



ARES
INDUSTRIAL
MANAGEMENT

DELIVERING
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HAINESPORT LOGISTICS CENTER

1517 NJ ROUTE 38, HAINESPORT, NJ 08036

FOR LEASE | 280,800 SF & 179,340 SF | Class A Warehouse Facilities | LEED Gold Certification

30-YEAR PILOT



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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DEVELOPED BY
 **ARES
INDUSTRIAL
MANAGEMENT**

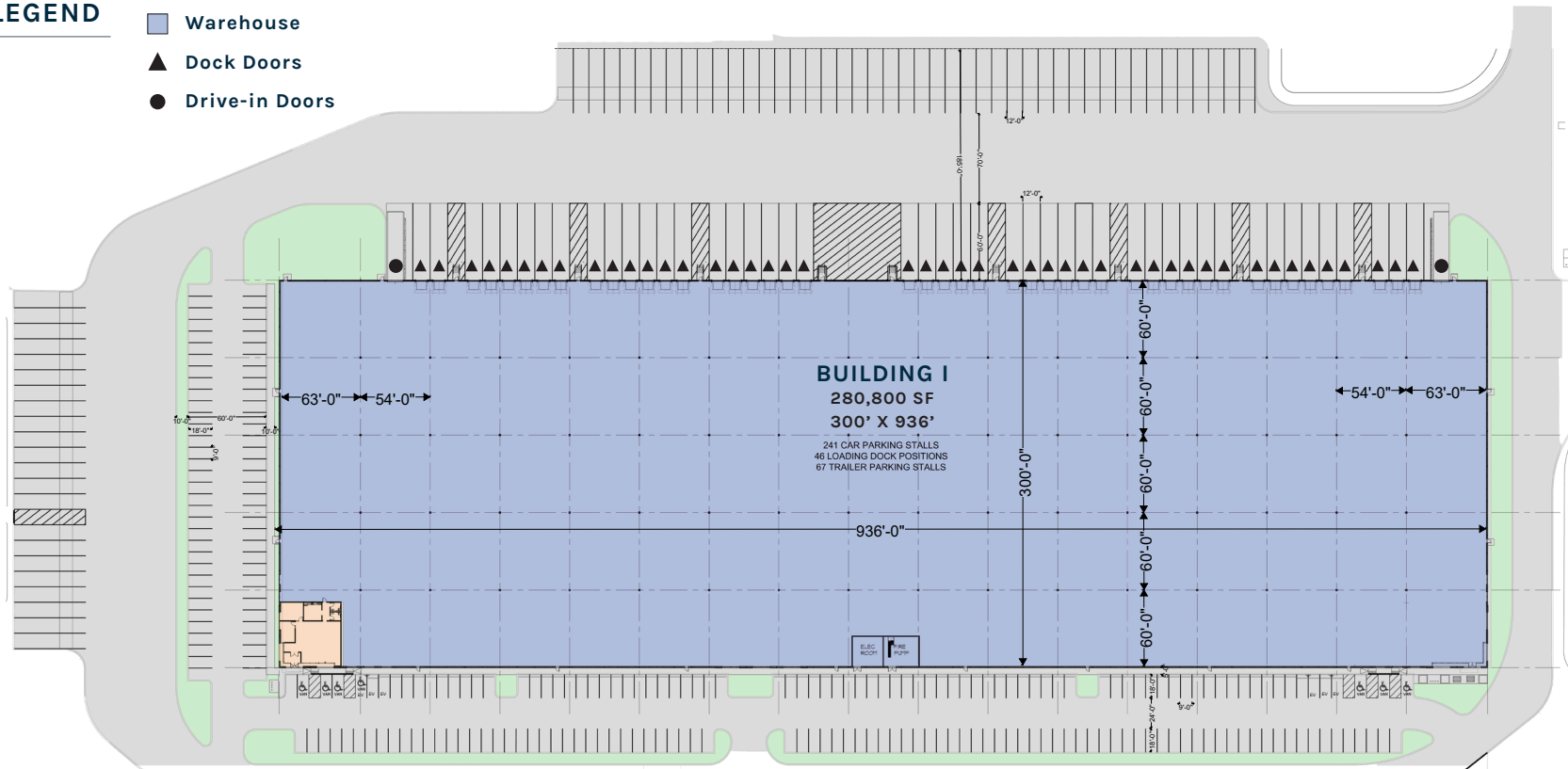
Lee & Associates of Eastern Pennsylvania, LLC | 220 W. Germantown Pike, Ste. 200, Plymouth Meeting, PA 19462, USA

