

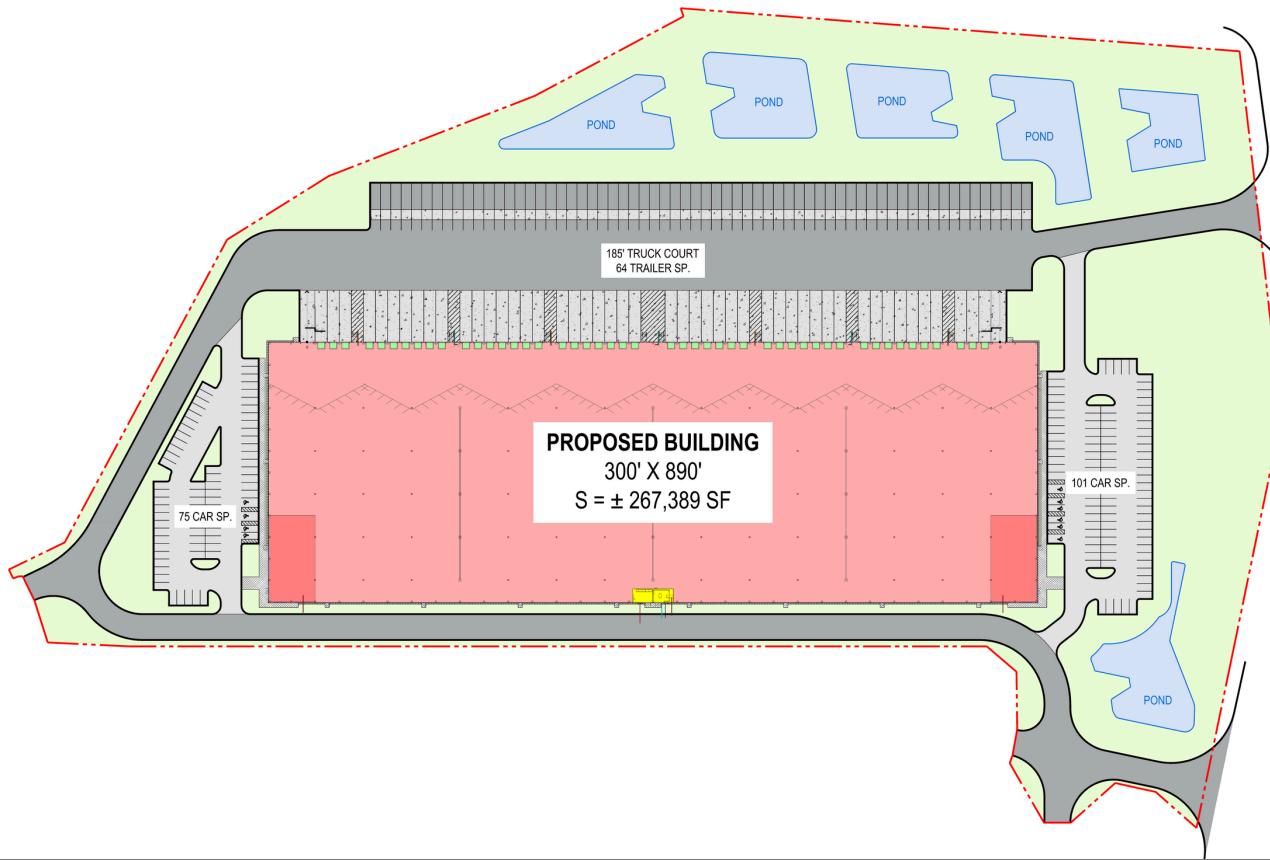


AVAILABLE

267,389 SF

PNK Waterford

CW Haines Blvd, Atco, NJ 08004



Site Plan

CW Haines Blvd, Atco, NJ 08004

- 40 feet Clear Height
- 50' x 56' / 50' x 53' with 75' speed bay
- 300' deep x 890' wide
- 185' truck court with concrete apron
- 2 Drive-in doors with concrete ramp
- 48 fully equipped docks with dock levelers
- 64 Trailer Parking
- 176 Car Parking

PNK BUILDING STRUCTURE

Internal Siphonic Roof Drain System:

