

56,000 - 170,000 SF • 40' Ceiling Height

Priced Aggressive
Asking \$11.95 PSF



200 S Pemberton Rd, Pemberton, NJ 08068

STATE-OF-THE-ART NEW CONSTRUCTION WAREHOUSE

FOR ADDITIONAL
INFORMATION CONTACT:

Aron Fulop
646.389.1012
aron@ridgestonere.com

We are excited to unveil our **New Class A Industrial Facility!** This remarkable **170,000 square foot warehouse** features **12,000 square feet of modern office space**, designed to meet all your business needs, all at an aggressive price of **\$11.95 PSF NNN**.

Our state-of-the-art facility includes:

- **20 Loading Docks** for optimal logistics
- A Cafeteria and Locker Rooms for staff convenience
- An impressive **40' Ceiling Height** for enhanced efficiency

This space is in excellent condition and offers the potential for a sublease from the current tenant. **Additionally, we can provide the facility with VNA racking and an operational package, allowing for a seamless transition into your new workspace.**

Key Features:

- Class A Warehouse Space
- Move-In Ready options available from Day One
- Fully equipped for your operational needs



Total Building Size
462,345 SF



Total Available SF
56,000 SF - 170,000 SF



Lot Size
29.2 Acres



Office Area
2,000 SF- 12,000 SF



Loading Docks
20 Loading Docks
Cross Docks Available



Ceiling Height
40'



Column Spacing
50' x 50'



Sprinkler
ESFR



Power
4,000 AMPS



Racking
Available at Tenants
Request



Trailer Parking
Available



Asking Price
\$11.95 PSF NNN

 **170,000 SF Distribution Facility:** Designed to accelerate your operations with minimal downtime.

 **High-Performance Logistics Hub:** Featuring 21 dock doors, 40'-48' clear heights, 4,000-amp power capacity, and energy-efficient LED lighting.

 **Speed to Market Advantage:** Engineered for rapid deployment, helping you reach customers faster and manage inventory more efficiently.

Property Highlights

 **Optimized for Efficiency:** Maximize throughput with high clear heights, ample loading positions, and advanced infrastructure for streamlined VNA forklift operations.

