

FOR LEASE **179,800 SF**  
CLASS A DISTRIBUTION CENTER



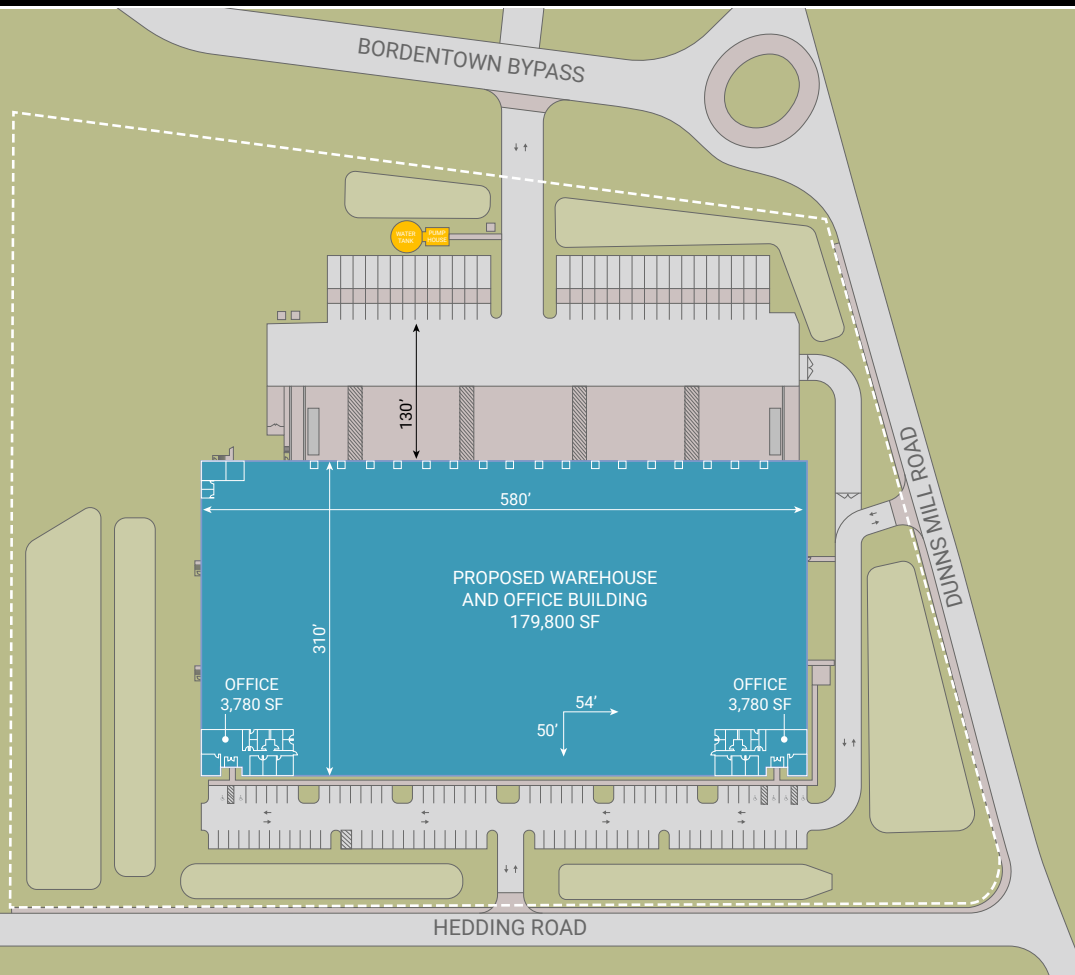
# BORDENTOWN CROSSROADS

1 BORDENTOWN BYPASS  
BORDENTOWN, NEW JERSEY

FULLY APPROVED | DELIVERY Q1 2025  
EXIT 7 OF THE NEW JERSEY TURNPIKE IN BURLINGTON COUNTY



# APPROVED SITE PLAN



## PROPERTY SPECS



**179,800 SF**  
Building Size



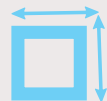
**130'**  
Truck Courtyard



**580' x 310'**  
Building Dimensions



**30**  
**(17 with full dock packages)**  
Loading Docks



**14.04 Acres**  
Parcel Size



**2**  
Drive-In Doors



**54' x 50'**  
**(60' Speed Bay)**  
Column Spacing



**94 spaces**  
**(22 banked)**  
Auto Parking



**36' Clear**  
Ceiling Height



**30 spaces**  
Trailer Parking



**ESFR**  
Sprinklers

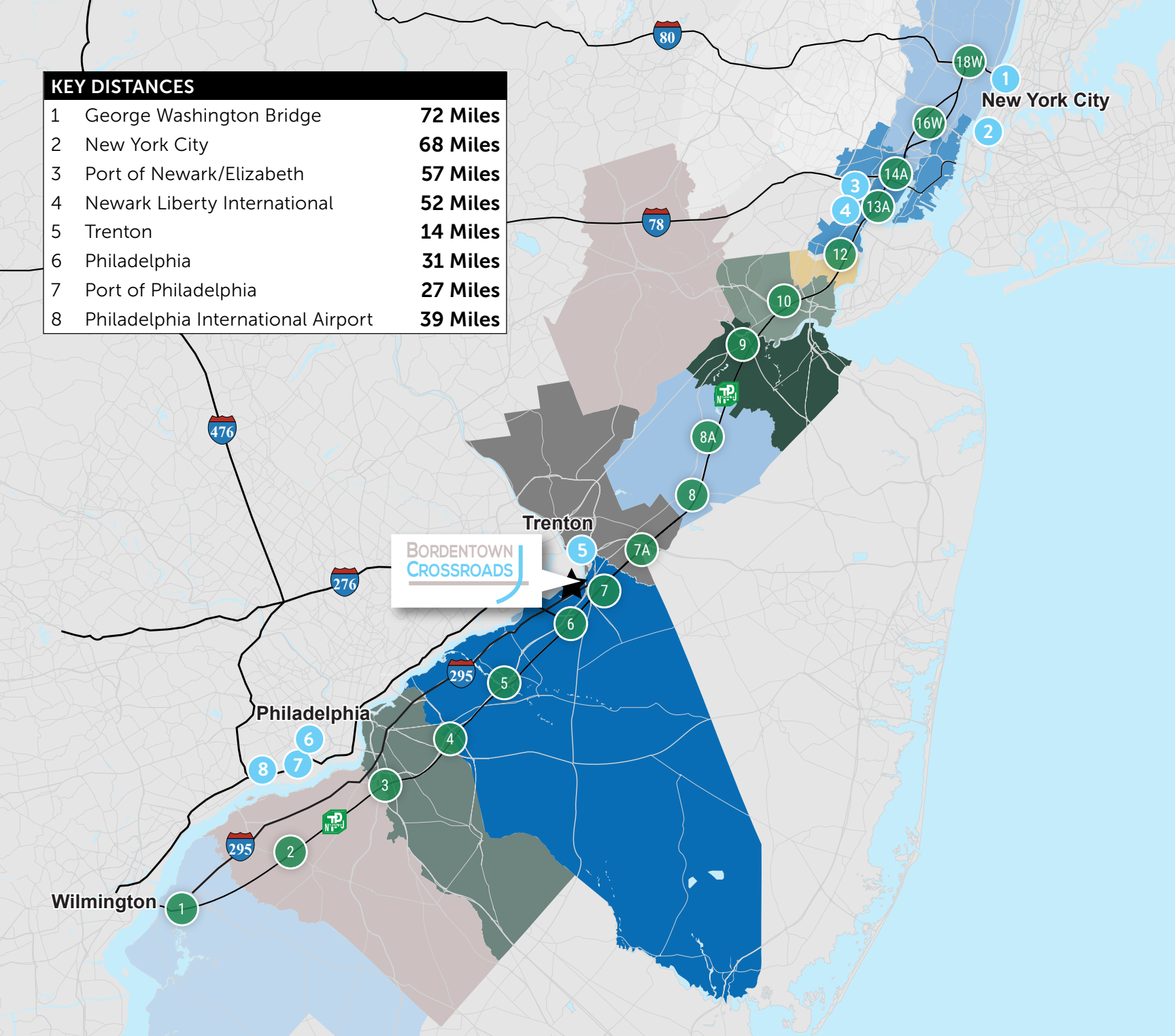


**3,780 SF**  
Office Area



**KEY DISTANCES**

1	George Washington Bridge	<b>72 Miles</b>
2	New York City	<b>68 Miles</b>
3	Port of Newark/Elizabeth	<b>57 Miles</b>
4	Newark Liberty International	<b>52 Miles</b>
5	Trenton	<b>14 Miles</b>
6	Philadelphia	<b>31 Miles</b>
7	Port of Philadelphia	<b>27 Miles</b>
8	Philadelphia International Airport	<b>39 Miles</b>







**EXCLUSIVE MARKETING AGENT**

**KYLE EATON, SIOR**

Senior Managing Director  
 t 732-867-9556  
 m 908-902-8354  
 kyle.eaton@nrmk.com

**KURT MONTAGANO**

Senior Managing Director  
 t 856-334-2124  
 m 609-471-0870  
 kurt.montagano@nrmk.com

**ROBERT LODERSTEDT**

Managing Director  
 m 973-998-1093  
 robert.loderstedt@nrmk.com

One Town Center Boulevard  
 Suite 2201  
 East Brunswick, NJ 08816  
 732-867-9001

40 Lake Center Executive  
 Park 401 Route 73 North, Suite 120 Marlton,  
 NJ 08053  
 856-334-2100