



WATERFORD

LOGISTICS CENTER

C. William Haines Blvd, Waterford, NJ



955,514 SF

**CLASS A, BULK-DISTRIBUTION DEVELOPMENT SITE
TWO, BEST-IN-CLASS BUILDINGS AVAILABLE FOR SALE OR LEASE**

APPROVED SITE PLAN | FLEXIBLE ZONING | MULTIPLE USES PERMITTED, INCLUDING WAREHOUSING & COLD STORAGE
BUILDING HEIGHTS FROM 50'---110'

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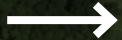
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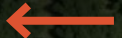


ACCESS MAP

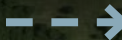
INGRESS
VIA CW HAINES BLVD



EGRESS
VIA CW HAINES BLVD



EMERGENCY ACCESS



30

73



Building 1
267,389 SF

Building 2
688,125 SF

CW HAINES BLVD

CW HAINES BLVD

CW HAINES BLVD



APPROVED SITE PLAN



955,514 TOTAL SF



59.1 ACRES



PERMITTED USES:

Warehousing, cold storage, shipping/receiving, fabrication/assembly, fulfillment, self-storage, flex space, research facilities

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PROPERTY SPECIFICATIONS:

BUILDING 1

267,389 SF
AVAILABLE

40' CLEAR
CEILING HEIGHT
(higher for freezer/cooler uses)

