

WAREHOUSE / FLEX - TECH BUILDINGS FOR **SALE OR LEASE**

**CBRE**



## THE CAPITAL TECH & LOGISTICS CAMPUS

1500 PARKWAY AVENUE, EWING NJ



**89,700 SF 135,000 SF**

BUILDING D & E: WAREHOUSE

**20,000 SF EA.**

BUILDING A, B & C: FLEX

*FLEX BUILDINGS RENDERING*



# The Campus



The campus is a **new state-of-the-art four-building development** that totals 284,700 Sq. Ft. The campus will consist of three 20,000 sq. ft. flex | tech buildings, 89,700 sq. ft. and 135,000 sq. ft. warehouse building that will be built on spec.

This property has a PILOT (payment in lieu of tax program) in place which significantly reduces the taxes and controls reassessment costs on tenant improvement.

The numerous access points, state-of-the-art design, and building specifications provide a Premier Business Campus servicing the New York Tri-State & Philadelphia Region

# Premier Connectivity

The campus is immediately adjacent to the Trenton-Mercer Airport and there is potential for a direct connection to the airport. With respect to location and access to mass transportation; there will be a bus stop in front of the campus, the Ewing Train Station is a 2-minute car ride, the airport passenger terminal is 3 minutes away, and Interstate 295 is 5 minutes away. The New Jersey State House is 10 minutes away, and it's 20 minutes to Exit 7A of the NJ Turnpike, 30 minutes from Philadelphia, 70 minutes to the ports of NJ and Newark Airport, and an hour and 20 minutes to the Lincoln Tunnel.





# THE CAPITAL TECH & LOGISTICS CAMPUS

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## Building D | Warehouse

Building Area	89,700 SF (Divisible)
Dimensions	230' x 390'
Clear Height	40'
Column Spacing	54' x 50'
Speed Bay	60'
Sprinkler	ESFR
Car Parking	109 spaces
Trailer Parking	30 spaces
Loading Docks	26 docks
Drive-in Doors	2
Truck Court	135'
Power	TBD

