

EXIT
6



JACKSONVILLE-HEDDING RD

AVAILABLE
 $\pm 806,000$ SF

EXIT
52

LEASED

LEASED

FLORENCE COLUMBUS ROAD



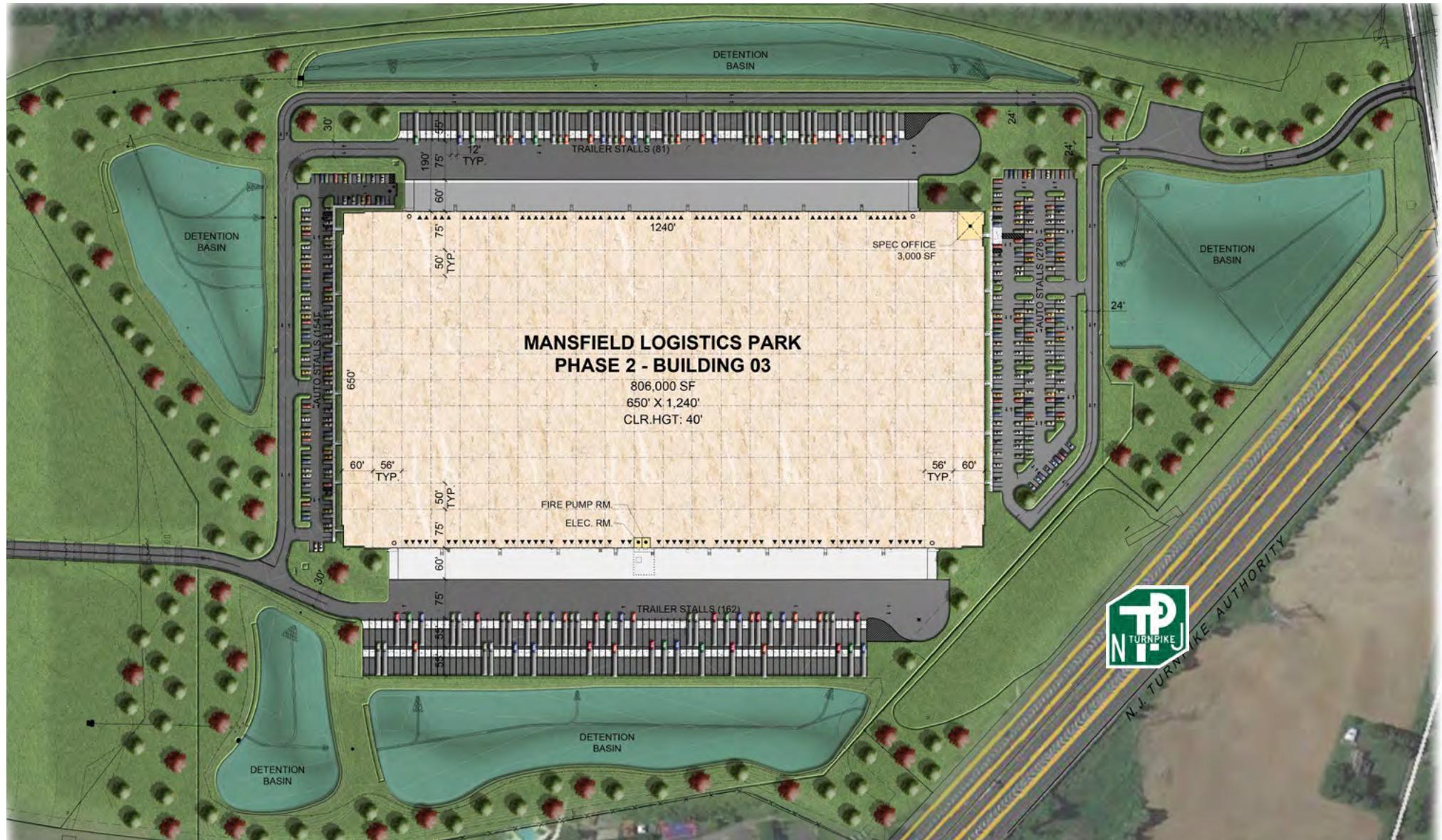
FOR LEASE
 $\pm 806,000$ SF

BUILDING 3 | NOW COMPLETE
PART OF MASTER PLANNED INDUSTRIAL PARK

