

OFFERING MEMORANDUM

# AVAILABLE FOR SALE

400 N WOODBURY ROAD  
PITMAN, NEW JERSEY

495,166 SF ON 76.61 AC



**BINSWANGER**

UNIQUELY SPECIALIZED SINCE 1931

# DISCLAIMER & LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.



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# EXECUTIVE SUMMARY

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Binswanger is pleased to offer the sale of the industrial facility located at 400 N. Woodbury Road in Pitman, NJ. The property consists of approximately 495,166 square feet on 76.61 acres, featuring heavy power, ample loading, and former clean room space.

The property is located less than a quarter of a mile from NJ Route 55 (Exit 53), allowing for easy access to the major local distribution arteries of I-295, the NJ Turnpike, and from there, the entire Eastern Seaboard. The site is well-placed regionally, twenty-five minutes to downtown Philadelphia, thirty minutes to the Delaware Memorial Bridge, and less than two hours to New York City.



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# PROPERTY INFORMATION

# PROPERTY HIGHLIGHTS



## BUILDING SIZE

495,166+/- SF



## ADDITIONAL SPACE

East Basement: 8,080+/- SF  
West Basement: 13,854+/- SF



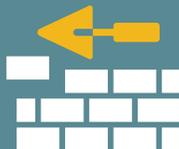
## LAND AREA

76.61 acres



## CEILING HEIGHTS

Manufacturing: 15' 6" to beam  
Warehouse: 24' 7" to bottom of joist



## COLUMN SPACING

Original Building: 30' x 40'



## TRUCK LOADING

8 and 11 dock high doors

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# PROPERTY DETAILS

## GENERAL

### Building Size:

- Manufacturing: 230,719+/- SF
- Warehouse: 213,984+/- SF
- Office: 35,048+/- SF
- Cafeteria: 14,427+/- SF
- Pump House: 988+/- SF

### Acres:

- 12.6 acres protected by Conservation Easement. A total of 9.8 acres of the total site has been determined to be wetlands a portion of which is within the conservation easement. There is a 50 ft. utility setback easement at the rear of the property.

### Additional Space:

- Cafeteria Mezzanine: 3,140+/- SF
- Warehouse Office Mezzanine: 3,818+/- SF

### Ceiling Heights:

- Office: 9' to finished ceiling
- Clean Room Manufacturing: 10' - 12' to finished ceiling
- Mini Warehouse: 19' to bottom of joist

### Truck Loading:

- Receiving Area: Features eight (8) dock height doors with levelers, bumpers and concrete apron with drainage.
- Shipping Area: Features eleven (11) dock height doors with levelers, bumpers and a concrete apron with drainage.

### Column Spacing:

- Mini Warehouse: 40' x 40'
- Warehouse: 40' x 50'

## UTILITIES

### Electricity:

- The site is supplied with 34.5 KV power. A back-up 34.5 KV line is available in an emergency. Four on site transformers drop the voltage to either 480 volts or 4160 volts. Service provided by Atlantic City Electric.

### Gas:

- Natural gas provides energy for three hot water boilers plus an emergency generator. Service provided by South Jersey Gas.

### HVAC:

- The site is fully air conditioned by 7 chillers with plate and frame heat exchangers providing cool weather savings.

### Lighting:

- Mostly energy efficient T5 lighting with high efficient fixtures and motion sensors, installed 2005 through 2010.

### Fire Protection

- A 300,000 gallon water tank backs up the city supplied water to a 100% wet sprinkled facility. A second diesel fire pump provides redundant pumping capacity. An above ground fuel oil tank supports the water tower pump.

### Clean Rooms:

- There are three (3) positive pressure clean rooms:
  - 38,106 sq. ft. – Class 10,000
  - 2,875 sq. ft. – Class 1,000 (separate air shower)
  - 3,100 sq. ft. – Class 10,000

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# PROPERTY DETAILS

## CONSTRUCTION

### Main Building:

- Masonry over steel frame.

### Warehouse:

- Insulated metal panel over steel frame.

### Floors:

- Reinforced concrete.

### Roof:

- Main Building: Firestone EPDM non ballasted roof membrane with a 15 year warranty, replaced in three phases beginning in 7/03 and completed 6/05.
- Warehouse Building: 4-ply fiberglass felt built up roof.