## Building E | Warehouse

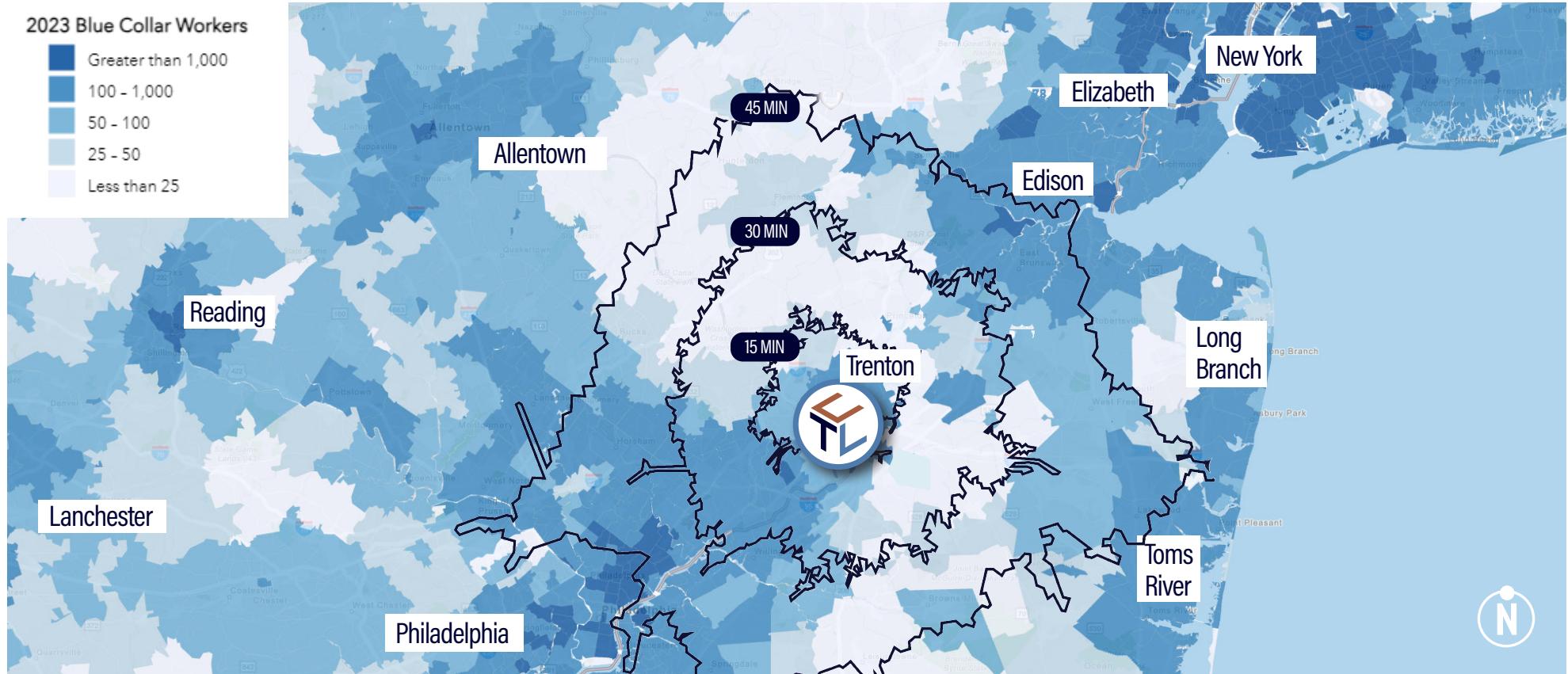
Building Area	135,000 SF (Divisible)
Dimensions	450' x 300'
Clear Height	40'
Column Spacing	54' x 50'
Speed Bay	60'
Sprinkler	ESFR
Car Parking	151 spaces
Trailer Parking	36 spaces
Loading Docks	26 docks
Drive-in Doors	2
Truck Court	135'
Power	TBD

## Buildings A, B & C | Flex - Tech

Building Area	20,000 SF Each Building
Dimensions	200' x 100'
Clear Height	24'
Column Spacing	TBD
Sprinkler	ESFR
Car Parking	173 Total
Drive-in Doors	4 Doors in Each Building
Power	To Suit



# Labor Overview



POPULATION



LABOR FORCE



BLUE COLLAR WORKERS



HOUSEHOLDS



MEDIAN HOUSEHOLD INCOME



BUSINESSES

15  
MINUTES

249,916

125,330

21,991  
(18.4%)

90,136

\$83,961

9,478

30  
MINUTES

1,075,226

579,970

96,156  
(17.2%)

397,493

\$97,514

39,469

45  
MINUTES

3,426,324

1,826,444

289,602  
(16.6%)

1,272,623

\$92,561

125,079

# Location Overview

The campus strategic location is in close proximity to major highways, and less than a mile from Trenton-Mercer airport, providing a distinct competitive advantage. This highly efficient distribution center offers easy access not only to New York and New Jersey, but also to Pennsylvania.



## Key Locations

- TRENTON-MERCER AIRPORT  
0.8 miles, 3 min
- INTERSTATE 295  
1.3 miles, 5 min
- NJ STATE CAPITAL BUILDINGS  
5 miles, 10 min
- PHILADELPHIA  
32 miles, 30 min
- NEWARK AIRPORT / JERSEY PORTS  
52 miles, 65 min
- MANHATTAN  
65 miles, 80 min

\*Approximate miles / drive times



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## Contact Us

### **Ben Shapiro**

Senior Vice President

732-509-2824

ben.shapiro@cbre.com

### **Kevin Dudley**

Vice Chairman

201-712-5837

kevin.dudley@cbre.com

### **Chad Hillyer**

Executive Vice President

201-712-5655

chad.hillyer@cbre.com

### **Kate Granahan**

Senior Associate

201-712-5810

kate.granahan@cbre.com

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