MANSFIELD
LOGISTICS PARK

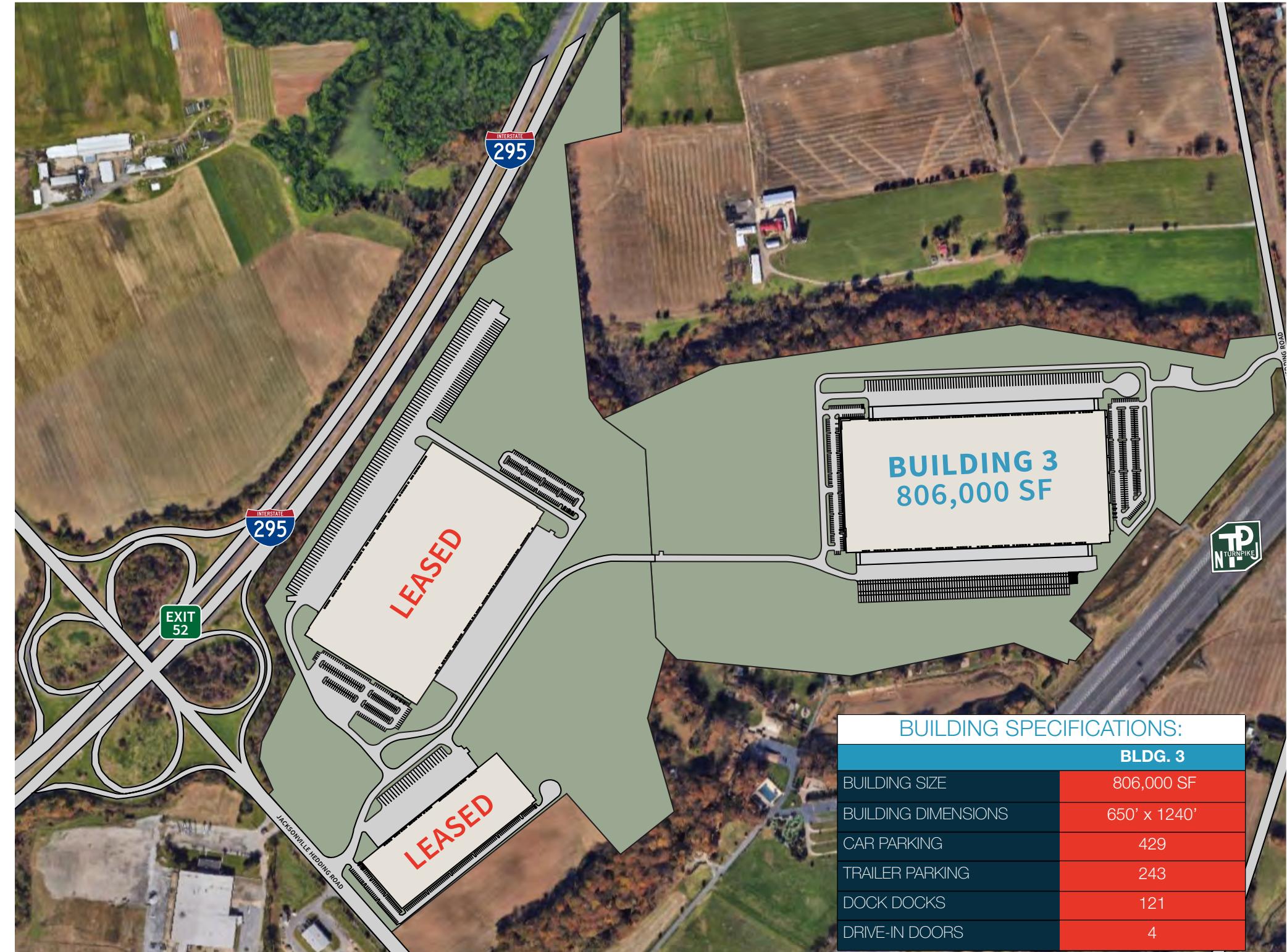
CLARION
PARTNERS

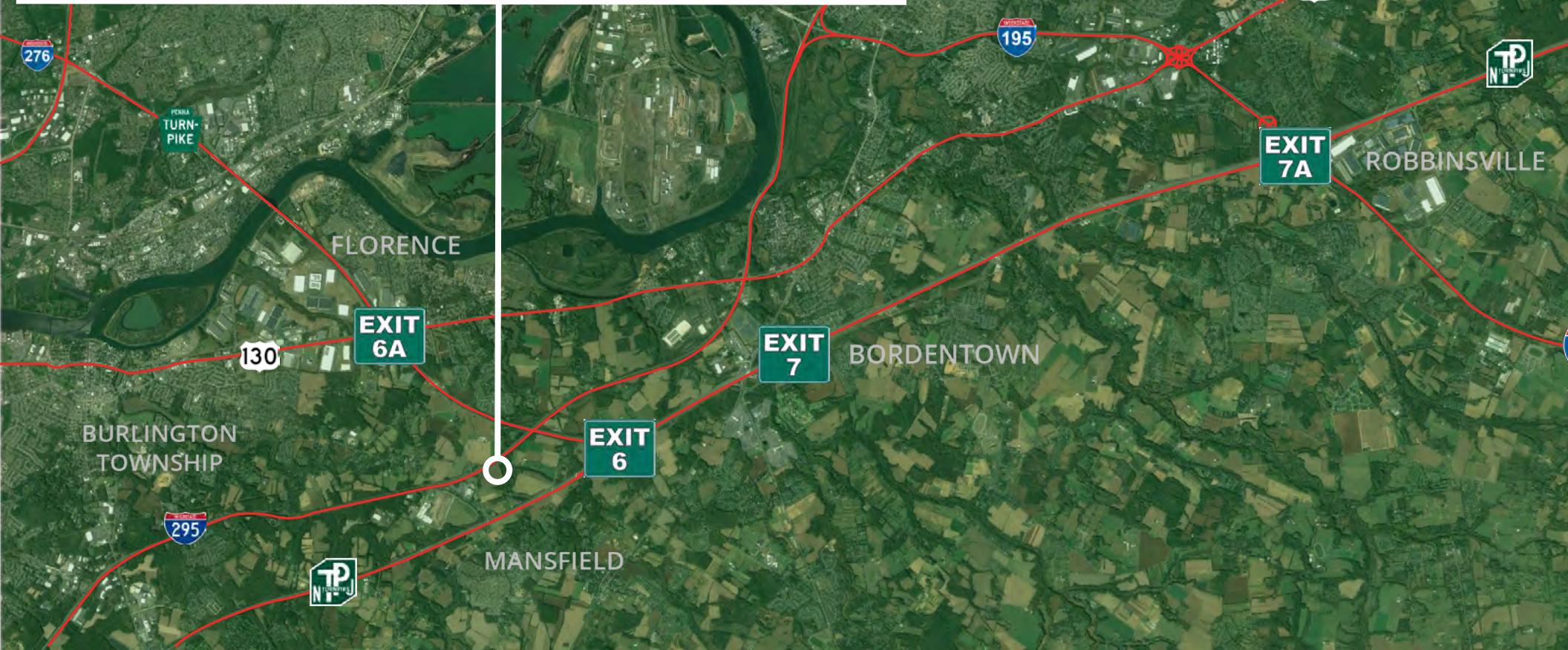
