

Building A
1,200,507 SF
4Q 2024

Building B
512,442 SF
4Q 2024

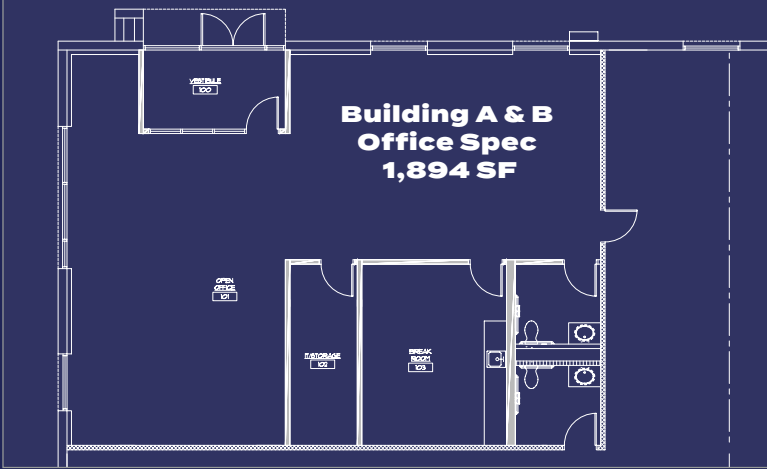


373 N Broadway
Pennsville Township
New Jersey



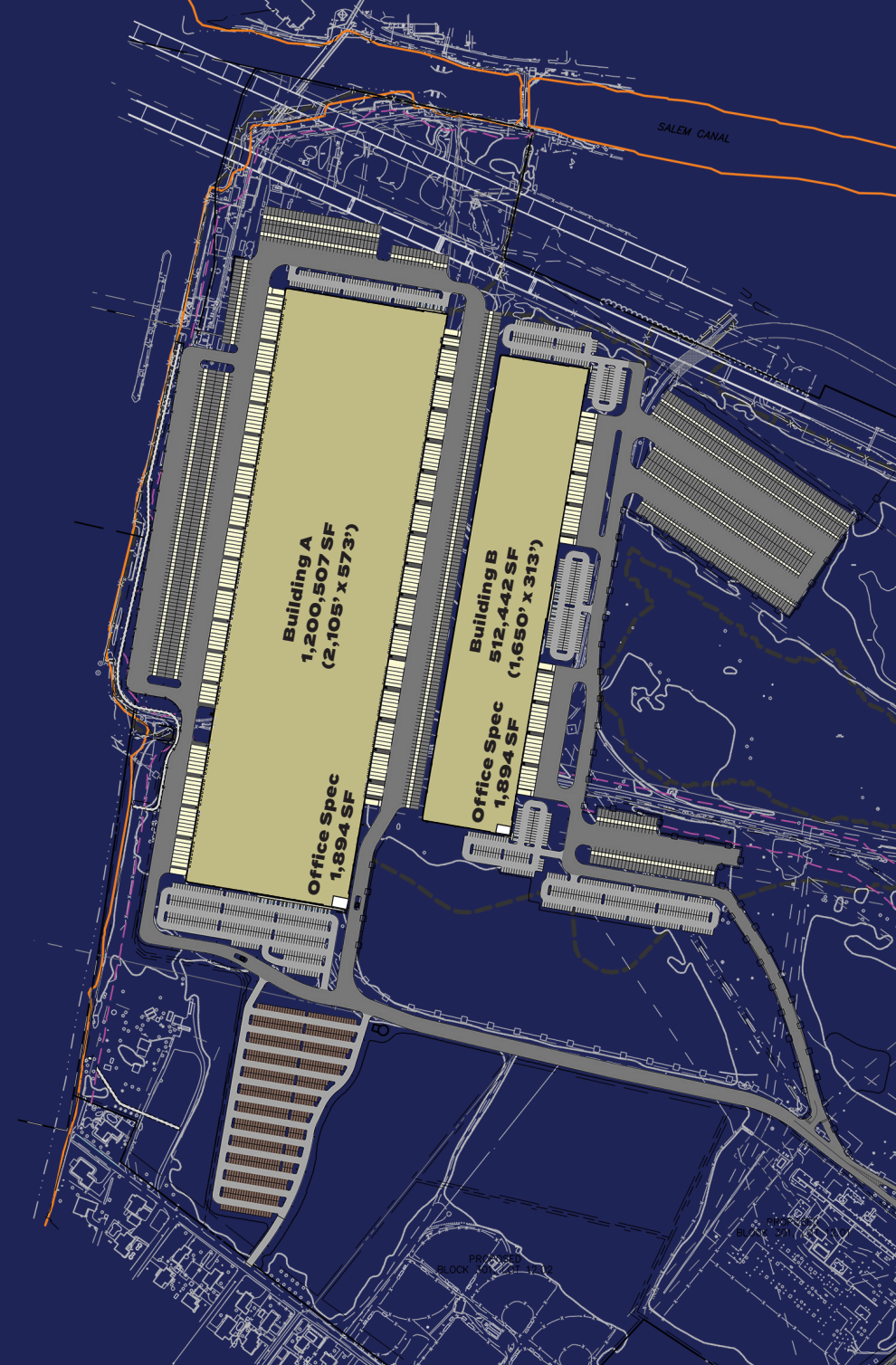
PGIM REAL ESTATE

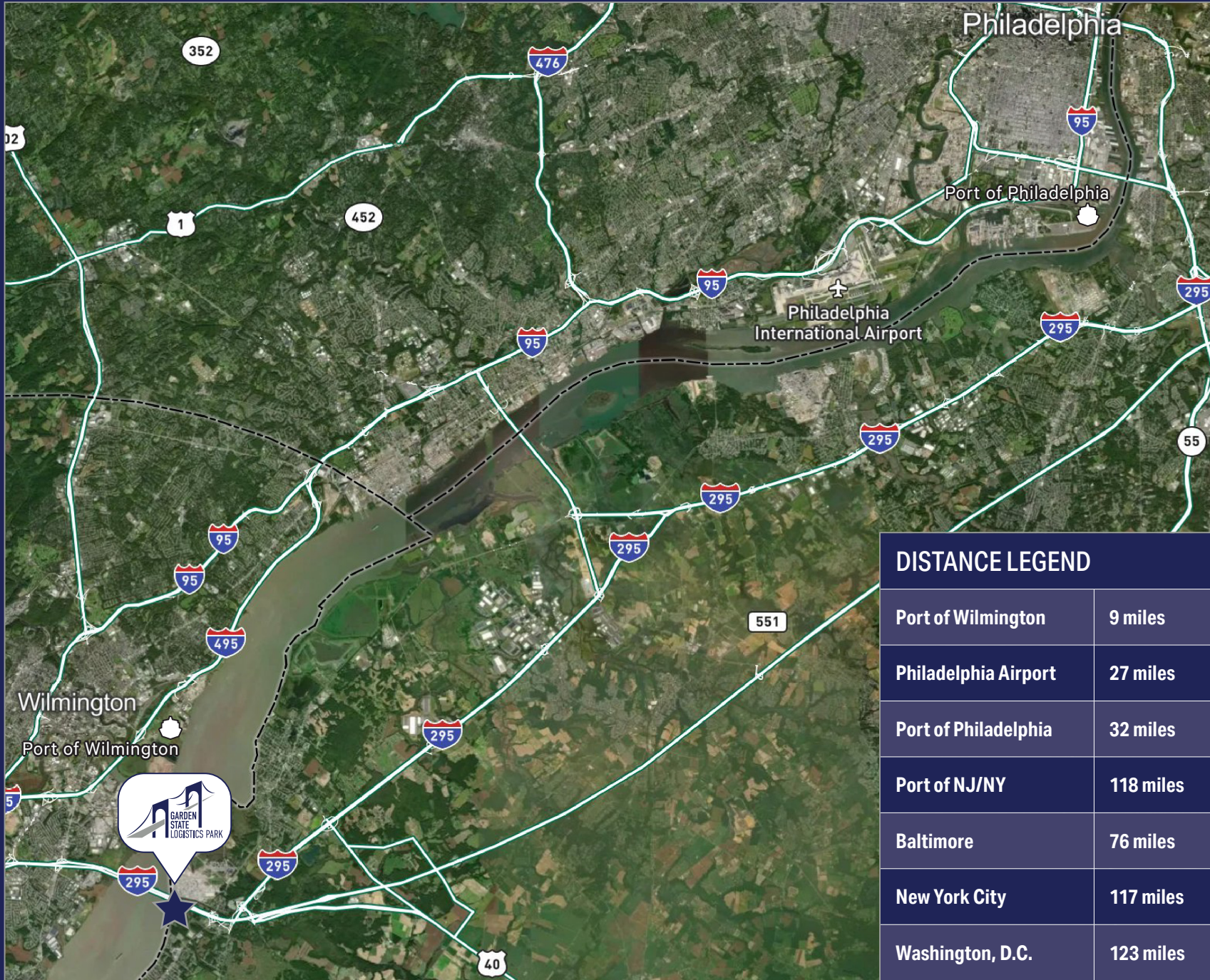
CBRE



SITE PLAN

	Garden State Logistics Park: Building A	Garden State Logistics Park: Building B
Total SF Available	1,200,507 SF	512,442 SF
Office Spec	1,894 SF	1,894 SF
Clear Height	40'	40'
Column Spacing	55' x 50' (speed bay)	55' x 50' (speed bay)
Dock Doors	(222) 9' x 10' manually operated, 10,000 cycle springs, 2" vertical lift track, 26 Gauge, R17.54 with one (1) vision lite.	(54) 9' x 10' manually operated, 10,000 cycle springs, 2" vertical lift track, 26 Gauge, R17.54 with one (1) vision lite.
Drive-in Doors	4	4
Building Dimensions	2,105' x 573'	1,650' x 313'