OFFICE
TO SUIT

52
LOADING DOCKS

64
TRAILER SPACES

176 SPACES
CAR PARKING

300' X 890'
DIMENSIONS

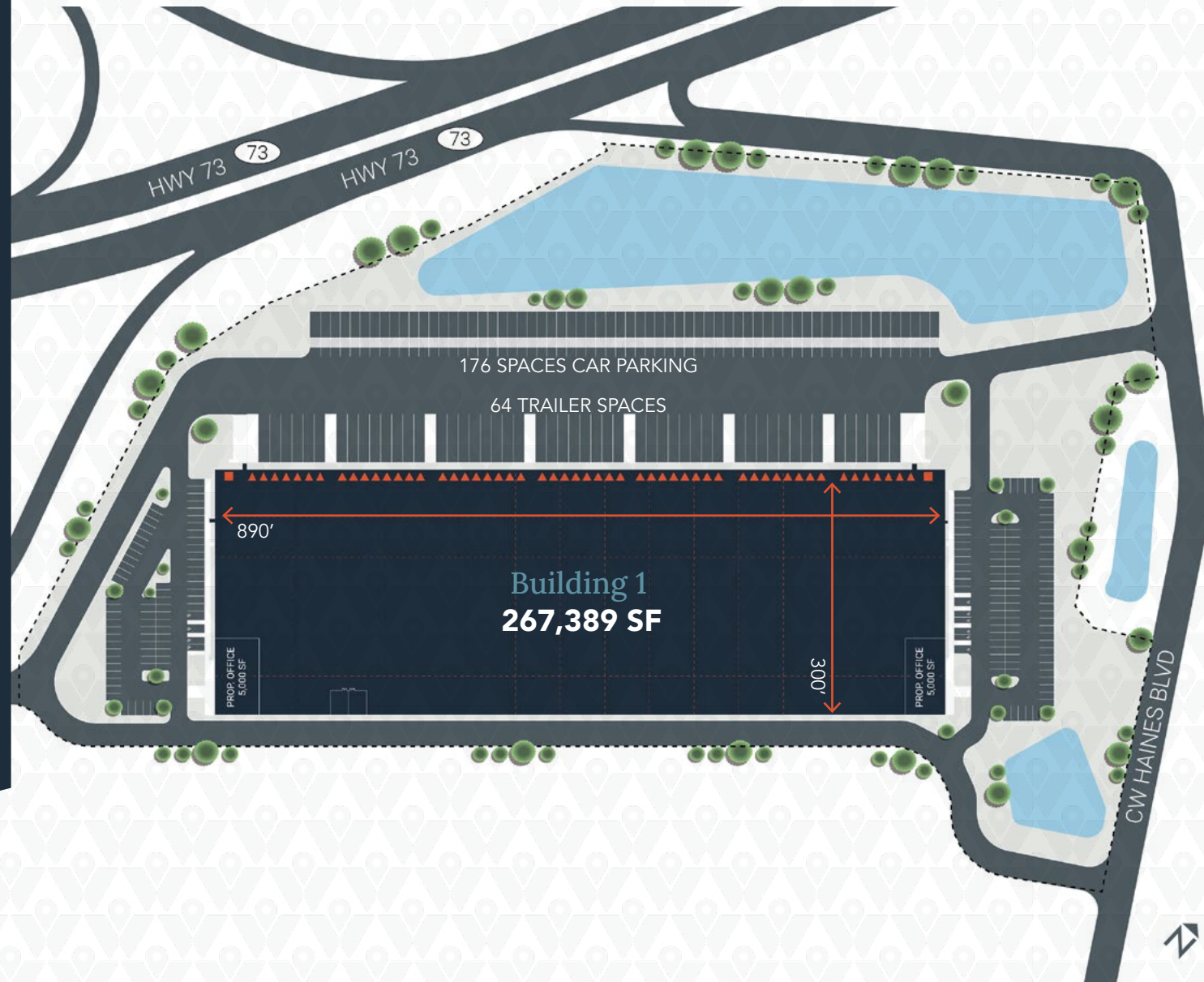
1500
AMPS

48' X 54'
COLUMN SPACING

60'
SPEED BAYS

FLEXIBLE
ZONED

APPROVED
SITE PLAN



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ACTIVE
- ACQUISITIONS -

KBCADVISORS

CUSHMAN & WAKEFIELD

PROPERTY SPECIFICATIONS:

BUILDING 2

688,125 SF
AVAILABLE

40' CLEAR
CEILING HEIGHT
(higher for freezer/cooler uses)

