



**The  
295  
Logistics Center**  
*@One Gateway Boulevard*

# 245,749 SF

**CORE SOUTHERN NEW JERSEY  
LOCATION PROVIDING DIRECT ACCESS TO  
TOLL FREE I-295 (EXIT 7)**

**YOUR CENTER FOR LOW-COST ENERGY  
AND BUILDING EFFICIENCY SOLUTIONS**



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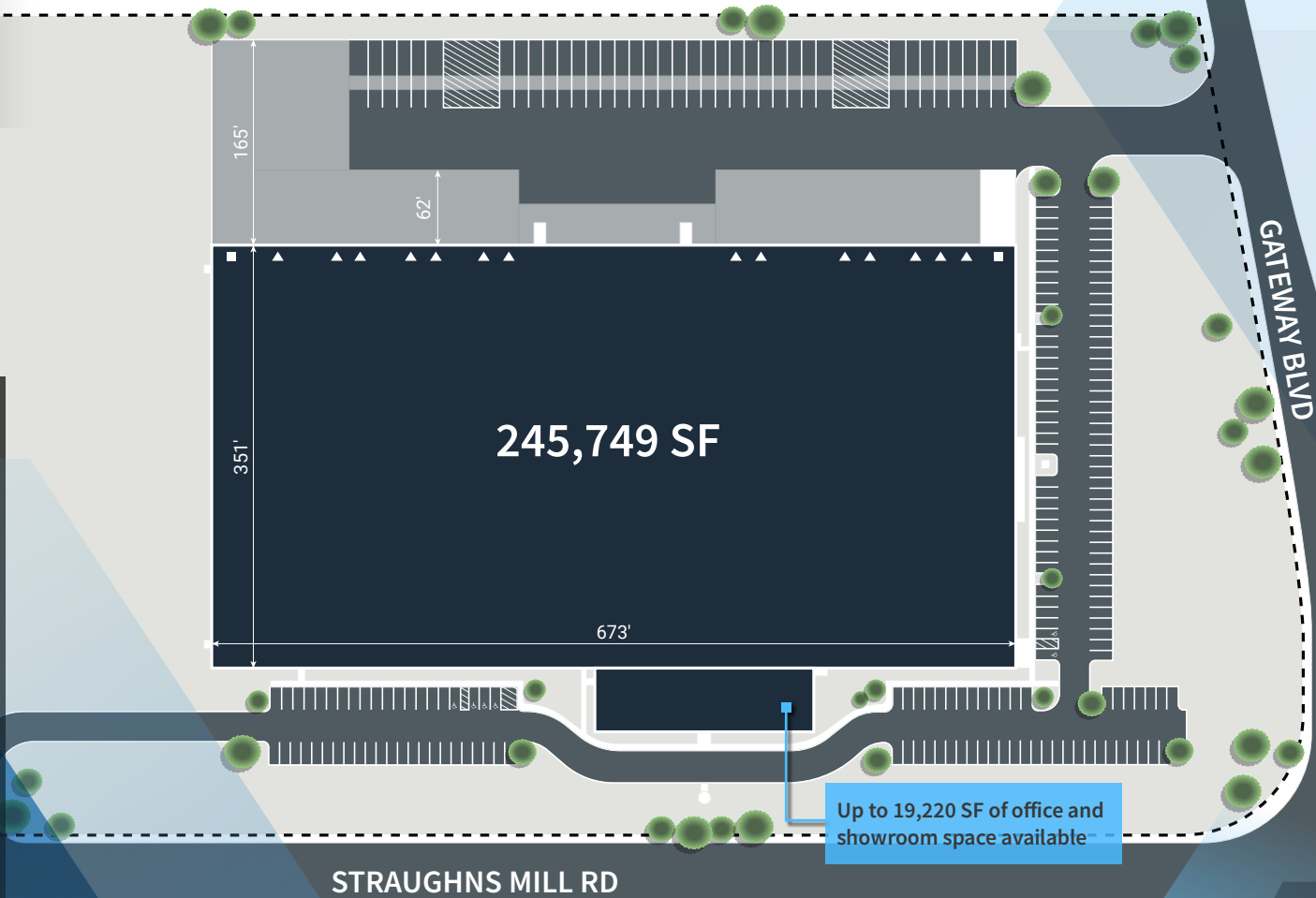
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# Site Plan

