



**For lease  
or sale**

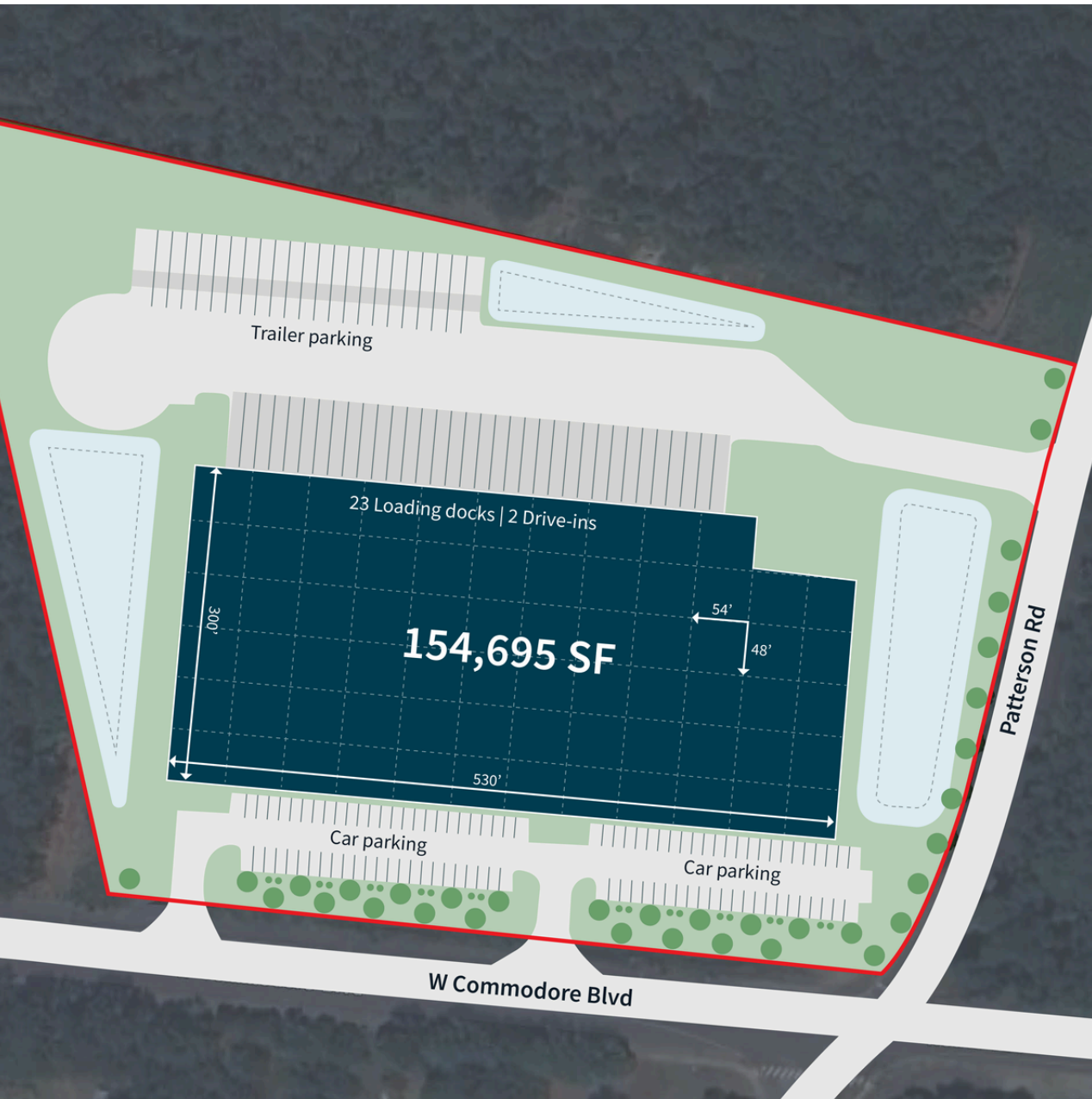
**154,695 SF**

**Available Immediately**

620 West Commodore Boulevard  
Jackson, New Jersey



# Site Plan



# Building Specifications

<b>Available SF</b>	154,695 SF
<b>Office</b>	To-suit
<b>Building Dimensions</b>	530' x 300'
<b>Clear Height</b>	40'
<b>Column Spacing</b>	54'w x 48'd
<b>Speed Bay</b>	54'w x 60'd
<b>Dock Doors</b>	(23) 9' x 10' electric overhead doors equipped with 40,000 lbs mechanical levelers, bumpers and seals
<b>Drive-Ins</b>	(2) 12' x 14' automatic doors
<b>Car Spaces</b>	115
<b>Trailer Stalls</b>	28
<b>Roof</b>	60 mil single-ply, TPO system
<b>Fire Protection</b>	ESFR
<b>Lighting</b>	LED
<b>Power</b>	2,000A, 277/480 volt, 3 phase, 4-wire service switchgear