 **Minimal Upfront Investment:** Avoid major capital expenditures on infrastructure—this facility is operationally ready.

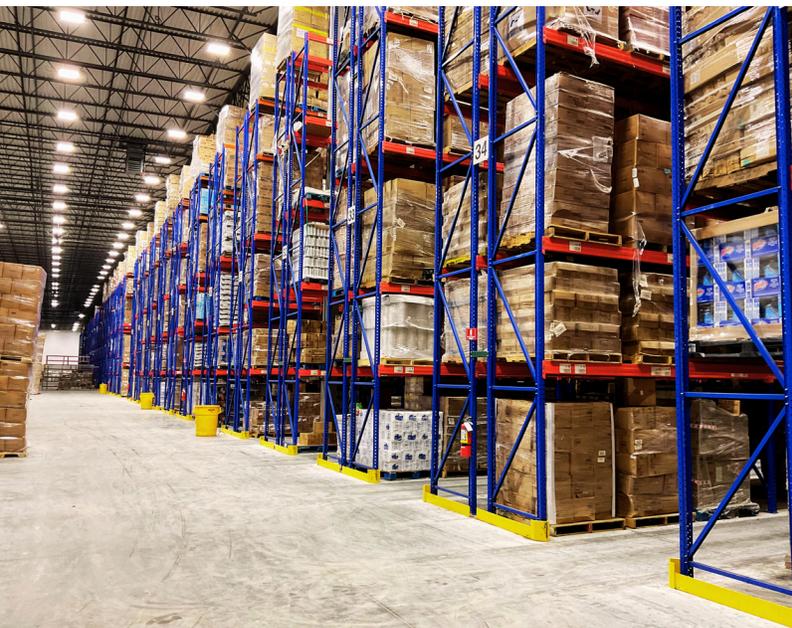
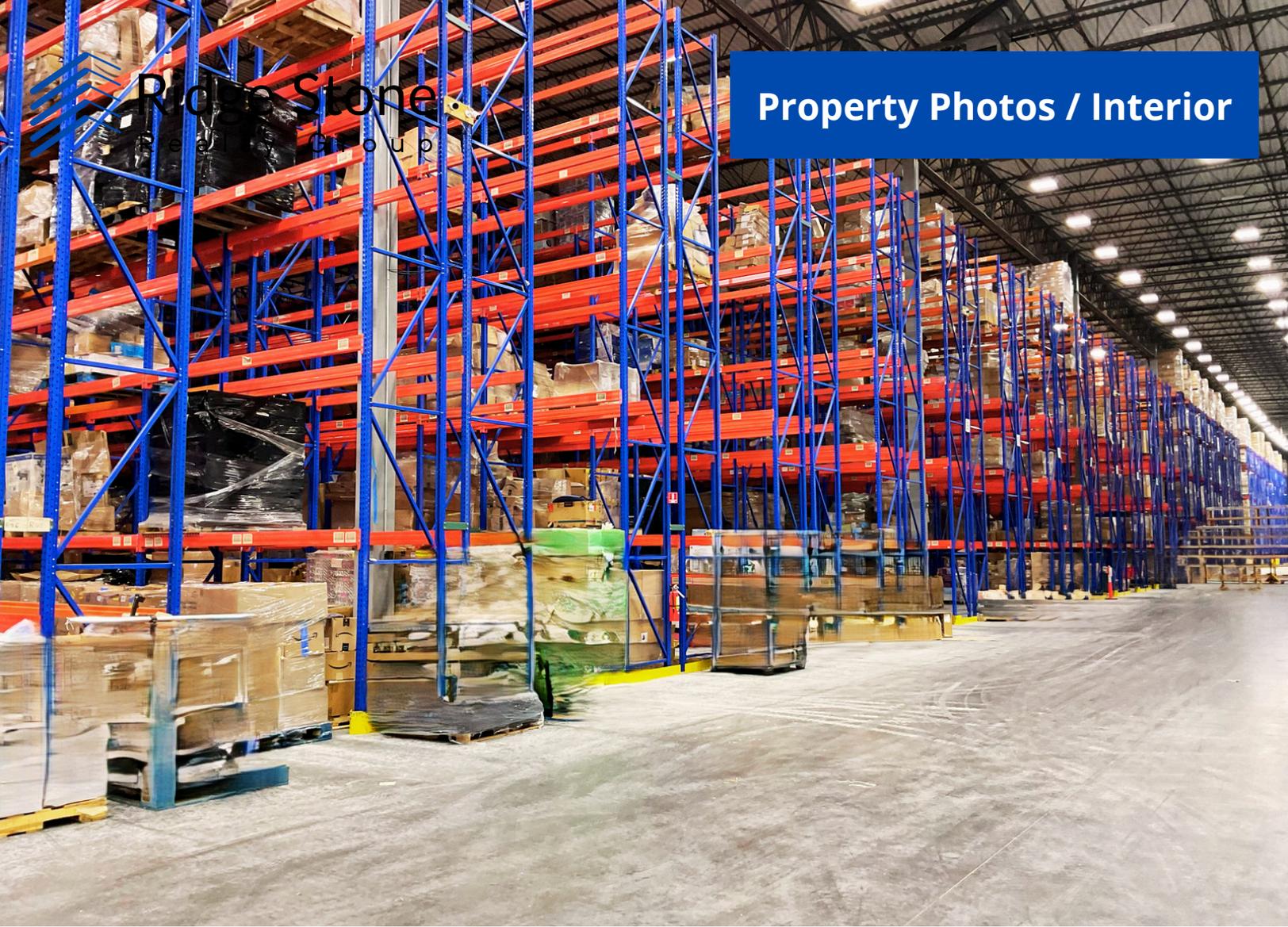
 **Prime Connectivity & Strategic Location:** Just 1.2 miles from Route 206 with direct access to I-95, I-295, and major regional seaports. Less than 40 miles from Philadelphia and under 90 miles from NYC, making it ideal for regional and tri-state distribution.