## OTHER FACILITY FEATURES

- High pressure air system featuring 6 air compressors
- Vacuum air system featuring 7 vacuum pumps
- Data room with floor mounted “Liebert” air conditioning unit and server racks
- A 2,400 Sq. ft. drum storage area
- Two (2) storage silos
- One (1) explosion proof room with knock out rear wall
- One (1) poured concrete Heliport, approximate 40’ diameter

## ADDITIONAL INFORMATION

### Age:

- Construction of the original building was completed in 1960 with various additions and renovations from 1964 through 1995 (see attached Historical Building Additions Plan for detail).

### Condition of Property:

- Excellent

### Parking:

- Off-street, striped parking for approximately 831 vehicles

### Block & Lot:

- Block 138, Lot 1

### Real Estate Taxes:

- \$289,085.00 (2023)

### Cafeteria:

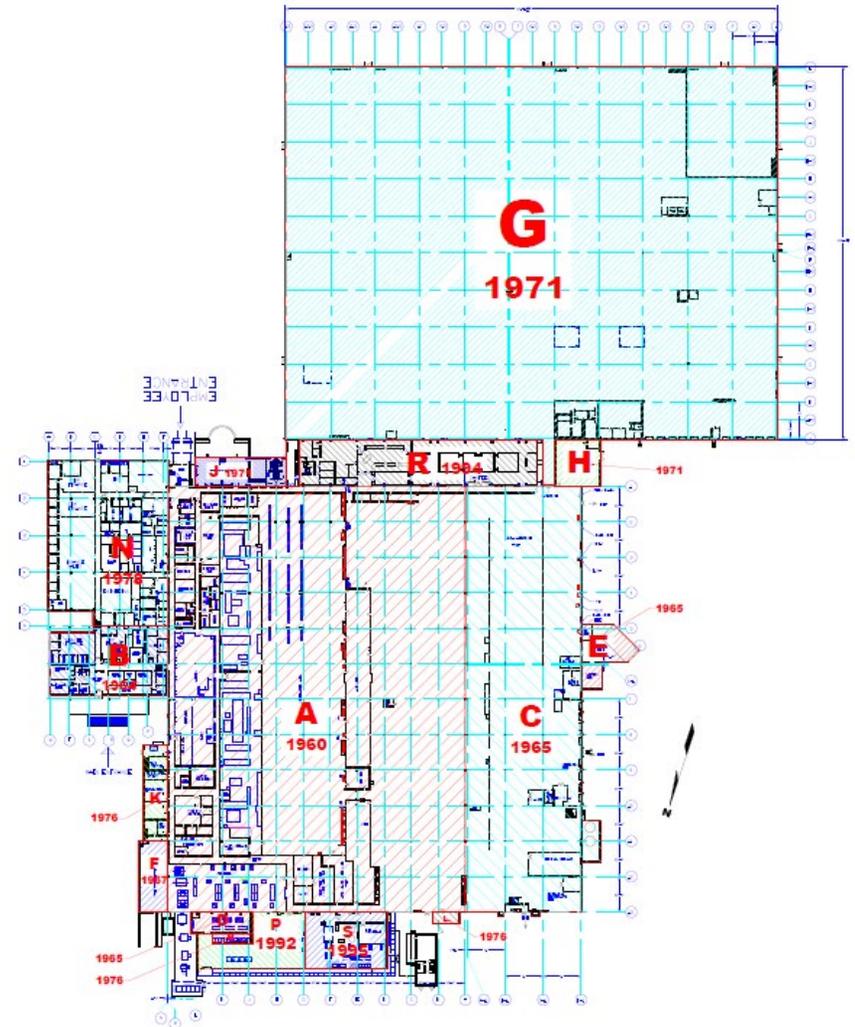
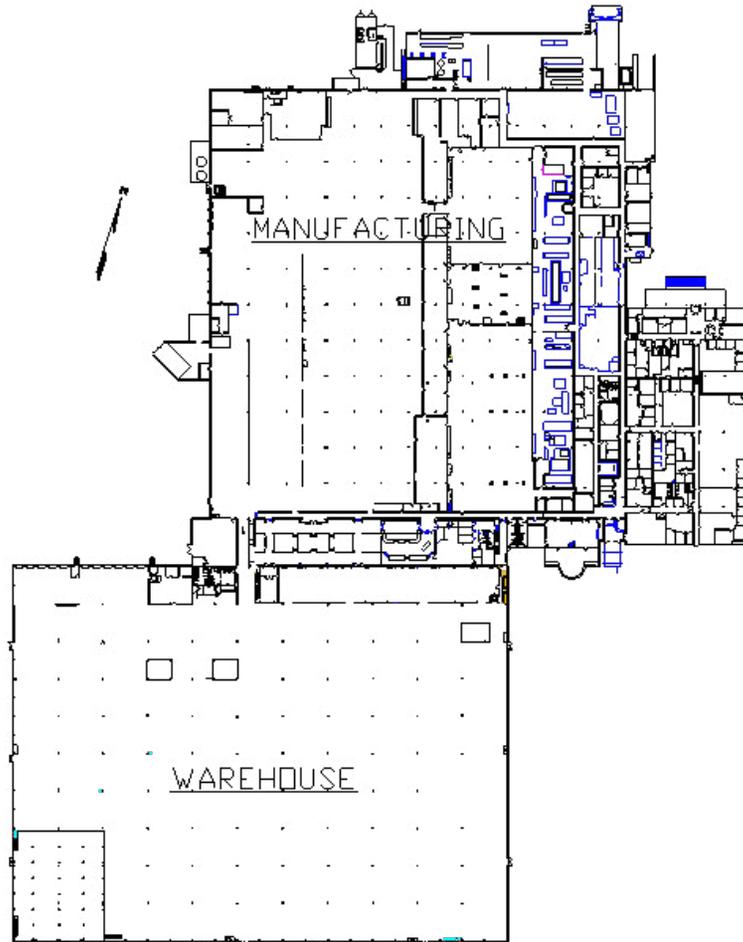
- 14,427 sq. ft. Class A, full service cafeteria constructed in 1994.





