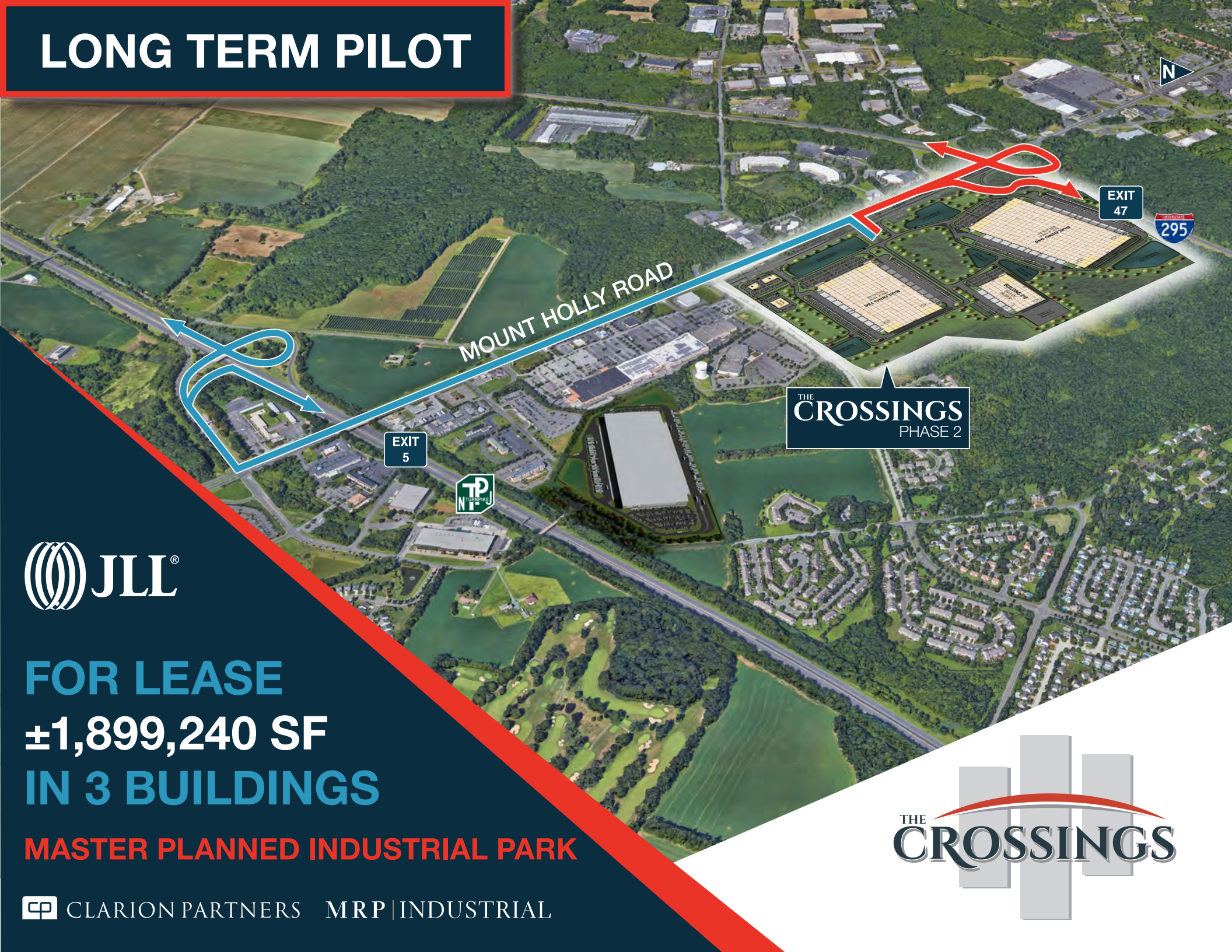


# LONG TERM PILOT



**FOR LEASE**  
**±1,899,240 SF**  
**IN 3 BUILDINGS**

**MASTER PLANNED INDUSTRIAL PARK**

**CP** CLARION PARTNERS MRP | INDUSTRIAL

**THE CROSSINGS**  
PHASE 2





# THE CROSSINGS

## PHASE 2



### BUILDING 940

- 939,918 SF
- 40' Clear Height
- 408 Auto Stalls
- 265 Trailer Stalls
- 137 Dock Doors
- 4 Drive in Doors
- 620' x 1512' Building Dimensions

