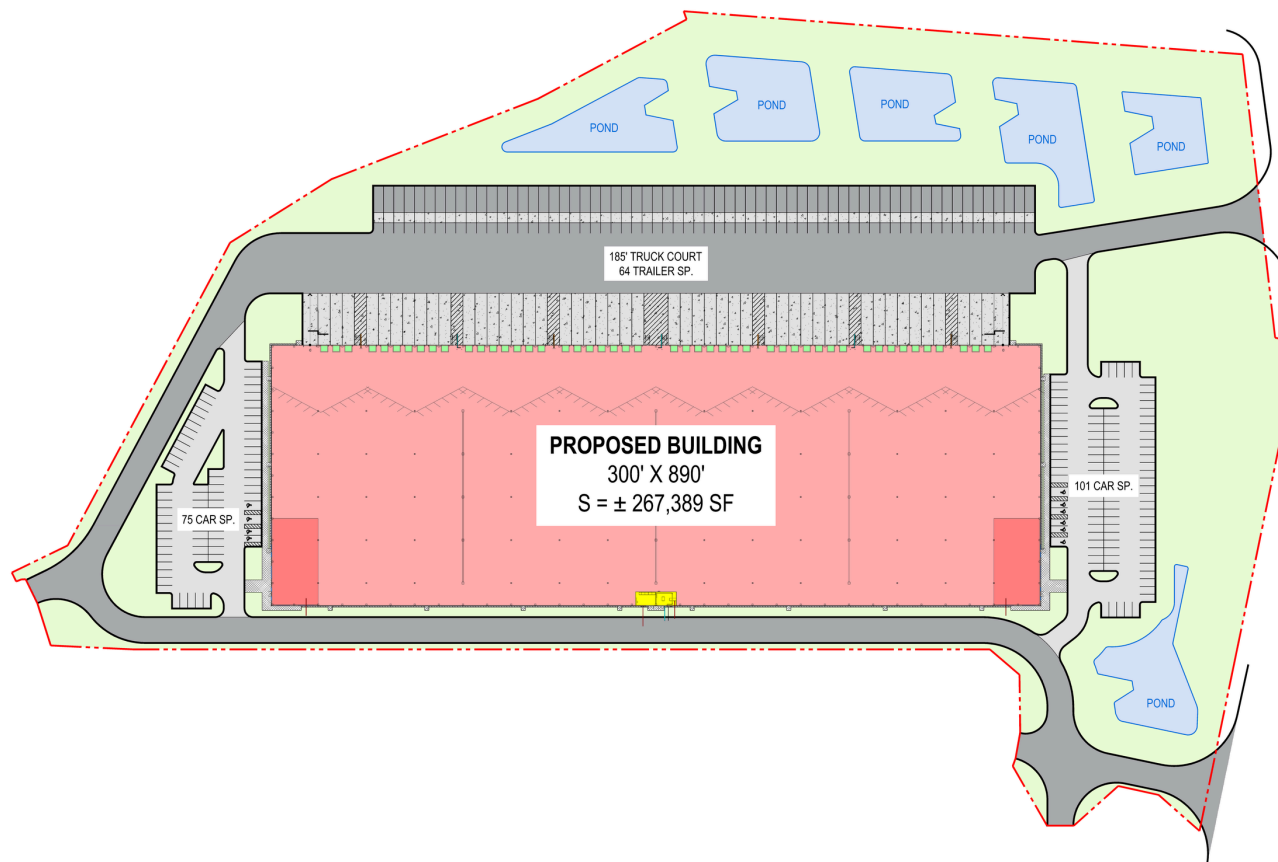


AVAILABLE

267,389 SF

PNK Waterford

CW Haines Blvd, Atco, NJ 08004



Site Plan

CW Haines Blvd, Atco, NJ 08004

- 40 feet Clear Height
- 50'x 56' / 50' x 53' with 75' speed bay
- 300' deep × 890' wide
- 185' truck court with concrete apron

- 2 Drive-in doors with concrete ramp
- 48 fully equipped docks with dock levelers
- 64 Trailer Parking
- 176 Car Parking

PNK BUILDING STRUCTURE

Internal Siphonic Roof Drain System:

System eliminates contamination and icing of the Truck Court

ESFR K 25.2 sprinkler system

Ceiling clear height: 40ft
Total height: 45ft

8-ton crane

The slab and truck court: Are done on a compacted stabilized base

Allows the installation of crane beam with a lifting capacity of up to 8 tons* and other technological load in any span both along and across the existing columns

Slab on grade: 8" 4,000 PSI, reinforced with steel prefab mesh, caulked and sealed joints, vapor barrier