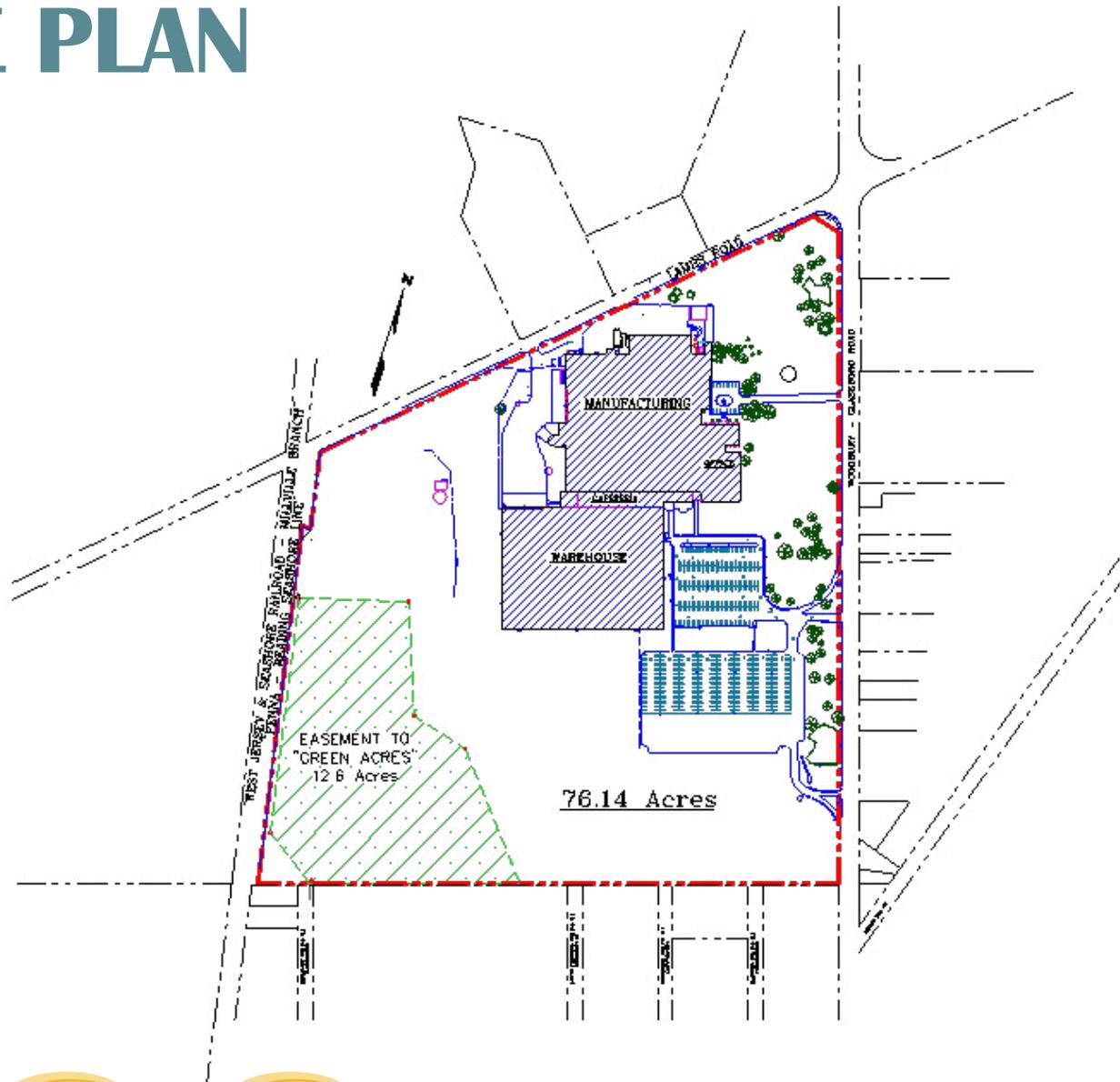
# FLOOR PLANS

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# SITE PLAN



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# MARKET OVERVIEW



# THE SOUTHERN NEW JERSEY INDUSTRIAL MARKET

**\$ 10.20**  
Market Asking  
Rent/SF (Q2 2025)

**\$ 122**  
Market Sale  
Price/SF (Q2 2025)

**% 7.0**  
Market Cap  
Rate (Q2 2025)

**% 4.3**  
Annual Rent  
Growth (Q2 2025)

**SF 2.6M**  
12-Month Net  
Absorption  
(Q2 2025)



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# STATISTICS FOR GLOUCESTER COUNTY INDUSTRIAL



**\$10.56**  
Market Asking  
Rent/SF (Q2 2025)

**SF 944K**  
Under Construction  
(Q2 2025)

**\$144**  
Market Sale  
Price/SF (Q2 2025)

**SF 46M**  
Inventory  
(Q2 2025)

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# AREA MAP

The property is located less than a quarter of a mile from Exit 53A off New Jersey Route 55 (a limited access highway). This allows easy access to the New Jersey Turnpike, I-295, I-95 and South Jersey and Philadelphia Ports. The site is only fifteen minutes to downtown Philadelphia, twenty minutes to Philadelphia International Airport, and less than two hours to New York City.