OFFICE
TO SUIT

129
LOADING DOCKS

151
TRAILER SPACES

394 SPACES
CAR PARKING

520' X 1330'
DIMENSIONS

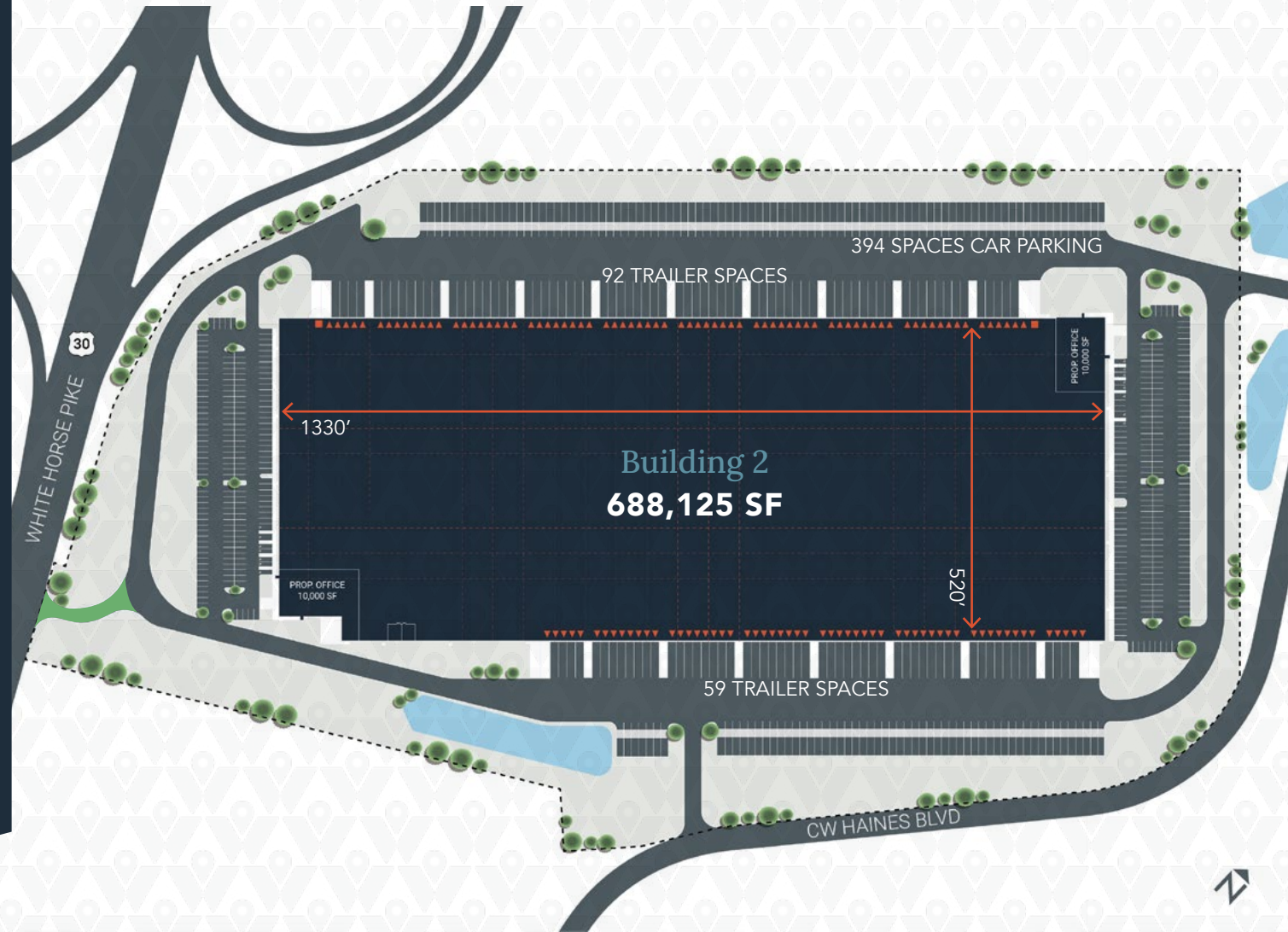
3000
AMPS

50' X 54'
COLUMN SPACING

60'
SPEED BAYS

FLEXIBLE
