



WATERFORD

LOGISTICS CENTER

C. William Haines Blvd, Waterford, NJ



688,125 SF

**CLASS A, BULK-DISTRIBUTION DEVELOPMENT SITE
BEST-IN-CLASS BUILDING AVAILABLE FOR SALE OR LEASE**

APPROVED SITE PLAN | FLEXIBLE ZONING | MULTIPLE USES PERMITTED, INCLUDING WAREHOUSING & COLD STORAGE

BEN SCHORR

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ARI HERRMANN

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ACTIVE

- ACQUISITIONS -

- ACCESS MAP

INGRESS
VIA CW HAINES BLVD



EGRESS
VIA CW HAINES BLVD



EMERGENCY ACCESS



SOLD

Building 2
688,125 SF

CW HAINES BLVD

CW HAINES BLVD



APPROVED SITE PLAN



955,514 TOTAL SF



59.1 ACRES



PERMITTED USES:
Warehousing, cold storage,
shipping/receiving,
fabrication/assembly,
fulfillment, self-storage, flex
space, research facilities

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ACTIVE

- ACQUISITIONS -

PROPERTY SPECIFICATIONS: BUILDING 2

688,125 SF
AVAILABLE

40' CLEAR
CEILING HEIGHT
(higher for freezer/cooler uses)

