

MANSFIELD

DISTRIBUTION CENTER AT EXIT 7

CLASS A CROSS-DOCK FACILITY

3195 ROUTE 206, MANSFIELD, NJ



351,000 SF FOR LEASE OR SALE

PREMIER ACCESS TO EXIT 7

DELIVERED **September 2024**

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KBC ADVISORS | NEW JERSEY
90 Woodbridge Center Drive, Ste. 110
Woodbridge, NJ 07095

E L I O N

351,000 SF

SIZE

98 DOCK DOORS

3 DRIVE INS

54'W x 51'3" D

COLUMN SPACING

2,881 SF

OFFICE

40' CLEAR HEIGHT

60' SPEED BAY

36

TRAILER PARKING

176

CAR PARKING

MANSFIELD RD

206

176 CAR PARKING

2,881 SF OFFICE

351,000 SF

36 TRAILER PARKING

SITE PLAN



IMMEDIATE WORKFORCE & POPULATION REACH
[WITHIN 45 MINS]



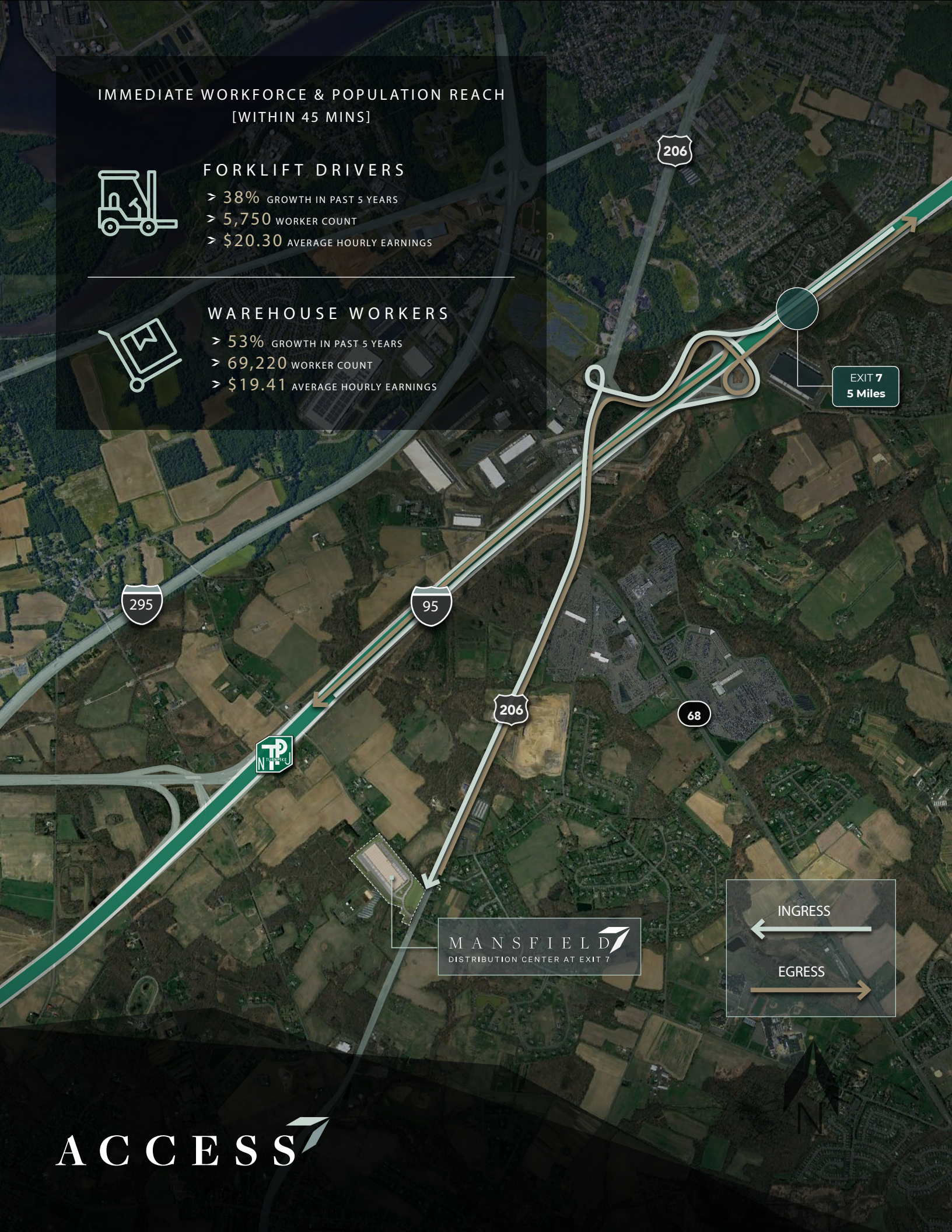
FORKLIFT DRIVERS

- > 38% GROWTH IN PAST 5 YEARS
- > 5,750 WORKER COUNT
- > \$20.30 AVERAGE HOURLY EARNINGS



WAREHOUSE WORKERS

- > 53% GROWTH IN PAST 5 YEARS
- > 69,220 WORKER COUNT
- > \$19.41 AVERAGE HOURLY EARNINGS



EXIT 7
5 Miles

295

95

206

68



MANSFIELD
DISTRIBUTION CENTER AT EXIT 7



ACCESS

TOTAL POPULATION REACH

1.3M

30 MINUTES

7.9M

1 HOUR

26M

2 HOURS

39M

3 HOURS

48M

4 HOURS

JERSEY CITY

NEW YORK CITY

TRENTON

PHILADELPHIA

WILMINGTON

MANSFIELD
DISTRIBUTION CENTER AT EXIT 7

KEY ACCESS POINTS

EXIT 7 NJTP	5 MI	8 MIN
TRENTON, NJ	12 MI	22 MIN
NS INTERMODAL MORRISVILLE	13 MI	23 MIN
PORT OF PHILADELPHIA	29 MI	36 MIN
PHILAPORT	29 MI	38 MIN
PORT OF SOUTH JERSEY	32 MI	42 MIN
CSX INTERMODAL PHILADELPHIA	35 MI	38 MIN
PHILADELPHIA, PA	38 MI	40 MIN
PHILADELPHIA INT'L AIRPORT	38 MI	41 MIN
NEWARK LIBERTY AIRPORT	56 MI	55 MIN
WILMINGTON, DE	60 MI	1.4 HRS
PORT OF WILMINGTON	60 MI	1.4 HRS
PORT NEWARK/ELIZABETH	61 MI	1.3 HRS
NEW YORK CITY	67 MI	1.15 HRS
NS INTERMODAL BETHLEHEM	76 MI	1.23 HRS
JFK AIRPORT	80 MI	1.20 HRS
LAGUARDIA AIRPORT	85 MI	1.27 HRS

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