ZONED

APPROVED
SITE PLAN



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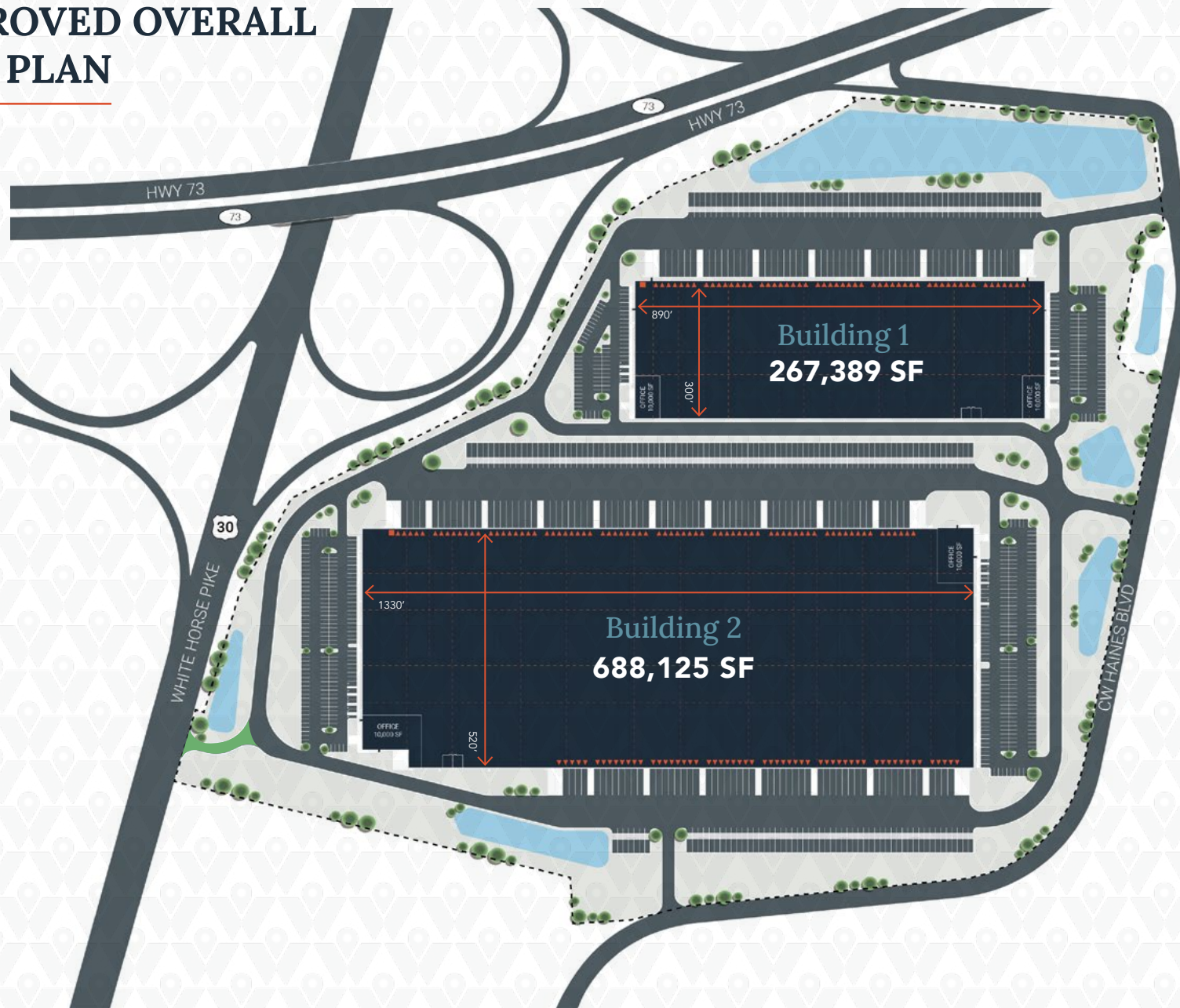
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ACTIVE
- ACQUISITIONS -