Property FEATURES BUILDING I

- 36' clear height
- 46 (9' x 10') loading dock doors
- 2 (12' x 14') drive-in doors
- Office area to suit
- 60' x 54' column spacing (60' speed bay)
- 241 car parking spaces
- 67 trailer parking spaces
- 185' truck court depth
- ESFR sprinkler system
- 3,000 amp, 277/480 volt, 3-phase, 4-wire service

LEGEND

-  Spec Office
-  Warehouse
-  Dock Doors
-  Drive-in Doors



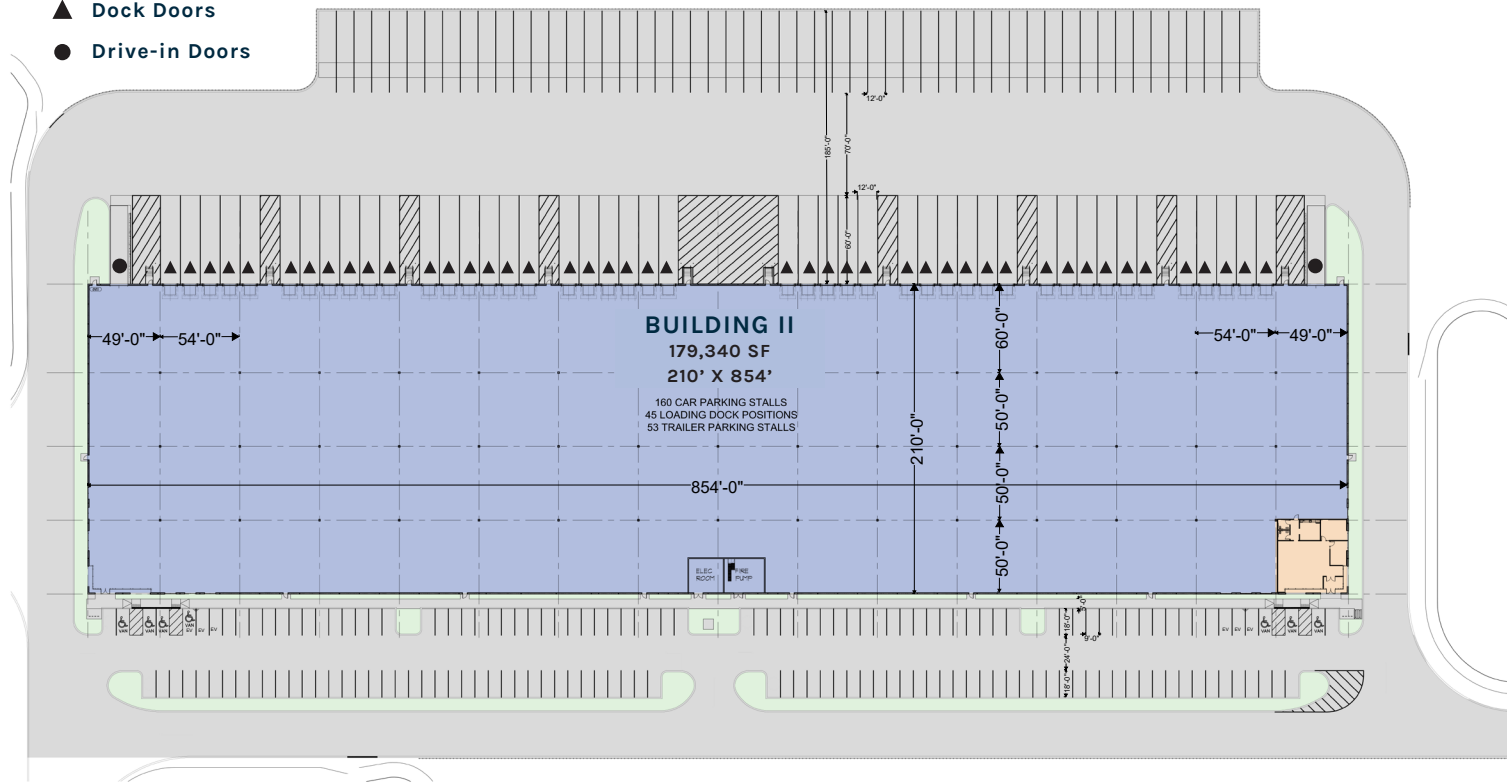
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Property FEATURES BUILDING II

- 36' clear height
- 45 (9' x 10') loading dock doors
- 2 (12' x 14') drive-in doors
- Office area to suit
- 50' x 54' column spacing (60' speed bay)
- 160 car parking spaces
- 53 trailer parking spaces
- 185' truck court depth
- ESFR sprinkler system
- 3,000 amp, 277/480 volt, 3-phase, 4-wire service