**NEW YORK, NY**



**PHILADELPHIA, PA**



**400 N WOODBURY ROAD  
PITMAN, NEW JERSEY**



**BALTIMORE, MD**



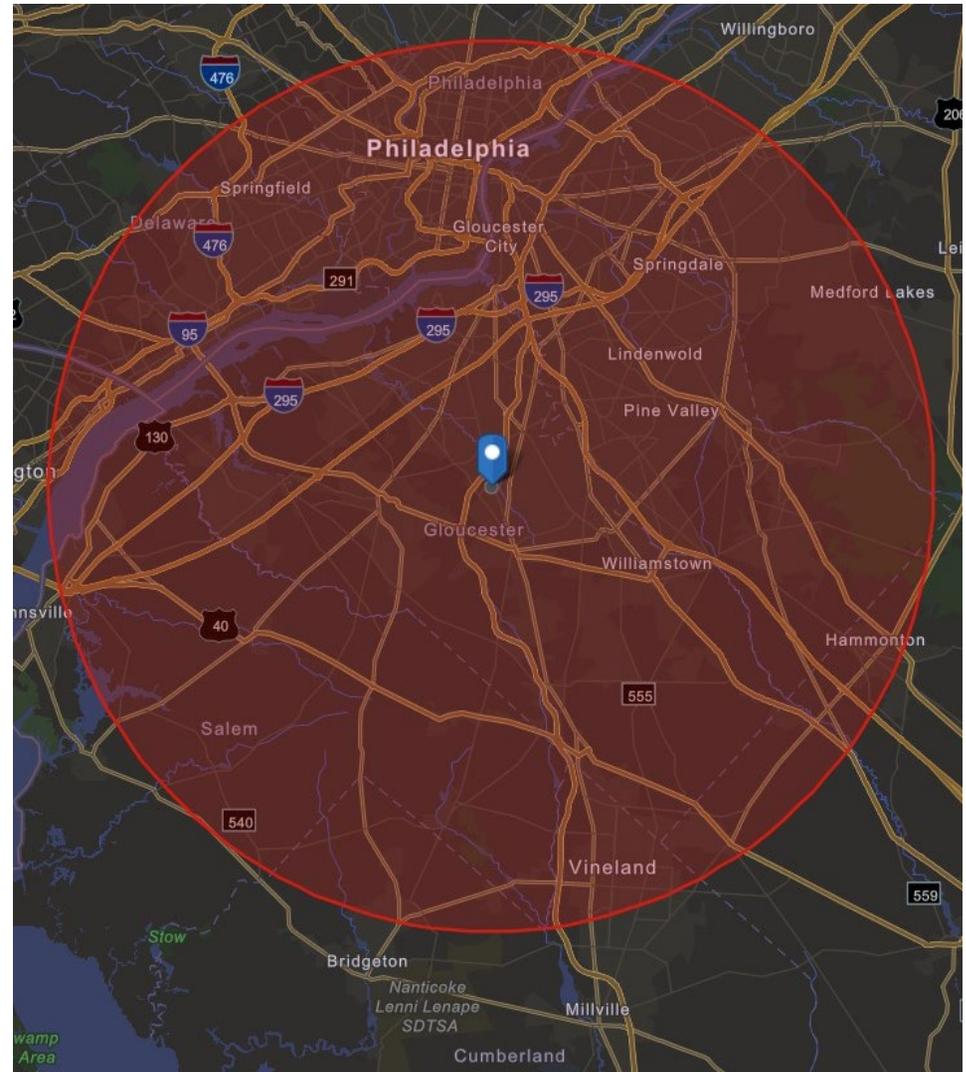
**WILMINGTON, DE**

**TRENTON, NJ**



# LABOR STATISTICS

5 MILES	10 MILES	20 MILES
<b>127,236</b> Population	<b>470,067</b> Population	<b>2,711,425</b> Population
<b>4.9%</b> Unemployed	<b>5.1%</b> Unemployed	<b>5.3%</b> Unemployed
<b>1,526</b> Manufacturing Workers	<b>9,158</b> Manufacturing Workers	<b>71,678</b> Manufacturing Workers
<b>1,146</b> Distribution Workers	<b>6,054</b> Distribution Workers	<b>53,979</b> Distribution Workers



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# ZONING

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## MINIMUM DIMENSIONAL STANDARDS - PLANNED INDUSTRIAL

Tract Size	5 AC
Tract Setback: Existing Public Road/Residential	100 FT
Tract Setback: Planned Industrial	25 FT
Tract Setback: Property Line	55 FT
Tract Planted Buffer: Existing Public Road/Residential	25 - 50 FT
Tract Planted Buffer: Adjacent Property	15 - 25 FT
Internal Lot Area	1 AC
Internal Lot Width	150 FT
Floor Area Ratio	0.50
Front Yard Depth	50 FT
Side Yard Count	Two (2)
Side Yard Aggregate Width	60 FT (30 FT each)
Corner Side Yard Width	50 FT
Rear Yard	50 FT
Yard Adjacent/Borough Boundary Line	100 FT (or 2x height of PI building)
Parking Setback to Roadway	25 FT
Parking Setback to Side or Rear Property Line	15 FT
Ground Floor Area	5,000 SF
Height	65 FT
Maximum Impervious Coverage	60%

[CLICK HERE FOR  
BOROUGH OF  
PITMAN ZONING  
ORDINANCE](#)

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# SUMMARY OF OFFER PROCESS

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Binswanger is advising Ownership regarding the disposition of the property located at 400 North Woodbury Road in Pitman, NJ.

This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

## TERMS AND CONDITIONS

No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.



## OFFERING PROCEDURE

**All submissions must be in electronic form submitted to [mtorsiello@binswanger.com](mailto:mtorsiello@binswanger.com)**

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

# PRIMARY CONTACTS



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