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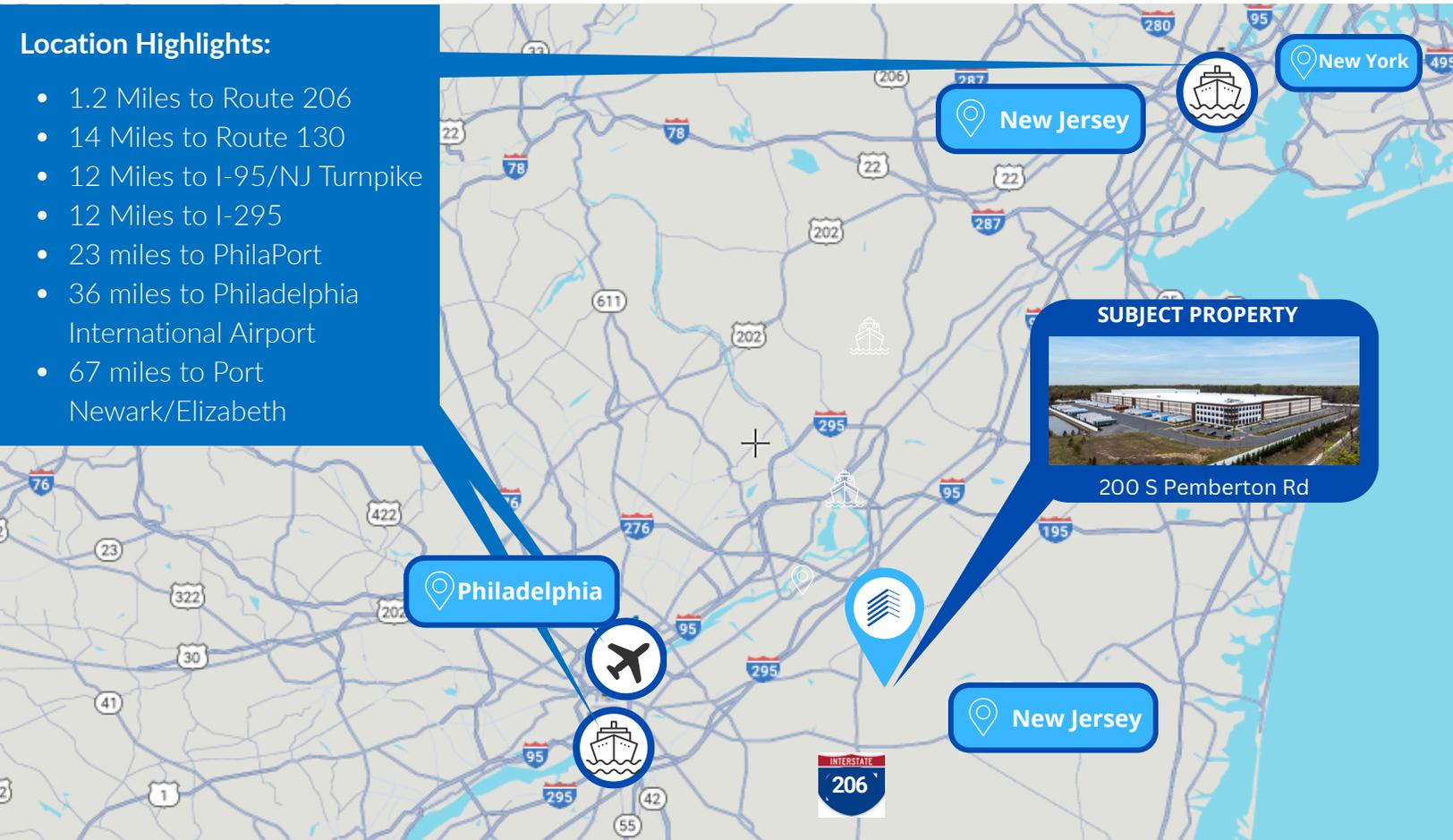


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Location Highlights:

- 1.2 Miles to Route 206
- 14 Miles to Route 130
- 12 Miles to I-95/NJ Turnpike
- 12 Miles to I-295
- 23 miles to PhilaPort
- 36 miles to Philadelphia International Airport
- 67 miles to Port Newark/Elizabeth



Prime Distribution Access | Business-Friendly Location | Ideal for Logistics & Manufacturing

- ✓ **1.2 Miles from Route 206** – direct, uncongested access to I-295, I-95, NJ Turnpike, and Route 38
- ✓ **Positioned for Reach** – Philadelphia, PhilaPort, Port Newark/Elizabeth, Philadelphia International Airport
- ✓ **Strategically serves both PhilaPort (PA) and Port Newark/Elizabeth** – ideal for port-driven and regional distribution
- ✓ **Located in Burlington County**– known for business-friendly zoning, access to skilled labor, and lower occupancy costs
- ✓ **Surrounded by major industrial users**– defense contractors, and regional manufacturers.
- ✓ **Excellent for regional fulfillment** – last-mile delivery, or secure government/defense logistics.
- ✓ **Centrally located within the Mid-Atlantic supply chain** – serving NJ, PA, NY, and DE with ease

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Population (Burlington County):
464,226

Employed Population:
235,100

Blue-Collar Workforce Share:
25.7% of labor force

Median Household Income:
\$105,271

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Large labor pool:—Over 235,000 workers within reach, offering flexibility in staffing and shift coverage.
- 
Skilled industry-based workforce — About one-quarter employed in blue-collar roles supports warehousing, logistics, and manufacturing needs.
- 
High-income stability — Median household income over \$105k reflects economic resilience and low turnover risk.
- 
Regional consistency — Population and labor-force numbers across the county offer reliable scale for long-term tenant planning.

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Aron Fulop has been a dedicated member of the Real Estate Industry since 2018, successfully navigating both Investment and End User sales. He specializes in Sale and Lease transactions across New York, New Jersey, and Pennsylvania, with a particular focus on Industrial properties.

Throughout his career, Aron has successfully executed numerous high-profile deals, showcasing his extensive experience in assisting clients on both the buyer and seller sides of Commercial real estate. His deep understanding of the market, coupled with his commitment to outworking the competition, enables him to consistently identify the most advantageous deals in a highly competitive environment.

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