OFFICE
TO SUIT

129
LOADING DOCKS

151
TRAILER SPACES

394 SPACES
CAR PARKING

520' X 1330'
DIMENSIONS

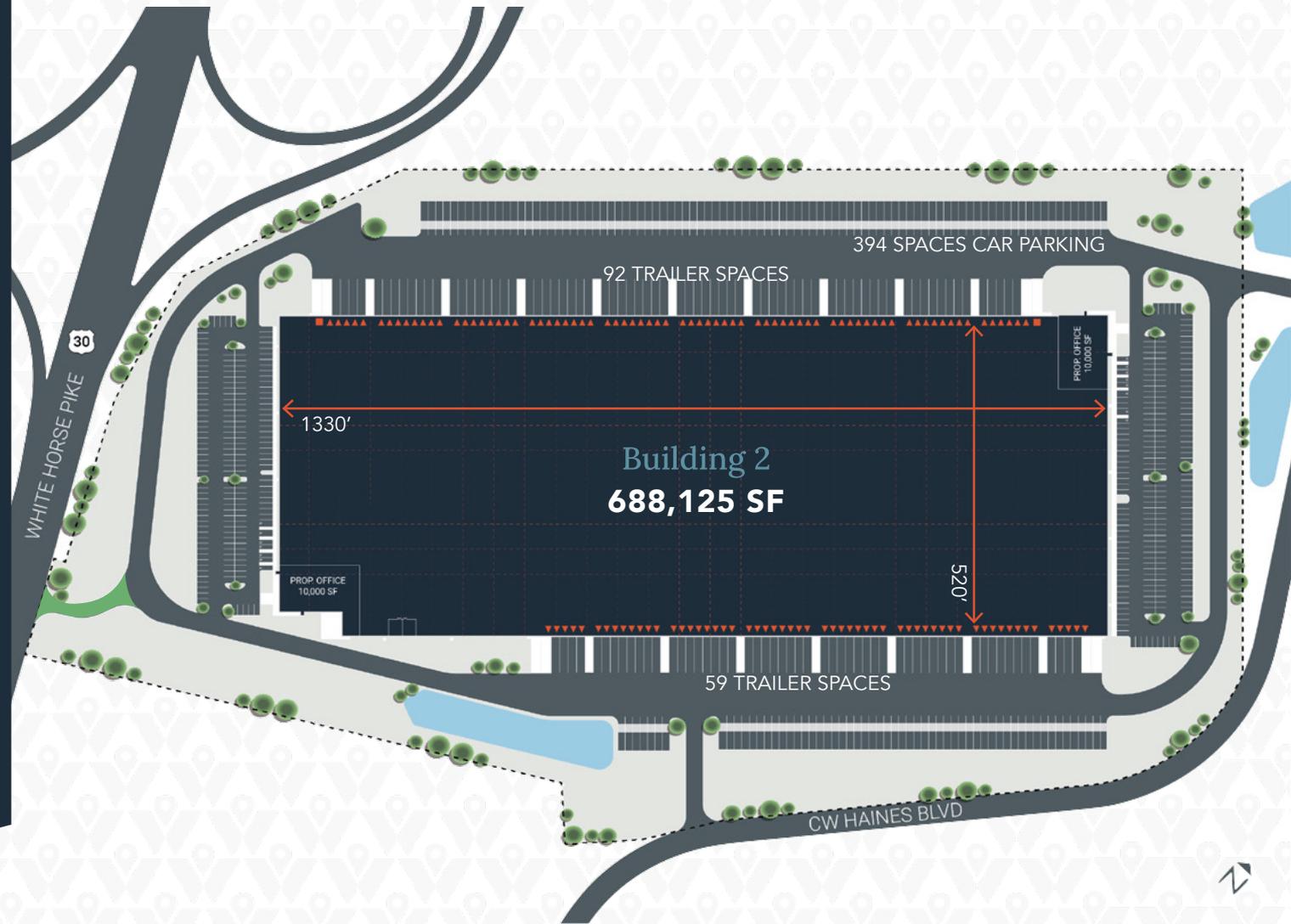
3000
AMPS

50' X 54'
COLUMN SPACING

60'
SPEED BAYS

FLEXIBLE
ZONED

APPROVED
SITE PLAN



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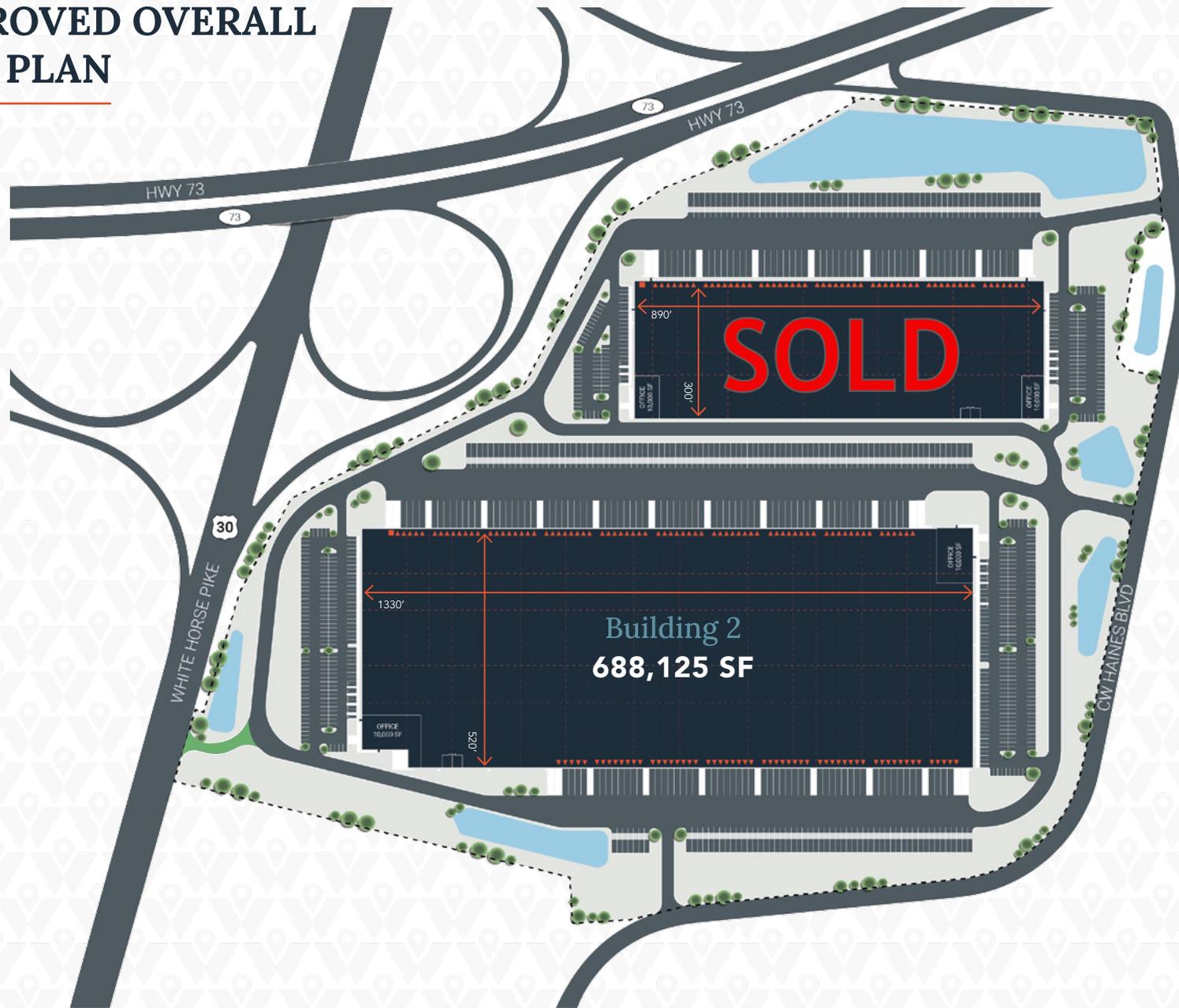
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ACTIVE