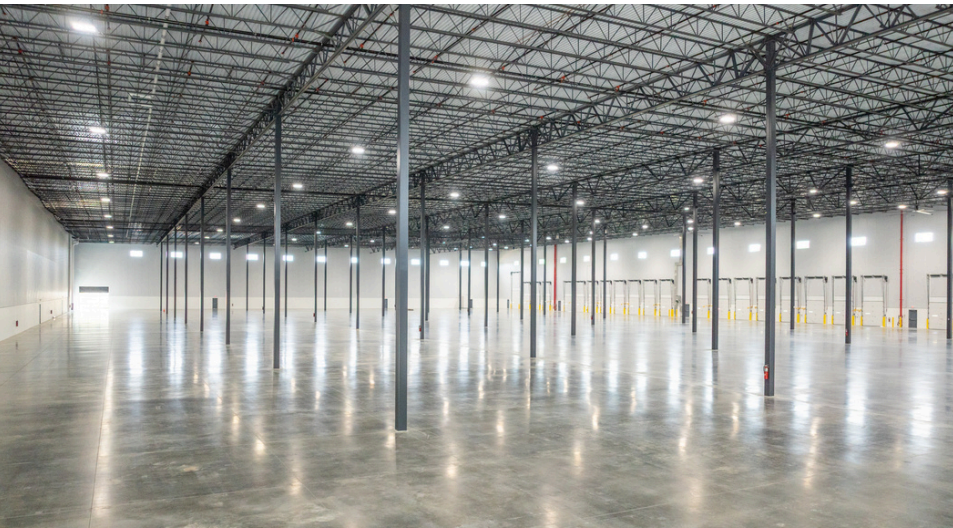
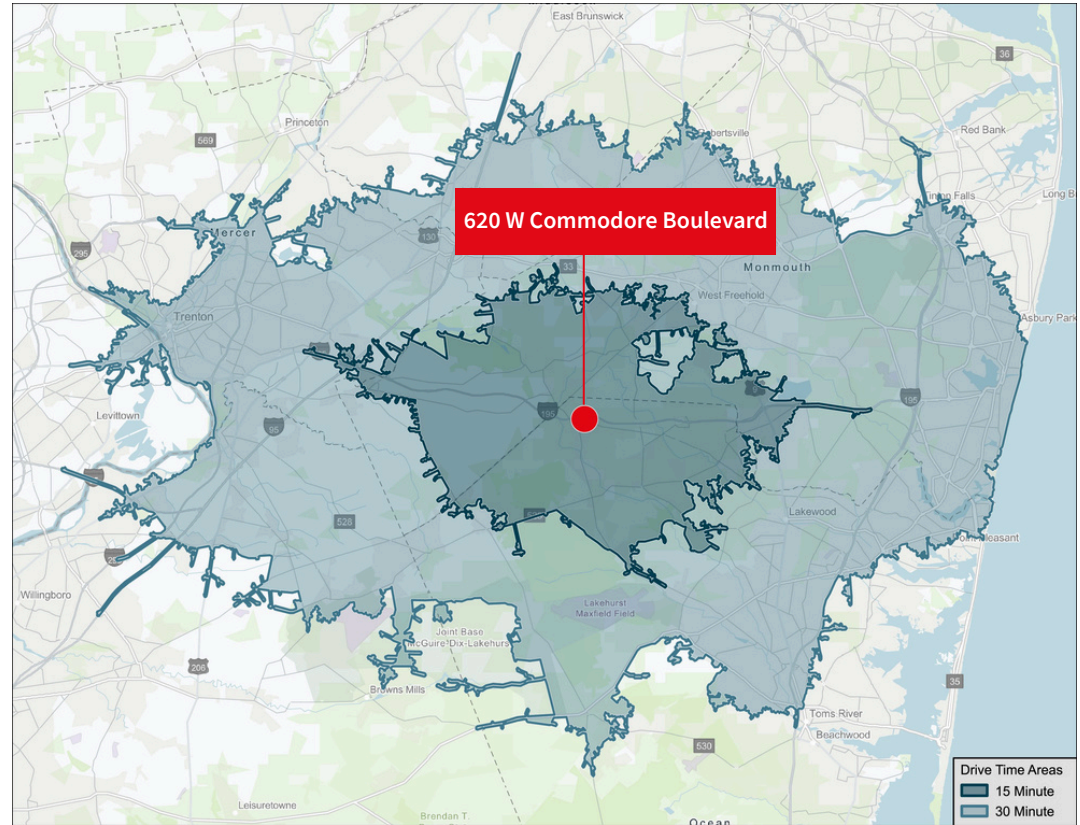
# Demographics

