

**Brookfield  
Properties**



# WINDSOR 8

## LOGISTICS CENTER

399 Princeton-Hightstown Road, West Windsor, NJ 08512

**326,240 sq. ft.**  
Class A Industrial Development  
**Delivering Q3 2025**

[www.windsor8LC.com](http://www.windsor8LC.com)

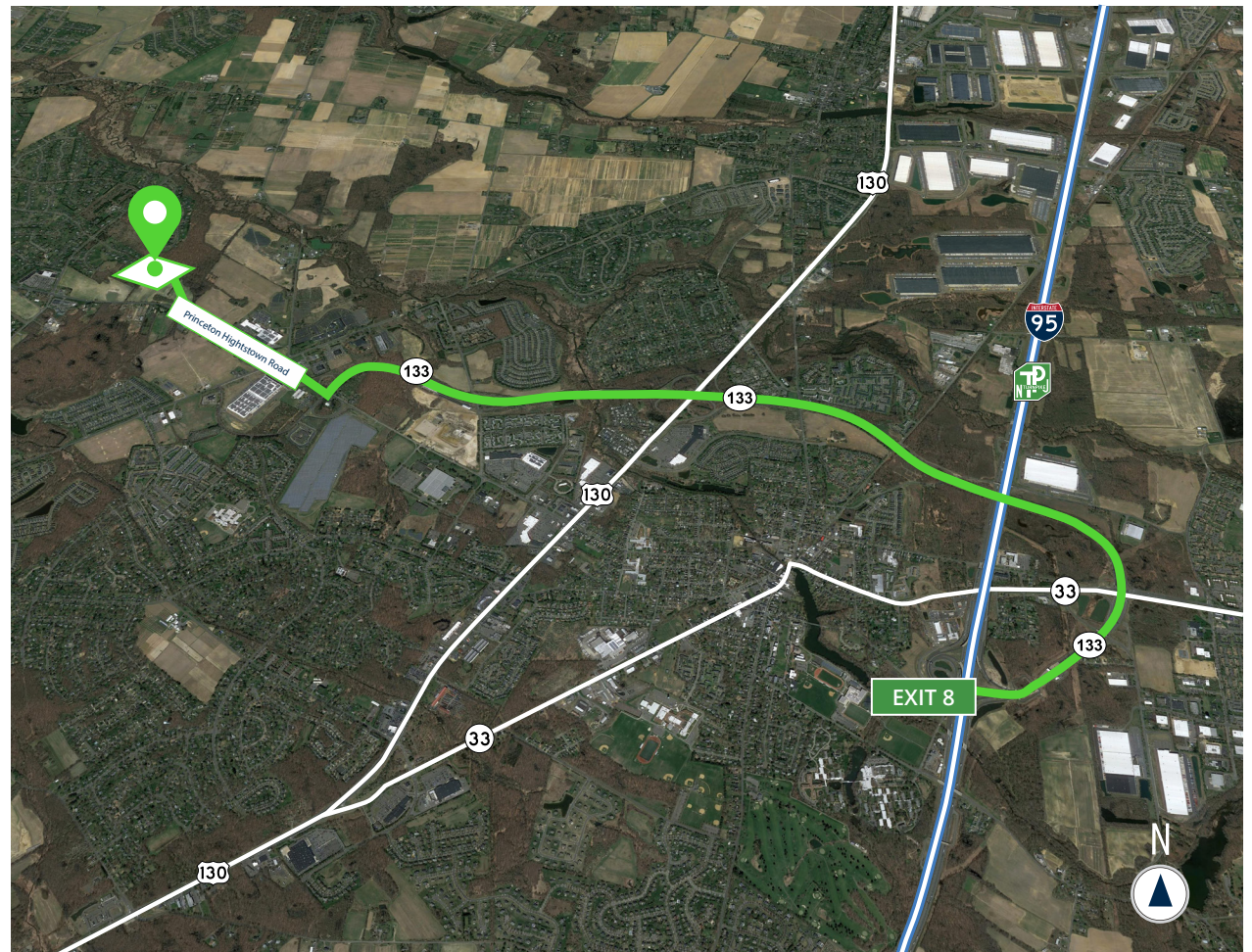


# WINDSOR 8

## LOGISTICS CENTER

Located approximately 5 miles from the NJ Turnpike, 399 Princeton-Hightstown Road is strategically positioned in the Exit 8 submarket with premier access to a major highway network making it an optimal location for logistics, pharma, R&D, tech, and data center users. With access to both a highly educated affluent consumer base, and a pool of warehouse talent, Windsor 8 is well positioned in the region. Corporate neighbors include RK Pharma, Shiseido, Aurobindo, and Getinge.