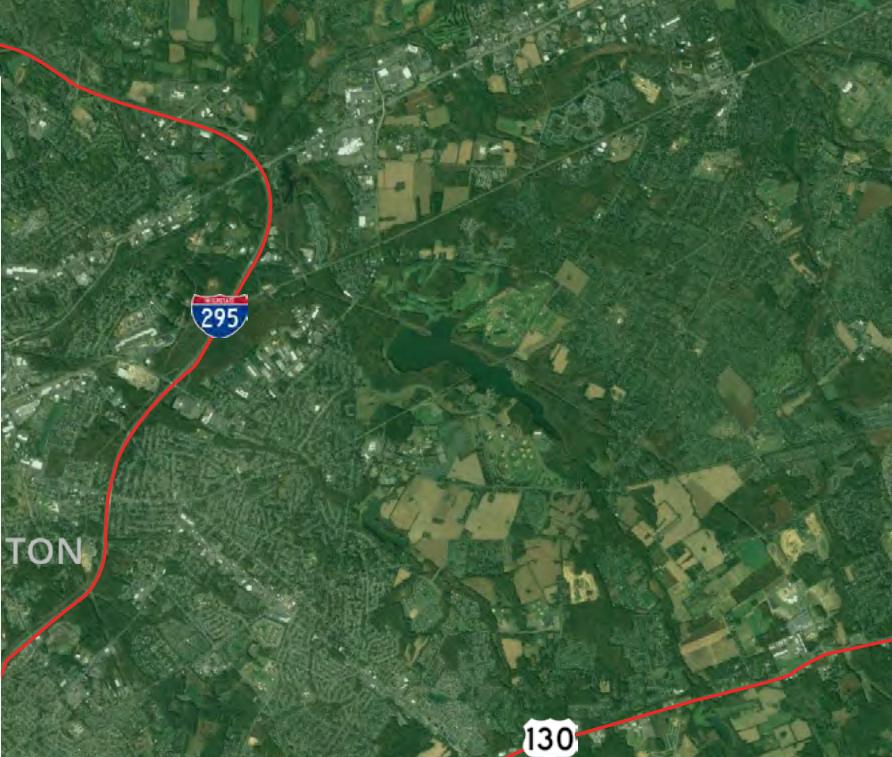
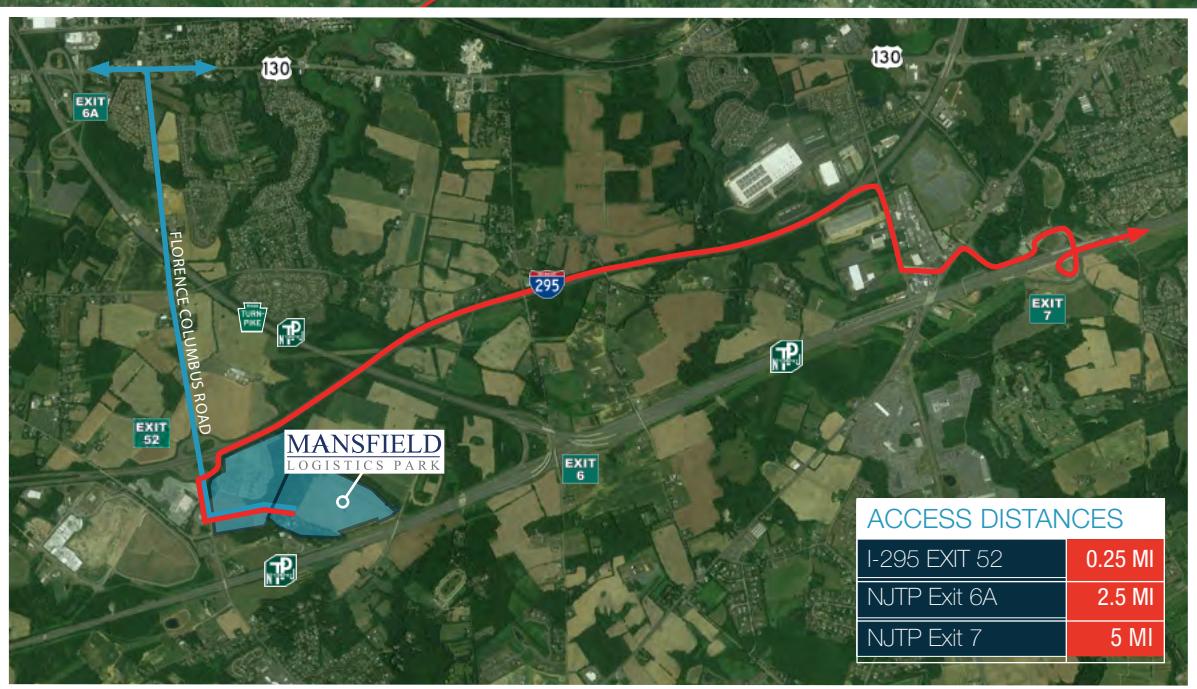
MRP | INDUSTRIAL