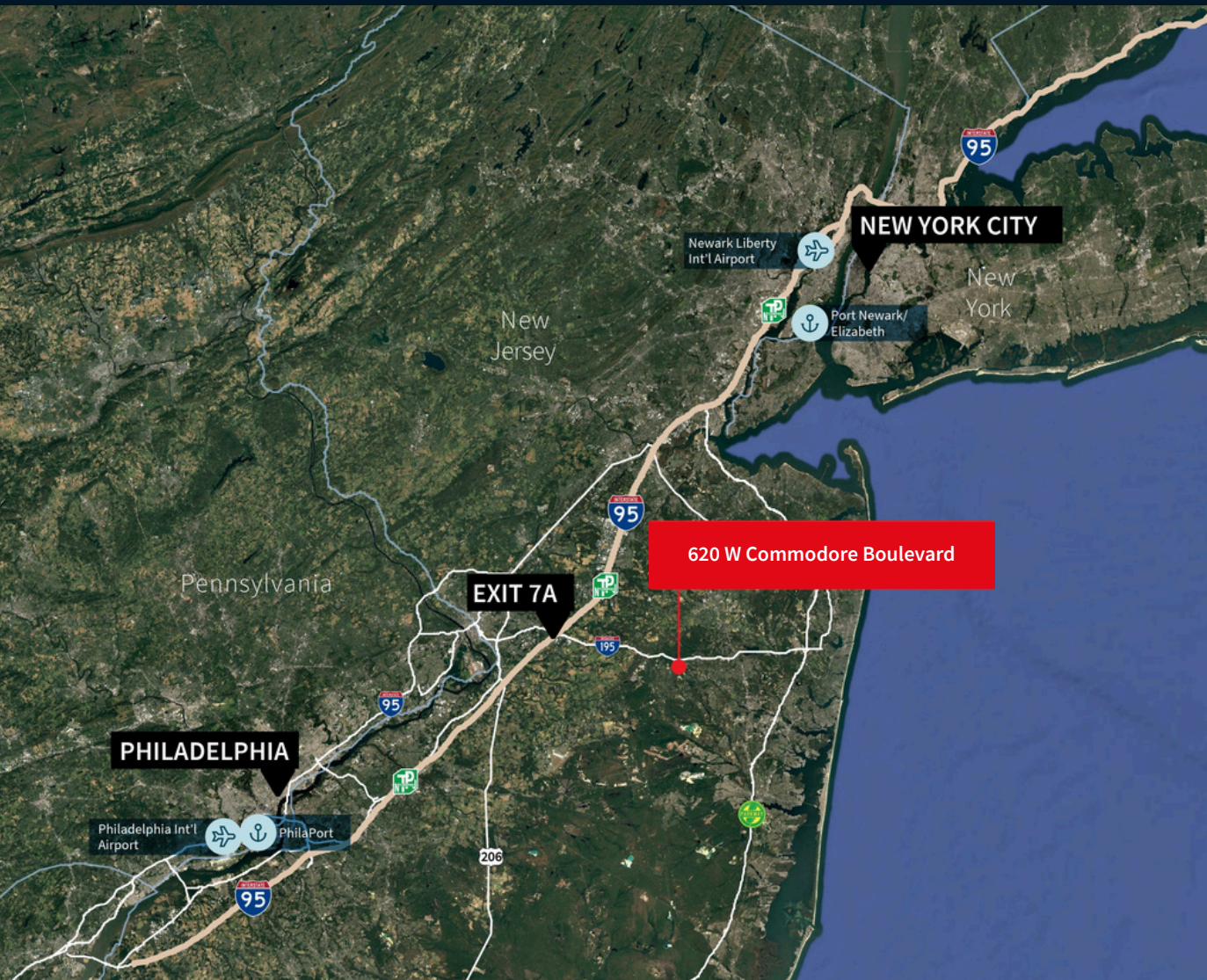
## 15 MILES:

2025 Total Population	92,147
Total Labor Force	64.61%
Blue Collar Workers	17.18%
High School Educated and Higher	94.58%
Manufacturing, Transportation, and Warehouse Workers	9.99%

## 30 MILES:

2025 Total Population	1,050,767
Total Labor Force	59.89%
Blue Collar Workers	16.9%
High School Educated and Higher	92.8%
Manufacturing, Transportation, and Warehouse Workers	10.91%





## Key Distances

Cities	
Philadelphia	50 Miles
New York City	60 Miles
Airports and Ports	
Port Newark	50 Miles
Newark International Airport	49 Miles
Philaport (The Port of Philadelphia)	48 Miles
Philadelphia International Airport	60 Miles
Roadways	
I-195	Immediate
I-95 via Exit 7A	13 Miles
Route 130	14 Miles
I-295	19 Miles
Garden State Parkway	17 Miles

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