

CBRE

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



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



Trenton-Mercer
Airport

RAILROAD

[illegible]

PARKWAY AVENUE

Site Access Point

Proposed Bus Stop



Proposed Bus Stop



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Building D | Warehouse

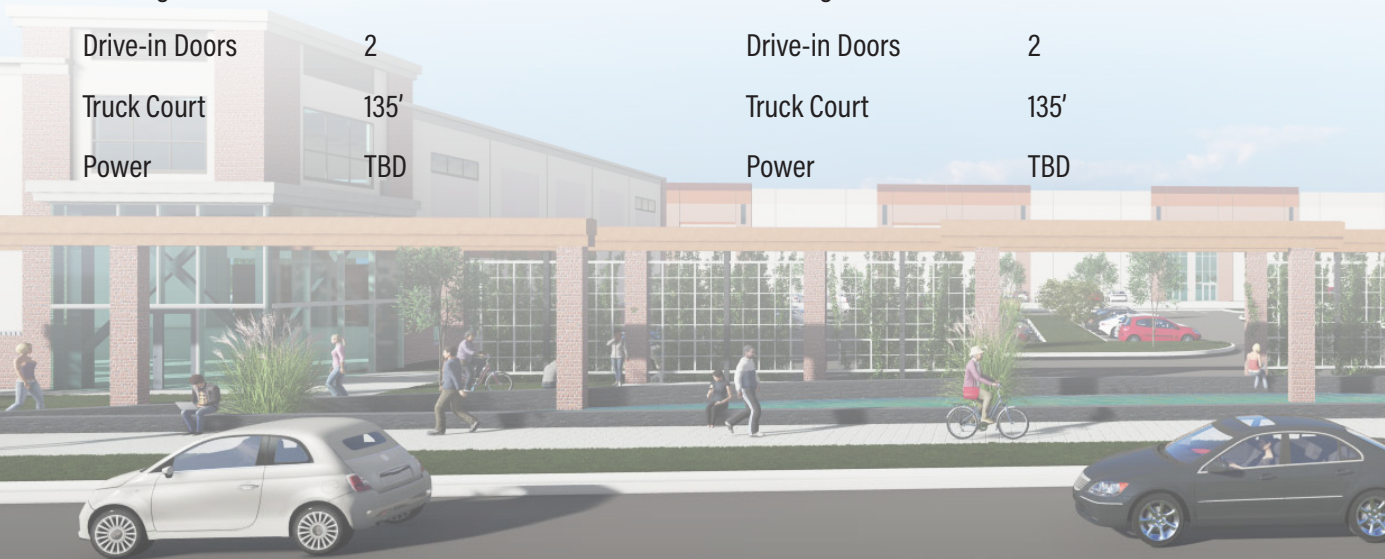
Building Area	89,700 SF (Divisible)
Dimensions	230' x 390'
Clear Height	40'
Column Spacing	54' x 50'
Speed Bay	60'
Sprinkler	ESFR
Car Parking	109 spaces
Trailer Parking	30 spaces
Loading Docks	26 docks
Drive-in Doors	2
Truck Court	135'
Power	TBD

Building E | Warehouse

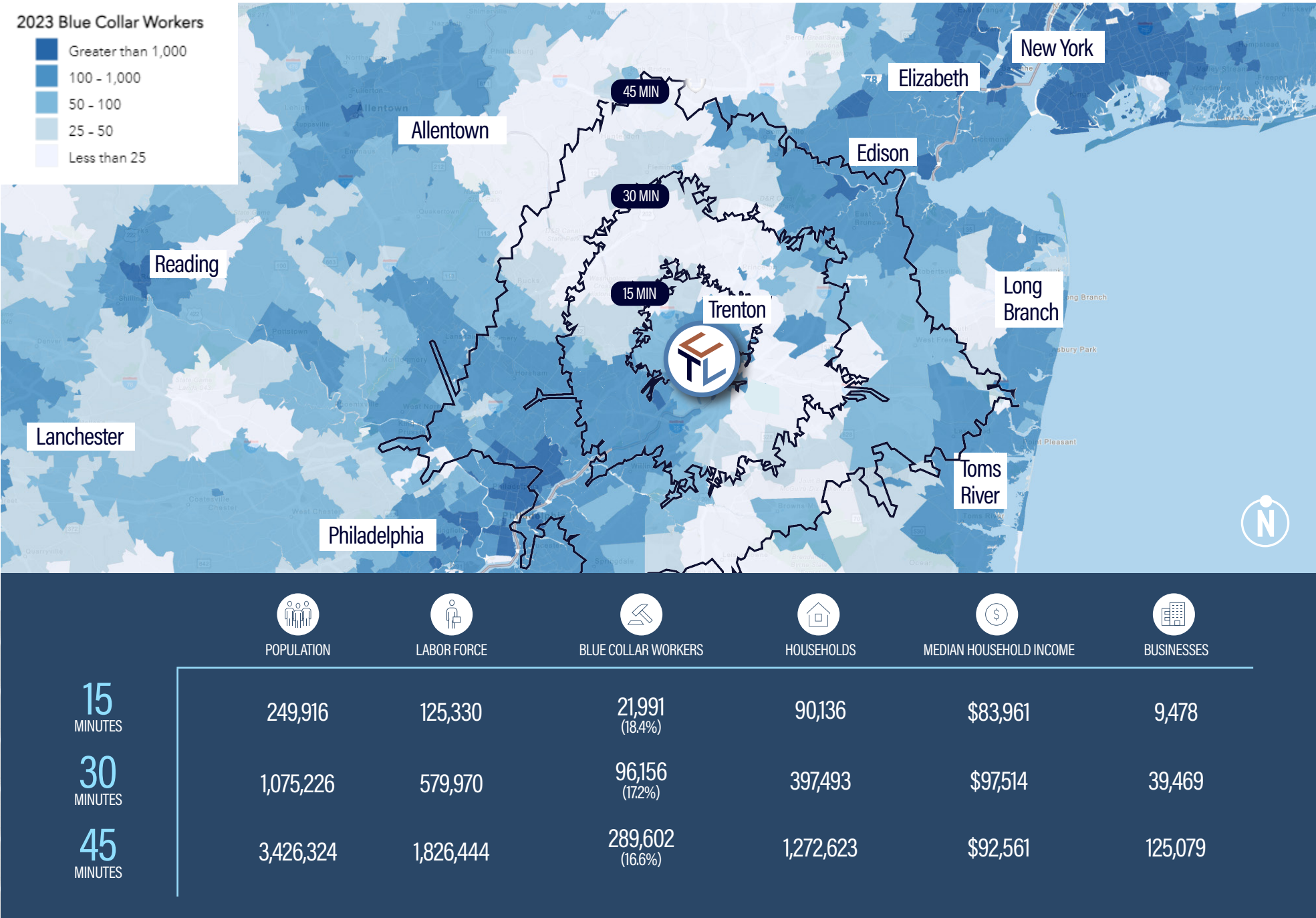
Building Area	135,000 SF (Divisible)
Dimensions	450' x 300'
Clear Height	40'
Column Spacing	54' x 50'
Speed Bay	60'
Sprinkler	ESFR
Car Parking	151 spaces
Trailer Parking	36 spaces
Loading Docks	26 docks
Drive-in Doors	2
Truck Court	135'
Power	TBD

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




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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