Truck Court Depth	190'	133'
Car Parking	1,160	667
Trailer Parking	421	350
Floor Slab	8" Unreinforced Concrete over 6" of Stone	8" Unreinforced Concrete over 6" of Stone
Fire Protection	ESFR, K-22 system designed to accommodate Class 1-4 Commodities and Cartoned Unexpanded Plastics	ESFR, K-22 system designed to accommodate Class 1-4 Commodities and Cartoned Unexpanded Plastics
Interior Lighting	LED high bay light fixtures with motion sensors have been provided for "stumble lighting" at each future office.	LED high bay light fixtures with motion sensors have been provided for "stumble lighting" at each future office.
HVAC	(8) 80/20 units have been provided to maintain +60°F at 0°F outside air temperature inside the warehouse.	(3) 80/20 units have been provided to maintain +60°F at 0°F outside air temperature inside the warehouse.





DISTANCE LEGEND	
Port of Wilmington	9 miles
Philadelphia Airport	27 miles
Port of Philadelphia	32 miles
Port of NJ/NY	118 miles
Baltimore	76 miles
New York City	117 miles
Washington, D.C.	123 miles



PGIM REAL ESTATE



Andrew Green
Senior Vice President
+1 610 251 5183
andrew.green@cbre.com

Thomas F. Monahan
Vice Chairman
+1 201 712 5610
thomas.monahan@cbre.com

Dan McGovern
Senior Vice President
+1 856 359 9406
dan.mcgovern@cbre.com

Paul Touhey
Executive Vice President
+1 610 251 5126
paul.touhey@cbre.com

Larry Schiffenhaus
Executive Vice President
+1 201 712 5809
larry.schiffenhaus@cbre.com

Brian Golden
Executive Vice President
+1 201 712 5607
brian.golden@cbre.com

CBRE, Inc., 555 E. Lancaster Avenue, Suite 120, Radnor, PA 19087
+1 610 251 0820

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.