KBCADVISORS

CUSHMAN & WAKEFIELD

APPROVED OVERALL SITE PLAN



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ALTERNATIVE SITE PLAN OPTION A

COLD STORAGE 50' CLEAR



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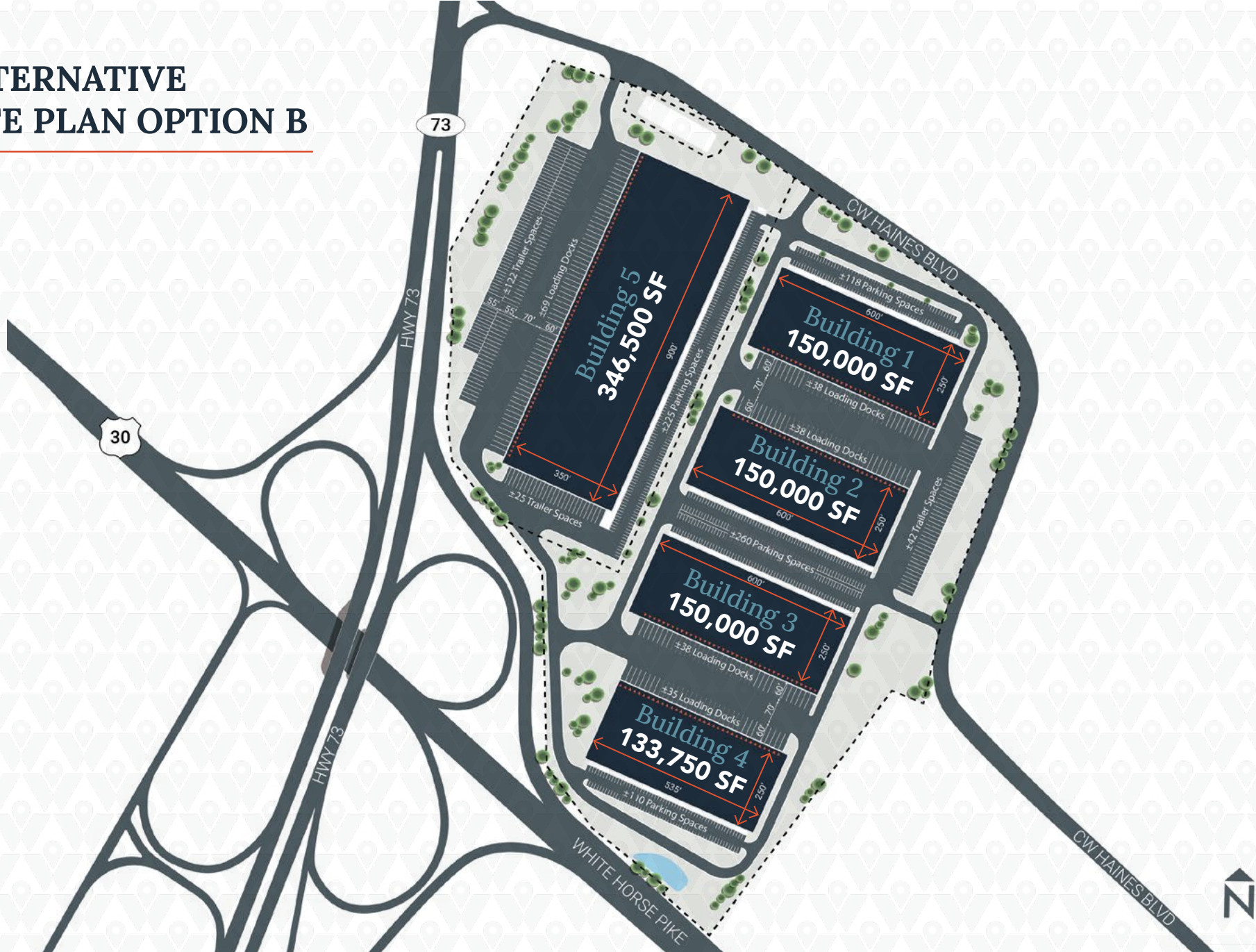
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ACTIVE
- ACQUISITIONS -

KBCADVISORS

**CUSHMAN &
WAKEFIELD**

ALTERNATIVE SITE PLAN OPTION B



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IMMEDIATE ACCESS



- CLOVERLEAF INTERCHANGE OF STATE & US HIGHWAYS
- CONNECTIVITY TO I-295 ACCESS VIA **ROUTE 30 & ROUTE 73**
- CONNECTIVITY TO NJ TURNPIKE ACCESS VIA **ROUTE 73 & EXIT 4 | 12.1 MILES**