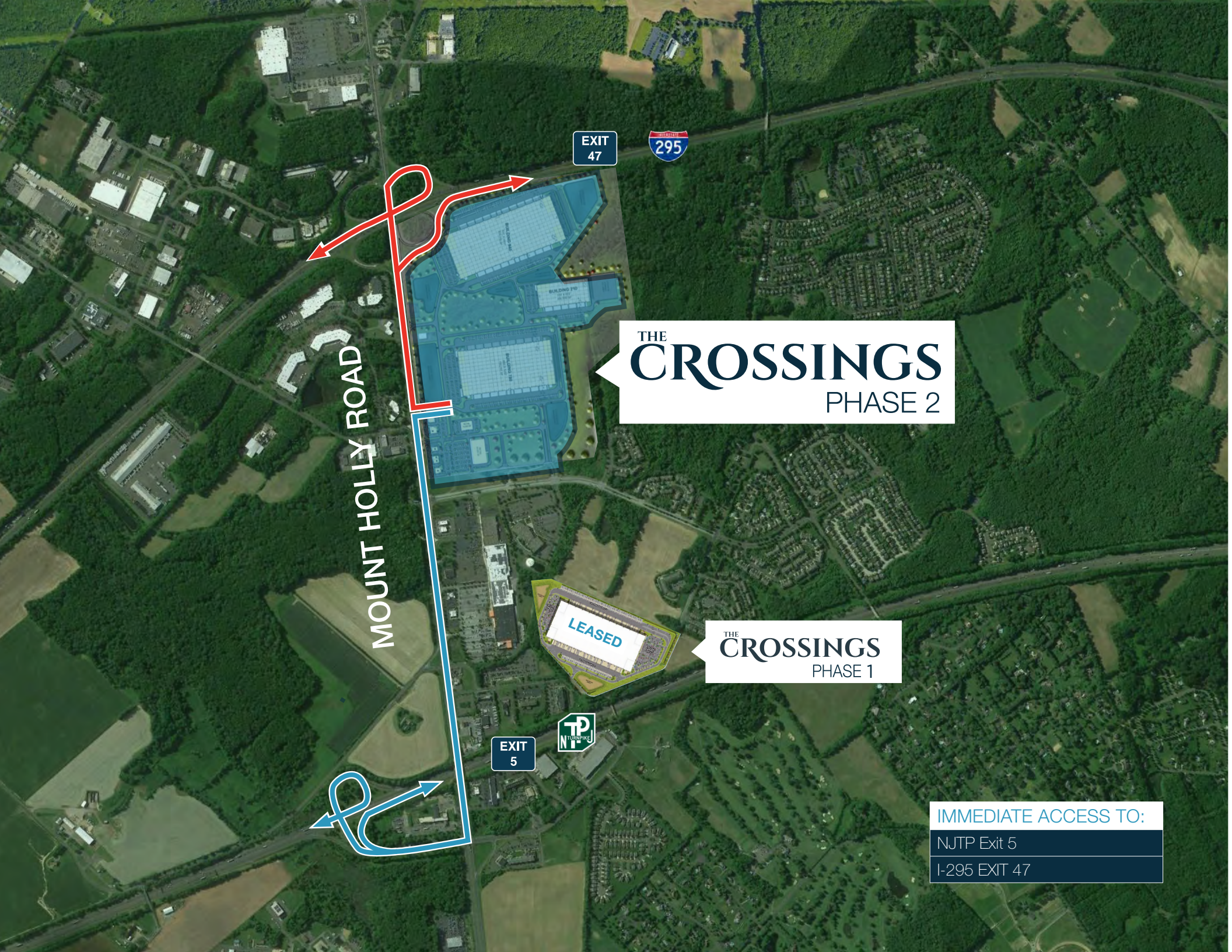
### BUILDING 210

- 208,535 SF
- 36' Clear Height
- 166 Auto Stalls
- 32 Trailer Stalls
- 32 Future Trailer Stalls
- 34 Dock Doors
- 2 Drive in Doors
- 310' x 672' Building Dimensions

### BUILDING 750

- 750,787 SF
- 40' Clear Height
- 350 Auto Stalls
- 116 Future Auto Stalls
- 206 Trailer Stalls
- 122 Dock Doors
- 4 Drive in Doors
- 600' x 1250' Building Dimensions