Available:	326,240 sq. ft.
Office Space:	Approved for 11,880 sq.ft.
Ceiling Height:	36' clear
Dimensions:	1,073' long x 309'
Column Spacing:	56' x 50'
Drive-ins:	2 (12' x 16') drive-ins
Loading Doors:	57 dock doors, 43 to be fully equipped
Trailer Parking:	73 stalls
Car Parking:	178 spaces (73 banked car parking spaces)
Sprinklers:	ESFR
Lighting:	LED
Flooring:	7" concrete slab
Power:	3,000 amp 3-phase/480 volt







**36'**  
Clear Height



**57**  
Dock Doors



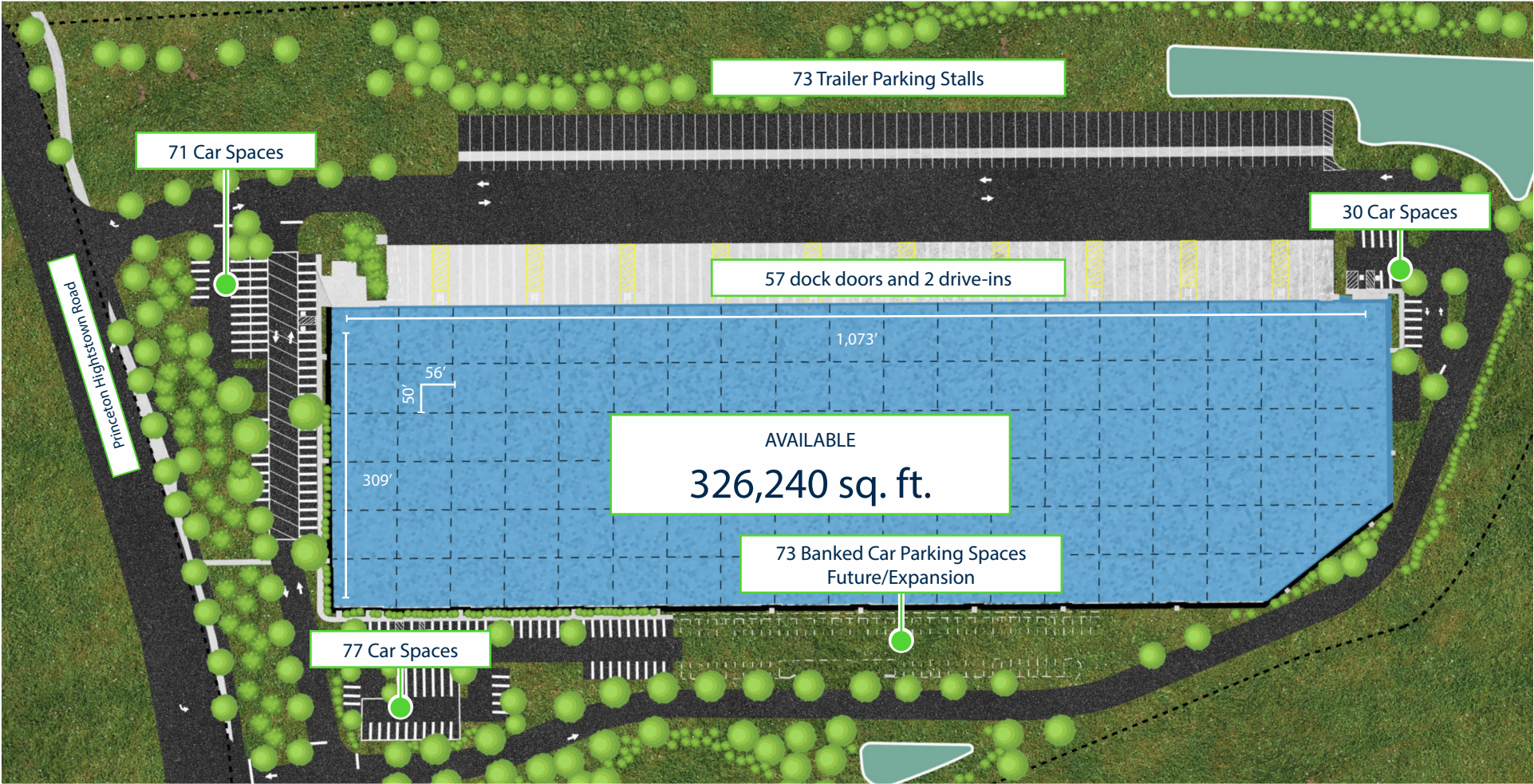
**56' X 50'**  
Column Spacing  
(60' speed bays)



**2 (12' X 16')**  
Dock Doors  
(2 Drive-Ins)



**73**  
Trailer Parking Stalls





# WINDSOR 8

LOGISTICS CENTER

## Storage Capacity





## Labor & Population

### 10 MILES:

- Total Population: 241,819
- Transportation/Warehouse workers: 10,298
- Total Labor Force: 123,264
- Median Household Income: \$120,160
- Median Warehouse related Hourly Wage: \$18.13  
(US Average is \$16.48)

### 20 MILES:

- Total Population: 682,819
- Transportation/Warehouse workers: 26,509
- Total Labor Force: 337,645
- Median Household Income: \$102,197
- Median Warehouse related Hourly Wage: \$17.40  
(US Average is \$16.48)

