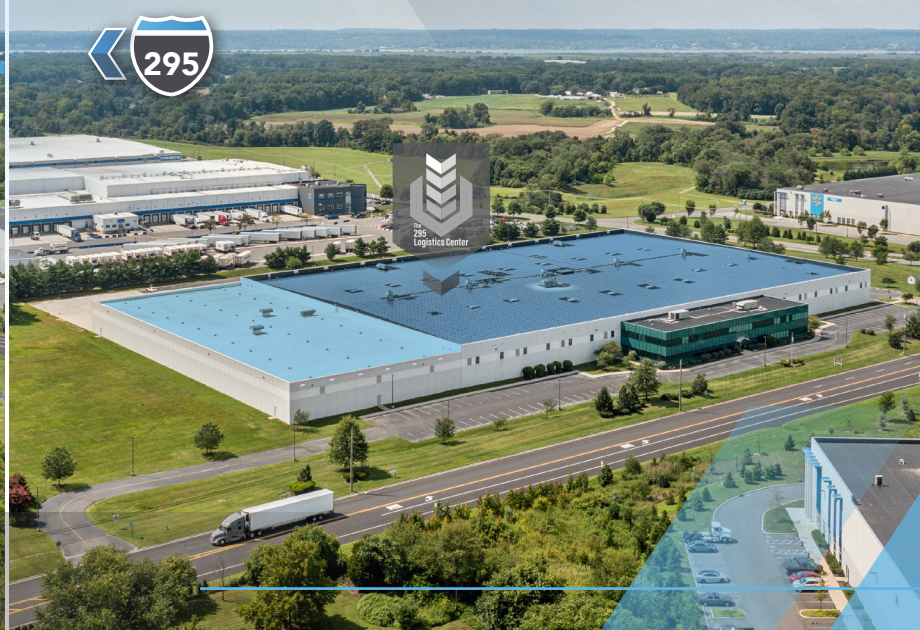




The
295
Logistics Center
@One Gateway Boulevard



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**



**GALVANIZE
REAL ESTATE**



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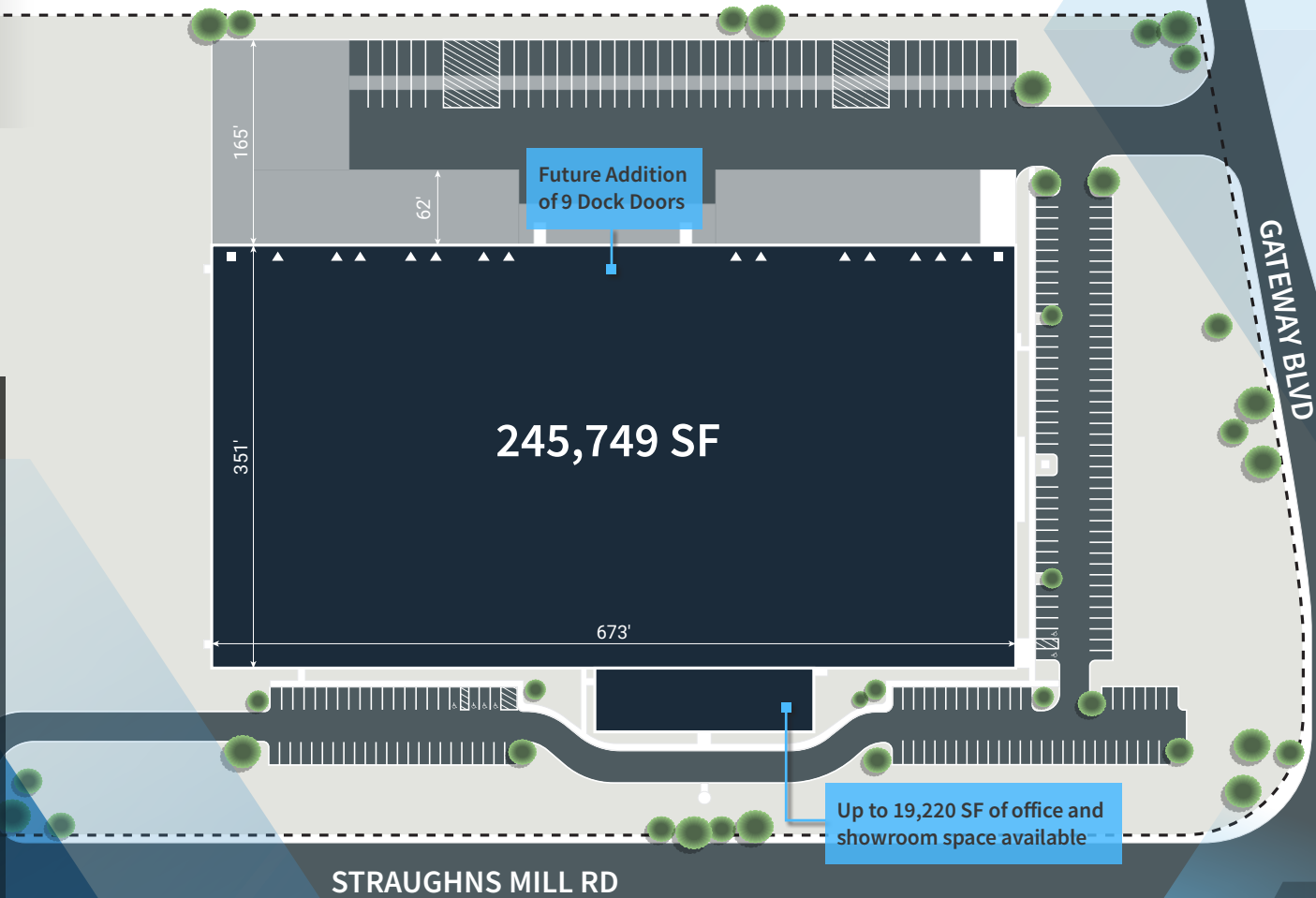
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Site Plan

- ▲ 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)

23
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



GOVA

FIVE BEER

PREMIER
PACKAGING



AMERICOLD

Walmart

Walmart

Walmart



- | 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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