EXIT  
47

295

MOUNT HOLLY ROAD

THE  
**CROSSINGS**  
PHASE 2

LEASED

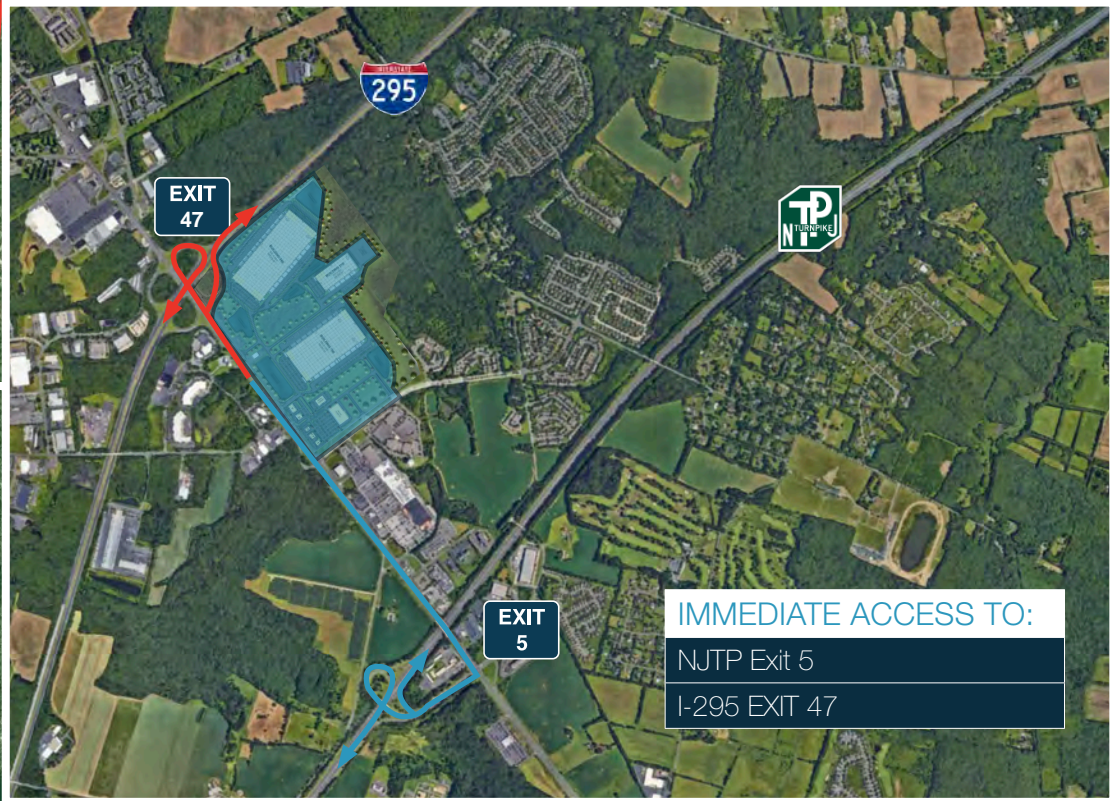
THE  
**CROSSINGS**  
PHASE 1

EXIT  
5



IMMEDIATE ACCESS TO:  
NJTP Exit 5  
I-295 EXIT 47





IMMEDIATE ACCESS TO:  
 NJTP Exit 5  
 I-295 EXIT 47



**Driving distances from  
 The Crossings: Phase 2**

Port of Philadelphia	21 miles
CBD Philadelphia, PA	24 miles
Port of Newark	67 miles
New York, NY	77 miles





## PROJECT HIGHLIGHTS

- LONG TERM PILOT
- IMMEDIATE ACCESS TO NJ TURNPIKE AT EXIT 5 AND INTERSTATE 295 AT EXIT 47
- LOCAL/DENSE AVAILABILITY OF LABOR
- BEST IN CLASS PROJECT DESIGN FEATURES
- INSTITUTIONAL/PROFESSIONAL JOINT-VENTURE PARTNERSHIP WITH LONG-TERM COMMITMENT TO OWNERSHIP IN CENTRAL NEW JERSEY