Bottom: Prefabricated 3-layered precast concrete insulated panels, R-value 16, painted: int - white, ext - according to customer's request

60 mil TPO Extreme R-25 insulation

30-YEAR WARRANTY ON ALL PROJECTS STARTING FROM 2025

40,000lbs lifting capacity installed in prefab precast dock pit

*Cranes and crane beams are not part of the standard configuration

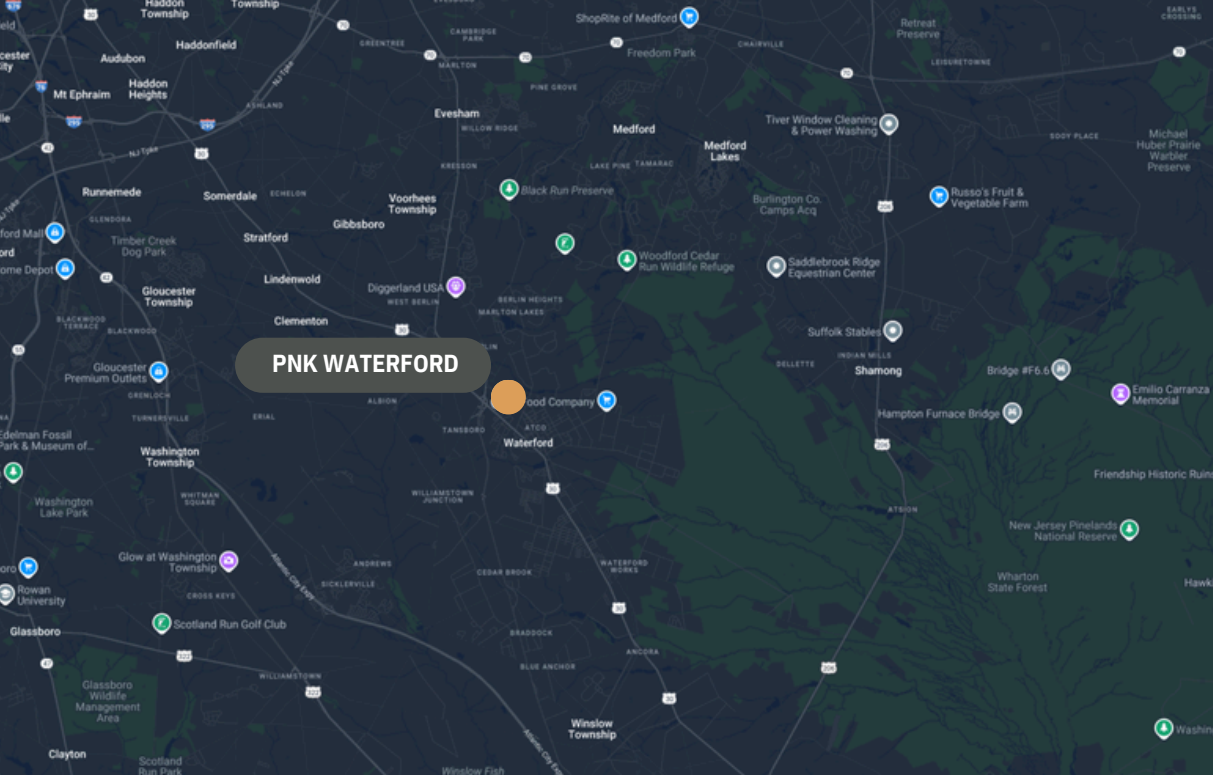
**3-LAYERED ROBUST
REINFORCED CONCRETE
STRUCTURAL FRAME**

**8" REINFORCED
CONCRETE SLAB**

**COMPLETE SET OF
DOCK EQUIPMENT**

PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025



REGIONAL PROXIMITY

City	Miles	Minutes
Philadelphia	24	35
Trenton	36	40
Camden	21	26
Cherry Hill	18	25
Atlantic City	42	50

LABOR DEMOGRAPHICS

45 Mile	
Population:	1,031,462
Workforce (18+):	829,138
45 Minute	
Population:	693,786
Workforce (18+):	829,138

Waterford Township is located within 1 day's drive of:

60%

of the U.S. population

55%

of U.S. manufacturers

55%

of U.S. domestic trade & service industries

CW Haines Blvd,
Atco, NJ 08004

all inquiries
leasing@pnk.group

Vlad Ryabov
v.ryabov@pnk.group
404.430.2497

Arin Rauf
a.rauf@pnk.group
332.248.6630

Mark Stiles
ms@pnk.group
404.457.8473

PNKgroup