LEGEND

- Spec Office
- Warehouse
- ▲ Dock Doors
- Drive-in Doors



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Location HIGHLIGHTS

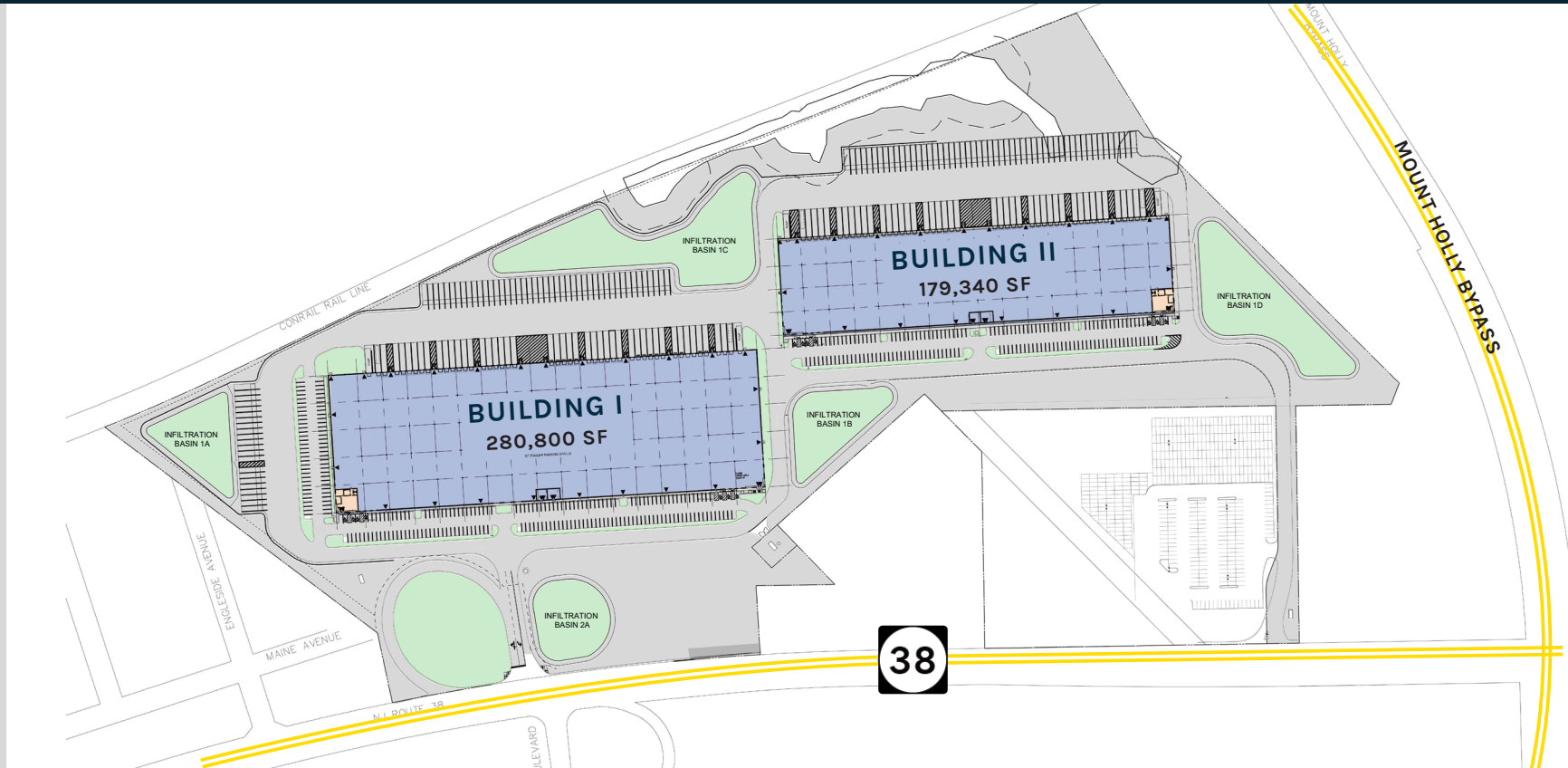
- US Route 206 - 4.4 miles
- NJ Turnpike (Exit 5) - 4.7 miles
- I-295 (Exit 40) - 5.8 miles
- I-295 (Exit 47) - 6.0 miles
- PA Turnpike - 16.7 miles
- Philadelphia, PA - 15.8 miles
- New York, NY - 76.5 miles
- Baltimore, MD - 117.0 miles
- Washington, D.C. - 169.0 miles
- Boston, MA - 290.0 miles



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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