- ACQUISITIONS -

APPROVED OVERALL SITE PLAN



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ACTIVE

- ACQUISITIONS -

ALTERNATIVE SITE PLAN OPTION A

COLD STORAGE 50' CLEAR



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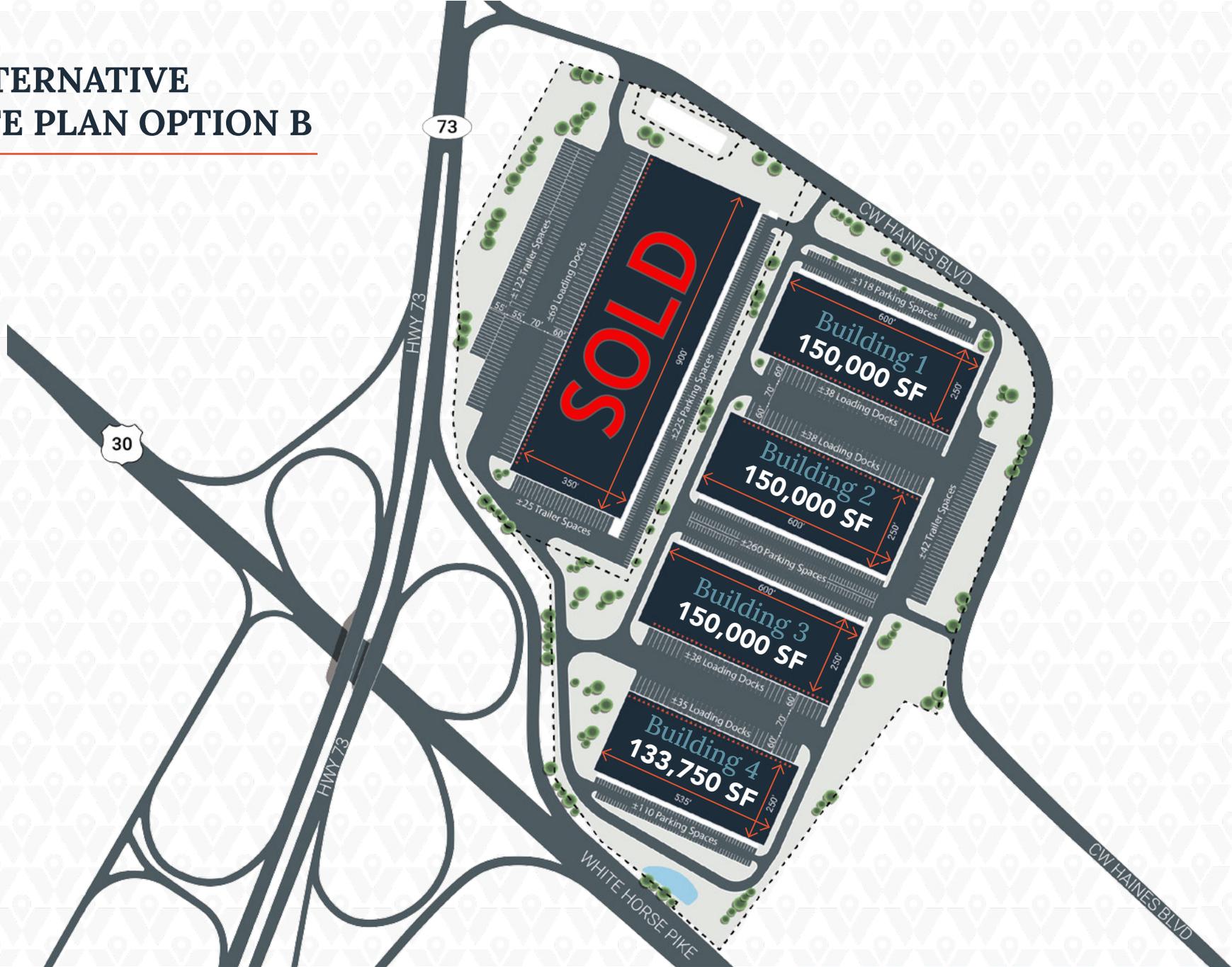
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ACTIVE

- ACQUISITIONS -

ALTERNATIVE SITE PLAN OPTION B



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ACTIVE

- ACQUISITIONS -

IMMEDIATE ACCESS



- 📍 CLOVERLEAF INTERCHANGE OF STATE & US HIGHWAYS
- 📍 CONNECTIVITY TO I-295 ACCESS VIA **ROUTE 30 & ROUTE 73**
- 📍 CONNECTIVITY TO NJ TURNPIKE ACCESS VIA **ROUTE 73 & EXIT 4 | 12.1 MILES**