### 30 MILES:

- Total Population: 1,260,494
- Transportation/Warehouse workers: 55,554
- Total Labor Force: 634,231
- Median Household Income: \$102,922
- Median Warehouse related Hourly Wage: \$17.40  
(US Average is \$16.48)





# WINDSOR 8

## LOGISTICS CENTER



## Corporate Neighbors

- |   |   |
|---|---|
| 1.     | 14.  DELTA APPAREL |
| 2.     | 15.                |
| 3.     | 16.                |
| 4.     | 17.                |
| 5.     | 18.                |
| 6.     | 19.                |
| 7.     | 20.                |
| 8.    | 21.               |
| 9.   | 22.              |
| 10.  | 23.              |
| 11.  | 24.              |
| 12.  | 25.              |
| 13.  | 26.              |



## Key Distances

U.S. Route 130  
4 Miles

Interstate-295  
4 Miles

NJ Turnpike (Exit 8)  
5 Miles

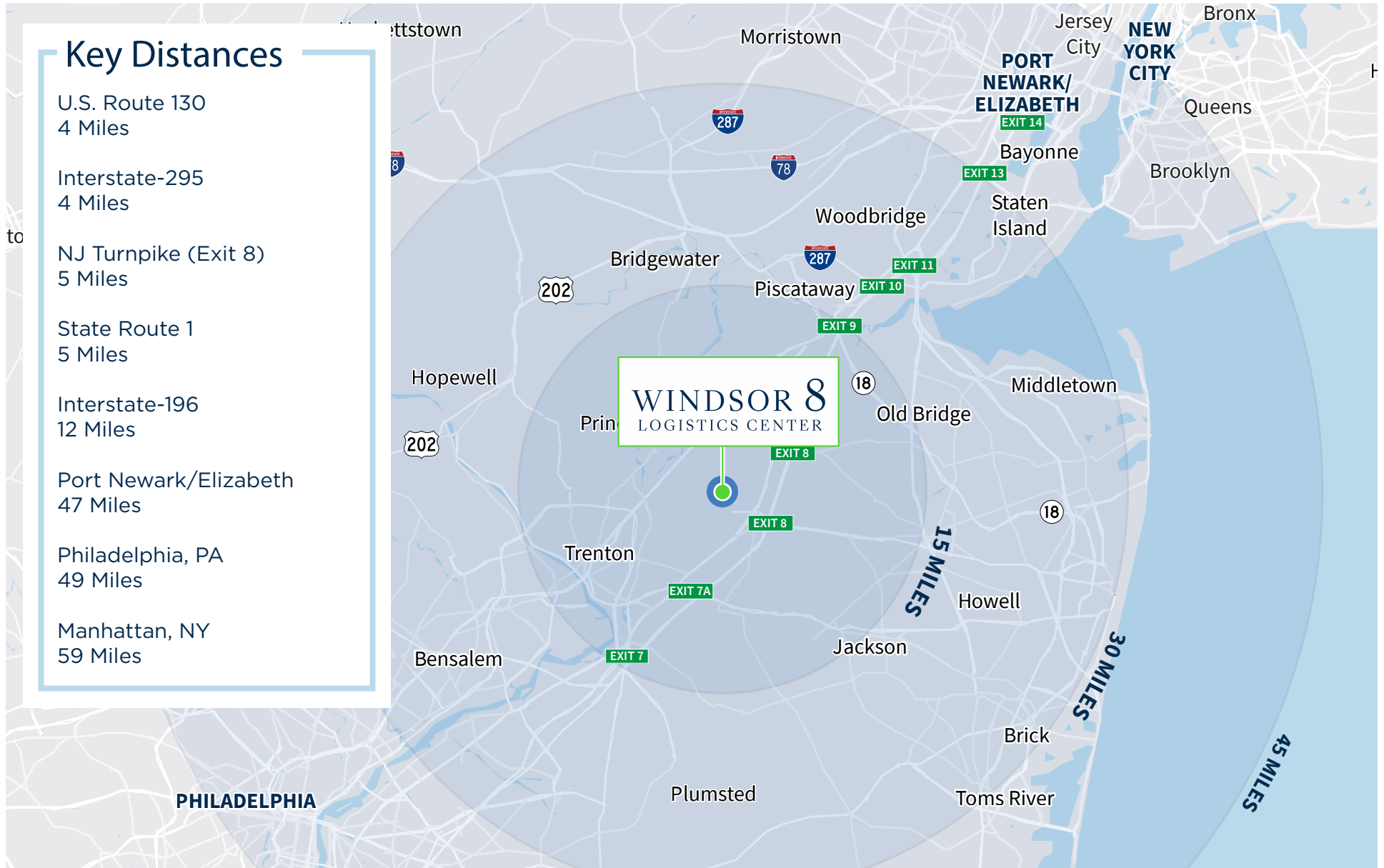
State Route 1  
5 Miles

Interstate-196  
12 Miles

Port Newark/Elizabeth  
47 Miles

Philadelphia, PA  
49 Miles

Manhattan, NY  
59 Miles





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