System eliminates contamination and icing of the Truck Court

ESFR K 25.2 sprinkler system

Ceiling clear height: 40ft
Total height: 45ft

8-ton crane



✓
**3-LAYERED ROBUST
REINFORCED CONCRETE
STRUCTURAL FRAME**

✓
**8" REINFORCED
CONCRETE SLAB**

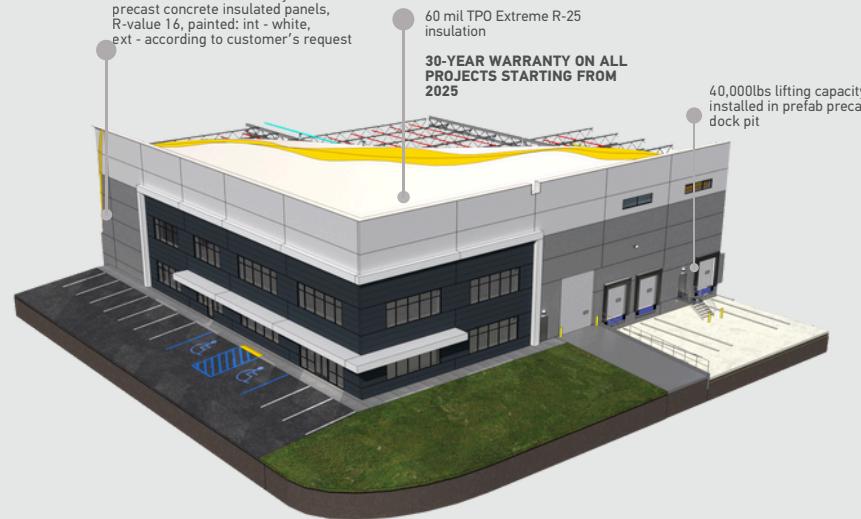
✓
**COMPLETE SET OF
DOCK EQUIPMENT**

Bottom: Prefabricated 3-layered precast concrete insulated panels, R-value 16, painted: int - white, ext - according to customer's request

60 mil TPO Extreme R-25 insulation

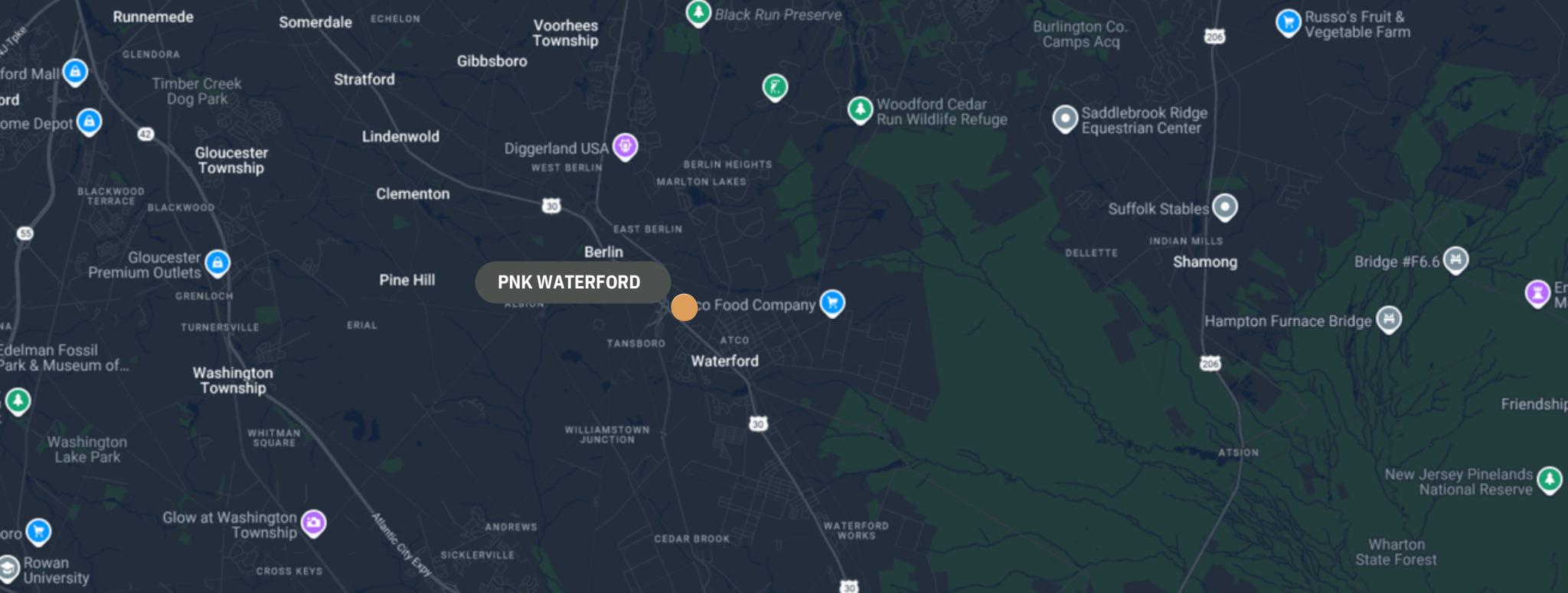
**30-YEAR WARRANTY ON ALL
PROJECTS STARTING FROM
2025**

40,000lbs lifting capacity
installed in prefabricated
dock pit



PNK WARRANTY

- 5 YEARS FOR THE REINFORCED CONCRETE BUILDING FRAME
- 30 YEARS FOR THE ROOFING MEMBRANE ON ALL PROJECTS STARTING FROM 2025



REGIONAL PROXIMITY

| City | Miles | Minutes |
|---------------|-------|---------|
| Philadelphia | 24 | 35 |
| Trenton | 36 | 40 |
| Camden | 21 | 26 |
| Cherry Hill | 18 | 25 |
| Atlantic City | 42 | 50 |

LABOR DEMOGRAPHICS

| | |
|------------------|-----------|
| 45 Mile | |
| Population: | 1,031,462 |
| Workforce (18+): | 829,138 |
| 45 Minute | |
| Population: | 693,786 |
| Workforce (18+): | 829,138 |

Waterford Township is located within 1 day's drive of:

60%

of the U.S. population

55%

of U.S. manufacturers

55%

of U.S. domestic trade & service industries

**CW Haines Blvd,
Atco, NJ 08004**

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