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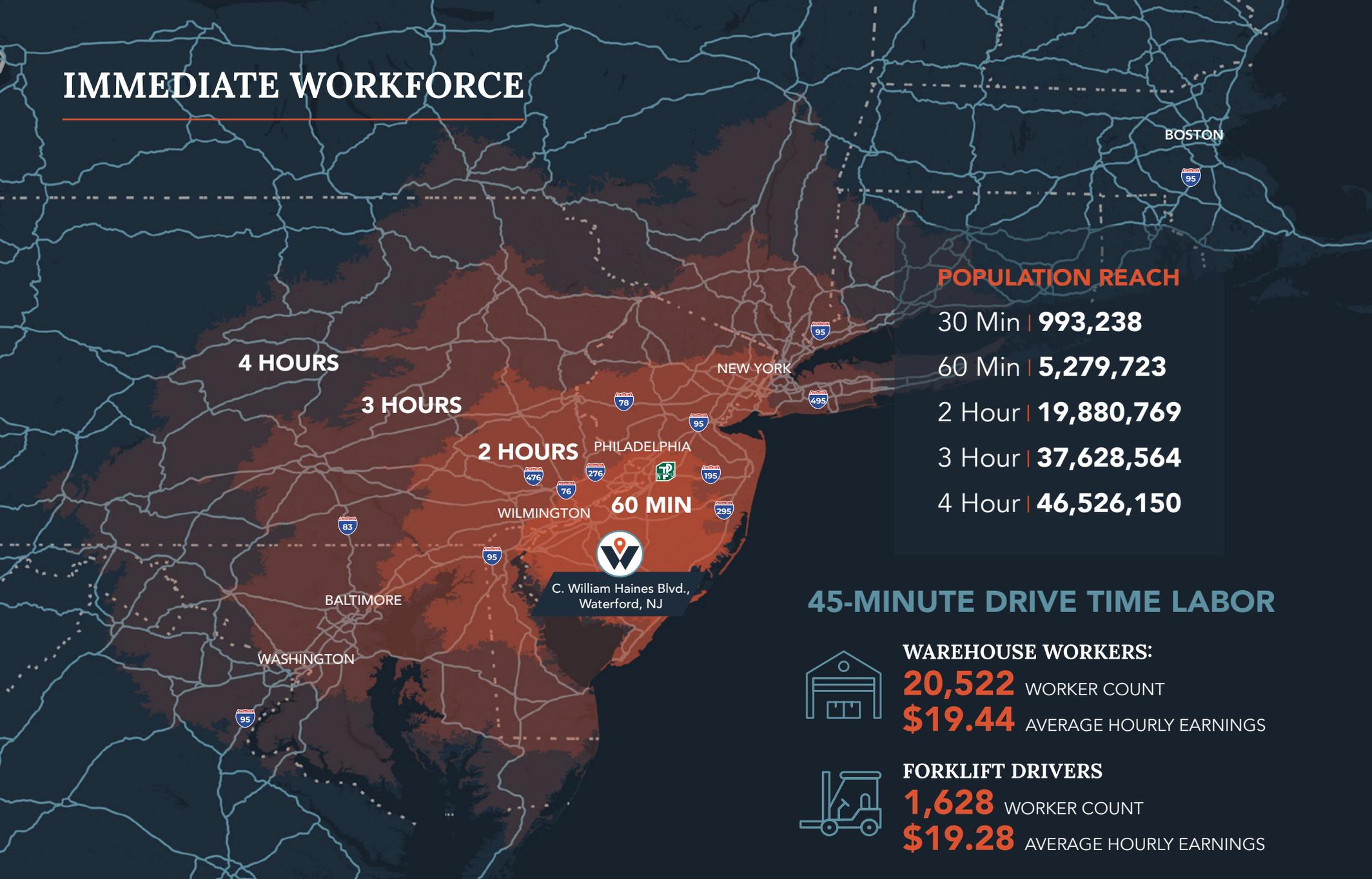
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ACTIVE

- ACQUISITIONS -

IMMEDIATE WORKFORCE



POPULATION REACH

30 Min | **993,238**
60 Min | **5,279,723**
2 Hour | **19,880,769**
3 Hour | **37,628,564**
4 Hour | **46,526,150**

45-MINUTE DRIVE TIME LABOR



WAREHOUSE WORKERS:

20,522 WORKER COUNT
\$19.44 AVERAGE HOURLY EARNINGS



FORKLIFT DRIVERS

1,628 WORKER COUNT
\$19.28 AVERAGE HOURLY EARNINGS

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ACTIVE

- ACQUISITIONS -

PREMIER REGIONAL CONNECTIVITY



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ACTIVE

- ACQUISITIONS -