**TOTAL  
LABOR FORCE**  
**254,070**  
5.8% of states total  
labor force



**MEDIAN HOURLY  
WAREHOUSE RELATED WAGE**  
**\$16.84**  
\$16.68 (NJ Average)



**TRANSPORTATION/  
WAREHOUSE EMPLOYEES**  
**16,634**  
5.5% of the state's  
transportation/warehouse workforce

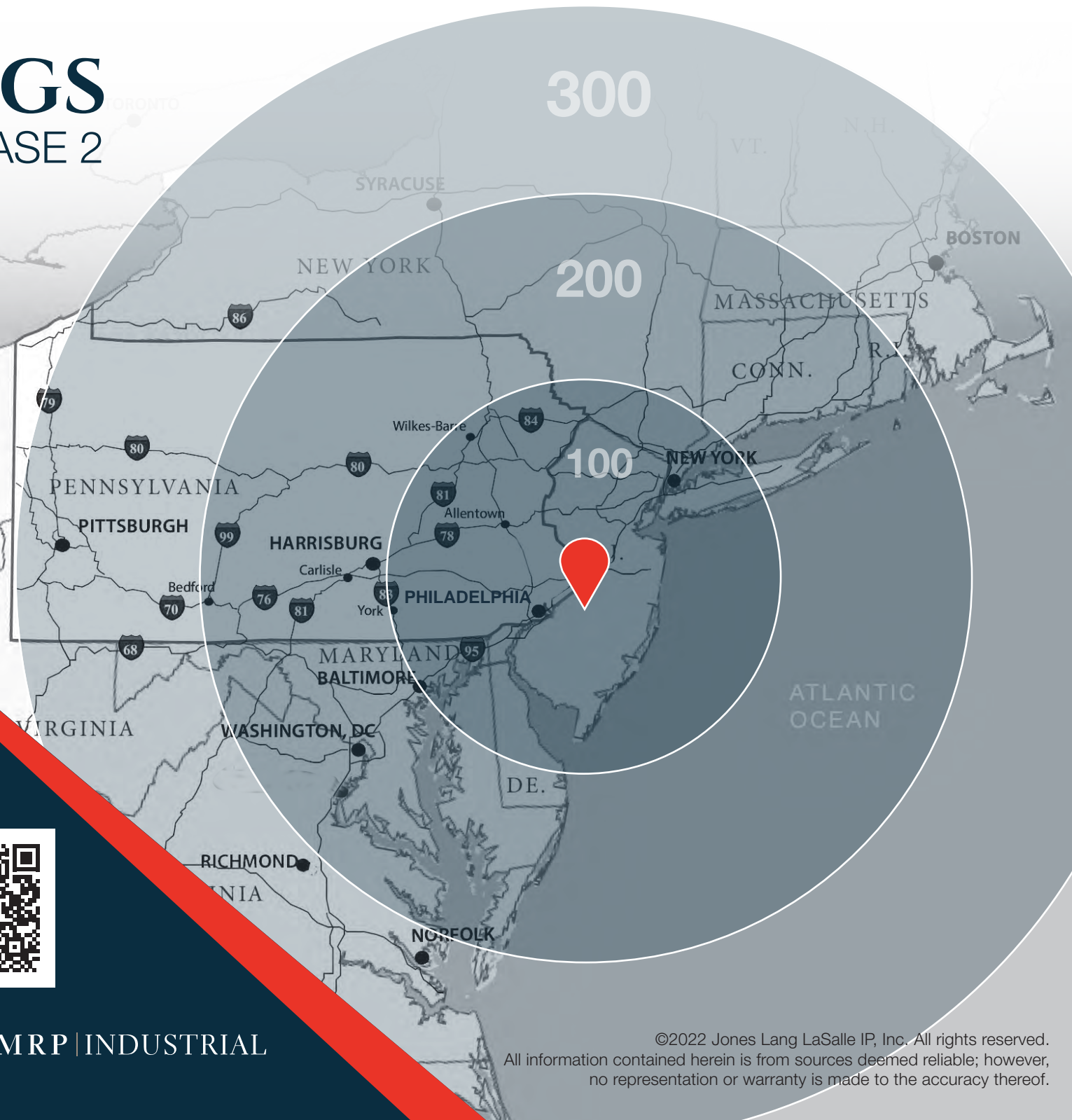


**2022 TOTAL POPULATION**  
**509,663**  
5.7% of the state's population

\* WITHIN A 10 MILE RADIUS

# THE CROSSINGS

## PHASE 2



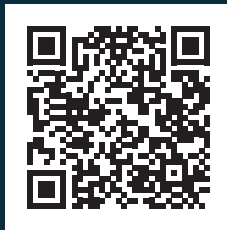
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