- ±806,000 square feet
- Building dimensions: 650' x 1240'
- ± 3,100 SF Office area
- 40' minimum clear height (measured at underside of steel joist at first column line from loading walls)
- 121 dock doors (9'x10') in a cross-dock format
- 4 drive-in doors (12'x14') on grade
- 243 trailer spaces
- 429 car parking spaces

- Standard column spacing of 50' x 56' with 75' speed bays
- 8" thick, 4000 PSI non-reinforced concrete slab on grade
- LED light fixtures with motion sensors
- ESFR sprinkler system
- Roof mounted, gas-fired, Cambridge heating units
- 4,000 amp 277/480 volt, 3-phase electrical service
- Fully secured site







PROJECT HIGHLIGHTS

- Long term PILOT
- Immediate access to Interstate 295 at Exit 52 and proximate connectivity to the NJ & PA Turnpikes + US 130.
- Local/dense availability of labor.
- Best in class project design features.
- Institutional/professional joint-venture partnership with long-term commitment to ownership in Central New Jersey.



**TOTAL
LABOR FORCE**
254,326

5.0% of the state's total labor force



UNEMPLOYMENT RATE
5.2%

vs 5.0% state wide



**TRANSPORTATION/
WAREHOUSE EMPLOYEES**

16,735

6.0% of the state's Transportation/Warehouse workforce



TOTAL POPULATION
482,670

5.0% of the state's total population

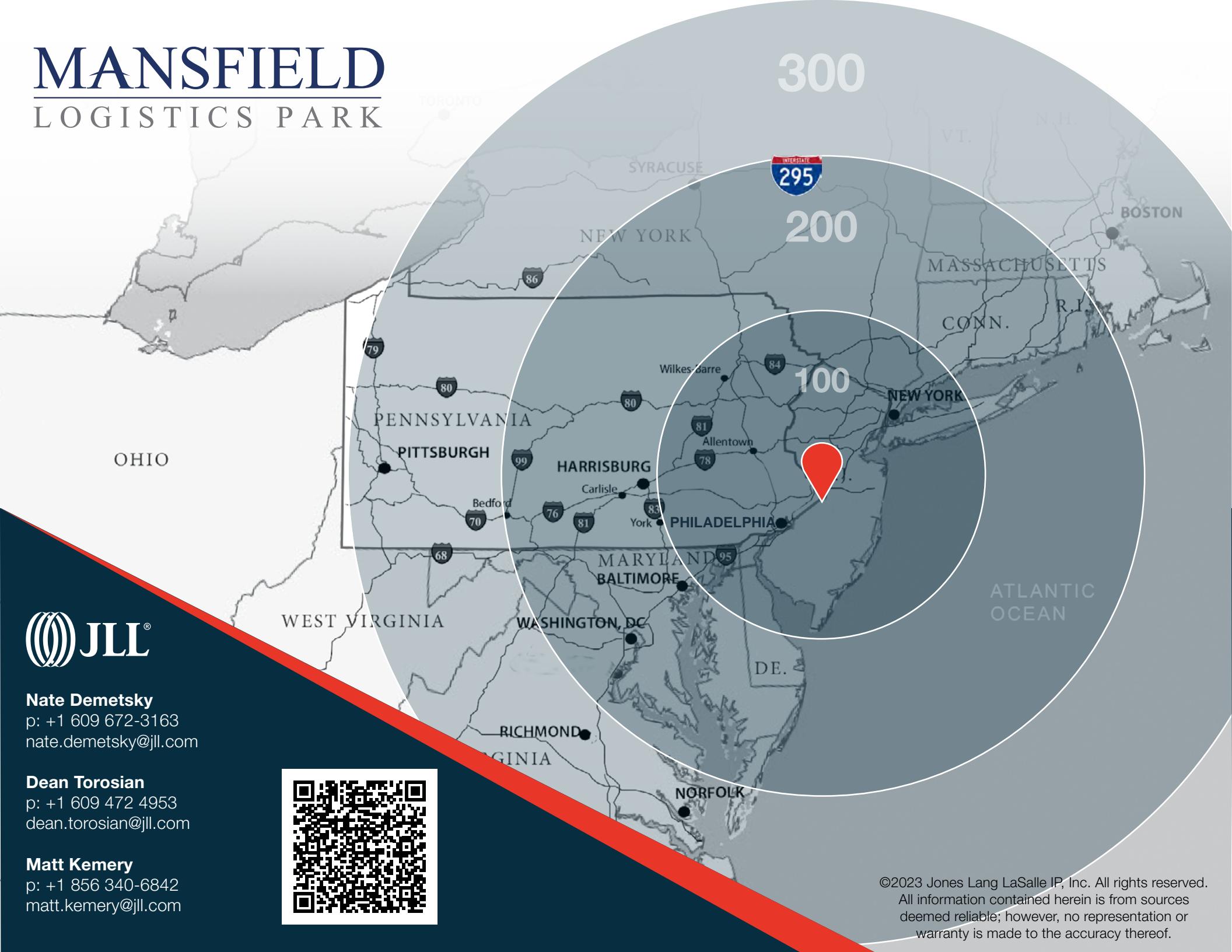
*2023 STATS WITHIN A
10 MILE RADIUS

MANSFIELD LOGISTICS PARK

300

200

100



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