- ▲ DOCK DOORS
- DRIVE INS

## FACILITY SUSTAINABLE FEATURES

- » A Scope 3 emissions reduction solutions
- » Ability to use alternative energy (solar and battery storage) to reduce utility costs and create operational resiliency
- » Efficient envelope to help reduce heating and cooling losses
- » Efficient mechanical equipment reducing costs of maintenance and lower carbon usage



## FACILITY SPECIFICATIONS

**245,749 SF**  
BUILDING FOOTPRINT

**2008 / 2022**  
YEAR BUILT / RENOVATED

**22' - 28'**  
CLEAR HEIGHT

**ESFR**  
SPRINKLER SYSTEM

**170**  
CAR SPACES  
(Expandable)

**38**  
TRAILER SPACES  
(Expandable)

**14**  
DOCK DOORS  
(Expandable)

**2**  
DRIVE-IN  
DOORS

**4,000 AMPS 277 / 480 VOLT**  
3-PHASE, 4-WIRE HEAVY POWER

**HIGH BAY LED**  
LIGHTING

**90,000K SF**  
ADD'L EXPANSION AVAILABLE

# CONCEPTUAL SITE PLAN OPTION

## INSTITUTIONALLY OWNED & MAINTAINED RECENT RENOVATION PROGRAM COMPLETED

Institutionally developed, owned, and managed, 295 Logistics Center has benefited from top-tier building maintenance programs and modern tenant fit-outs since being delivered in 2008.

In 2022, current ownership went through an extensive building/site refurbishment program, which included the following:

- Installed motion sensor, LED lighting throughout the facility
- Expanded loading capacity
- Increased length of truck court aprons

Approx. 2 acres of truck storage; and 77 parking spots

**EXISTING BUILDING**  
**245,749 SF**

170 CAR PARKING SPACES | 1/1,448 SF  
11 LOADING SPACES | 1/22,379 SF  
115 TRAILER SPACES | 1/2,141 SF

**STRAUGHNS MILL RD**

Connection to Straughns Mill Rd.