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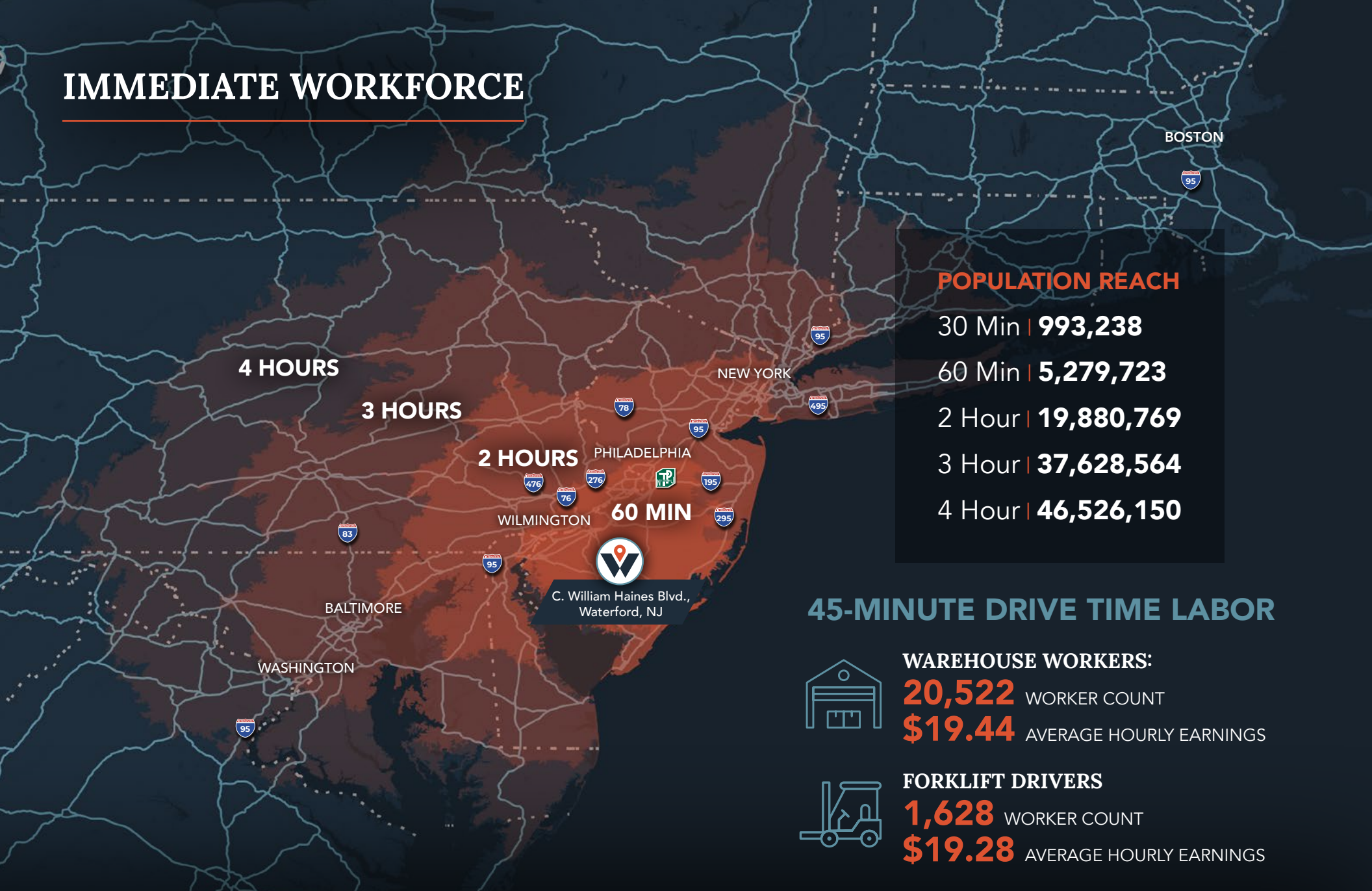
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IMMEDIATE WORKFORCE




C. William Haines Blvd.,
Waterford, NJ

45-MINUTE DRIVE TIME LABOR



WAREHOUSE WORKERS:

20,522 WORKER COUNT
\$19.44 AVERAGE HOURLY EARNINGS



FORKLIFT DRIVERS

1,628 WORKER COUNT
\$19.28 AVERAGE HOURLY EARNINGS

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PREMIER REGIONAL CONNECTIVITY



**C. William Haines Blvd.,
Waterford, NJ**

-  CSX Intermodal Philadelphia | **20.7 Miles**
-  Philaport | **21.7 Miles**
-  Philadelphia, PA | **24.1 Miles**
-  Philadelphia Int'l Airport | **24.1 Miles**
-  Trenton, NJ | **40.1 Miles**
-  Port of Wilmington | **46.1 Miles**
-  Wilmington, DE | **47.2 Miles**
-  NS Intermodal Morrisville | **47.6 Miles**
-  Newark Liberty Int'l Airport | **81.2 Miles**
-  NS Intermodal Bethlehem | **83.8 Miles**
-  Port Newark/Elizabeth | **86.2 Miles**
-  New York, NY | **93.2 Miles**
-  John F. Kennedy Int'l Airport | **106 Miles**
-  LaGuardia Int'l Airport | **111 Miles**
-  Baltimore, MD | **110 Miles**
-  Port of Baltimore | **112 Miles**
-  BWI Int'l Airport | **123 Miles**
-  Washington D.C. | **151 Miles**
-  Dulles Int'l Airport | **171 Miles**
-  Boston, MA | **306 Miles**

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