# Immediate Access

EXIT 7 NJ TPK  
69 MILES

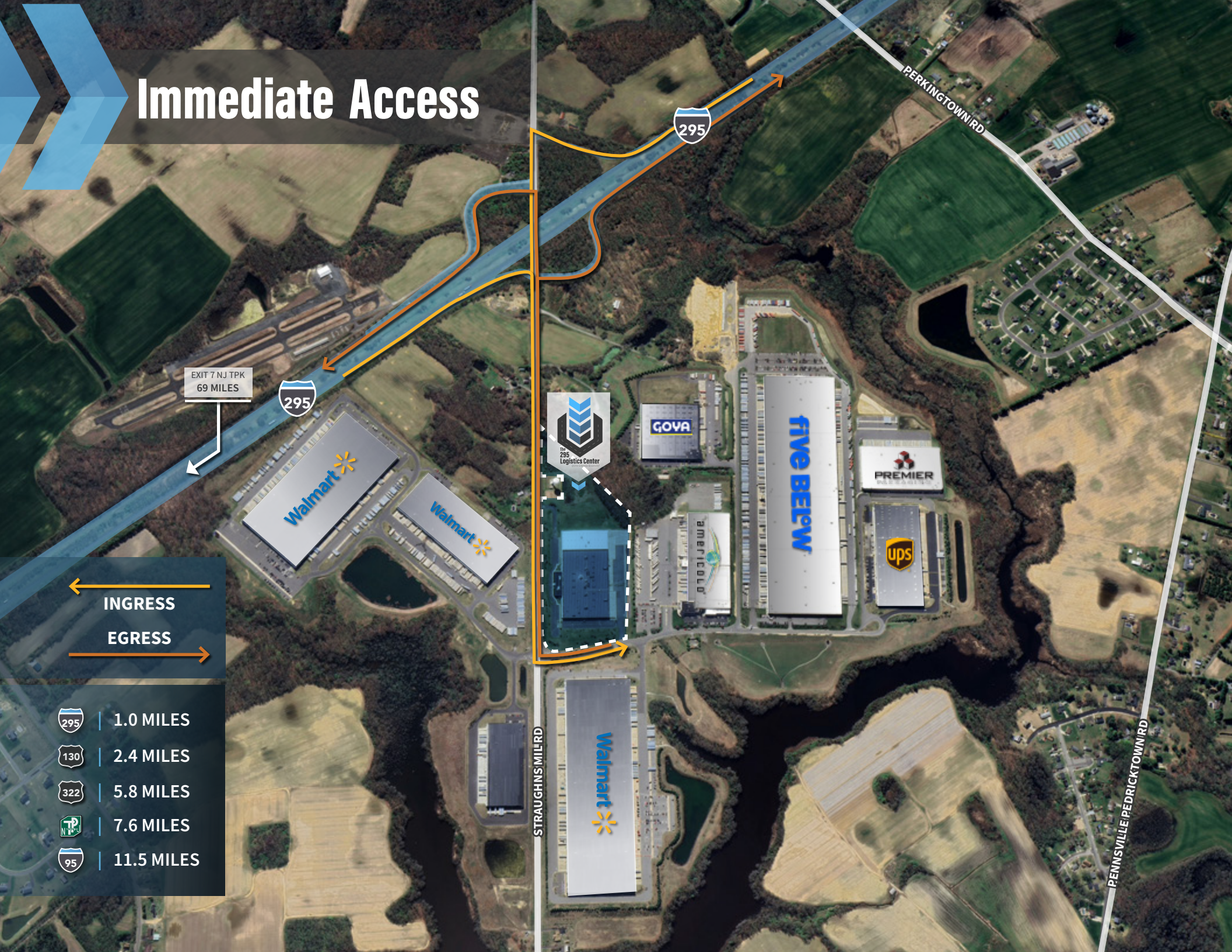


- | 1.0 MILES
- | 2.4 MILES
- | 5.8 MILES
- | 7.6 MILES
- | 11.5 MILES

STRAUGHNS MILL RD

















PERKINGTOWN RD

PENNSVILLE / PEDRICKTOWN RD



# Regional Access

## KEY ACCESS POINTS

|   |                             |        |          |
|---|-----------------------------|--------|----------|
|    | PORT OF WILMINGTON          | 14 MI  | 20 MIN   |
|    | WILMINGTON, DE              | 17 MI  | 21 MIN   |
|    | PHILADELPHIA INT'L AIRPORT  | 21 MI  | 24 MIN   |
|    | PORT OF SOUTH JERSEY        | 24 MI  | 24 MIN   |
|    | CSX INTERMODAL PHILADELPHIA | 27 MI  | 29 MIN   |
|    | PHILADELPHIA, PA            | 29 MI  | 33 MIN   |
|    | PORT OF PHILADELPHIA        | 32 MI  | 32 MIN   |
|    | NS INTERMODAL MORRISVILLE   | 55 MI  | 57 MIN   |
|    | TRENTON, NJ                 | 58 MI  | 56 MIN   |
|    | EXIT 7 NJTP                 | 69 MI  | 1.3 HRS  |
|    | NS INTERMODAL BETHLEHEM     | 80 MI  | 1.28 HRS |
|    | NEWARK LIBERTY AIRPORT      | 102 MI | 1.32 HRS |
|  | PORT NEWARK/ELIZABETH       | 106 MI | 1.56 HRS |
|  | NEW YORK CITY               | 116 MI | 1.8 HRS  |
|  | JFK AIRPORT                 | 127 MI | 2.7 HRS  |
|  | LAGUARDIA AIRPORT           | 130 MI | 2.5 HRS  |



## TOTAL POPULATION DRIVE TIME

|        |            |
|--------|------------|
| 30 MIN | 1,035,928  |
| 1 HR   | 5,640,731  |
| 2 HR   | 18,656,989 |
| 3 HR   | 40,042,063 |
| 4 HR   | 46,625,882 |

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