

ROUTE 38

**1800**

LUMBERTON, NJ

**219,123 SF**  
**AVAILABLE FOR LEASE**  
NEW CONSTRUCTION  
OCCUPANCY READY



[www.dalfen.com](http://www.dalfen.com)

# PROPERTY SPECIFICATIONS



## 219,123 SF AVAILABLE FOR LEASE NEW CONSTRUCTION

<b>TOTAL BUILDING SIZE</b>	219,123 SF
<b>TOTAL AVAILABLE</b>	219,123 SF
<b>LAND AREA</b>	62.1 acres
<b>BUILDING DIMENSIONS</b>	330' x 665'
<b>OFFICE SPACE</b>	±3,100
<b>CEILING HEIGHT</b>	40' clear
<b>COLUMN SPACING</b>	54' x 45' with 60' speed bays
<b>LOADING DOCKS</b>	36 doors equipped with 35k lb. mechanical levelers, bumpers, seals, z guards, swing lights and 27amp convenience outlets
<b>DRIVE-IN DOORS</b>	Two 12' x 14' doors on grade with electric openers
<b>LOADING COURT DEPTH</b>	130' feet with 60' concrete apron
<b>CAR PARKING</b>	115 spaces
<b>REMOTE RESTROOMS</b>	Two sets (M/F)
<b>SPRINKLERS</b>	ESFR
<b>LIGHTING</b>	LED light fixtures with motion sensors – 20 FC's (avg.) @ 36" AFF (open array)
<b>HEATING</b>	Gas-fired roof top units
<b>WALLS</b>	Insulated concrete panels
<b>POWER</b>	2,000 amp service



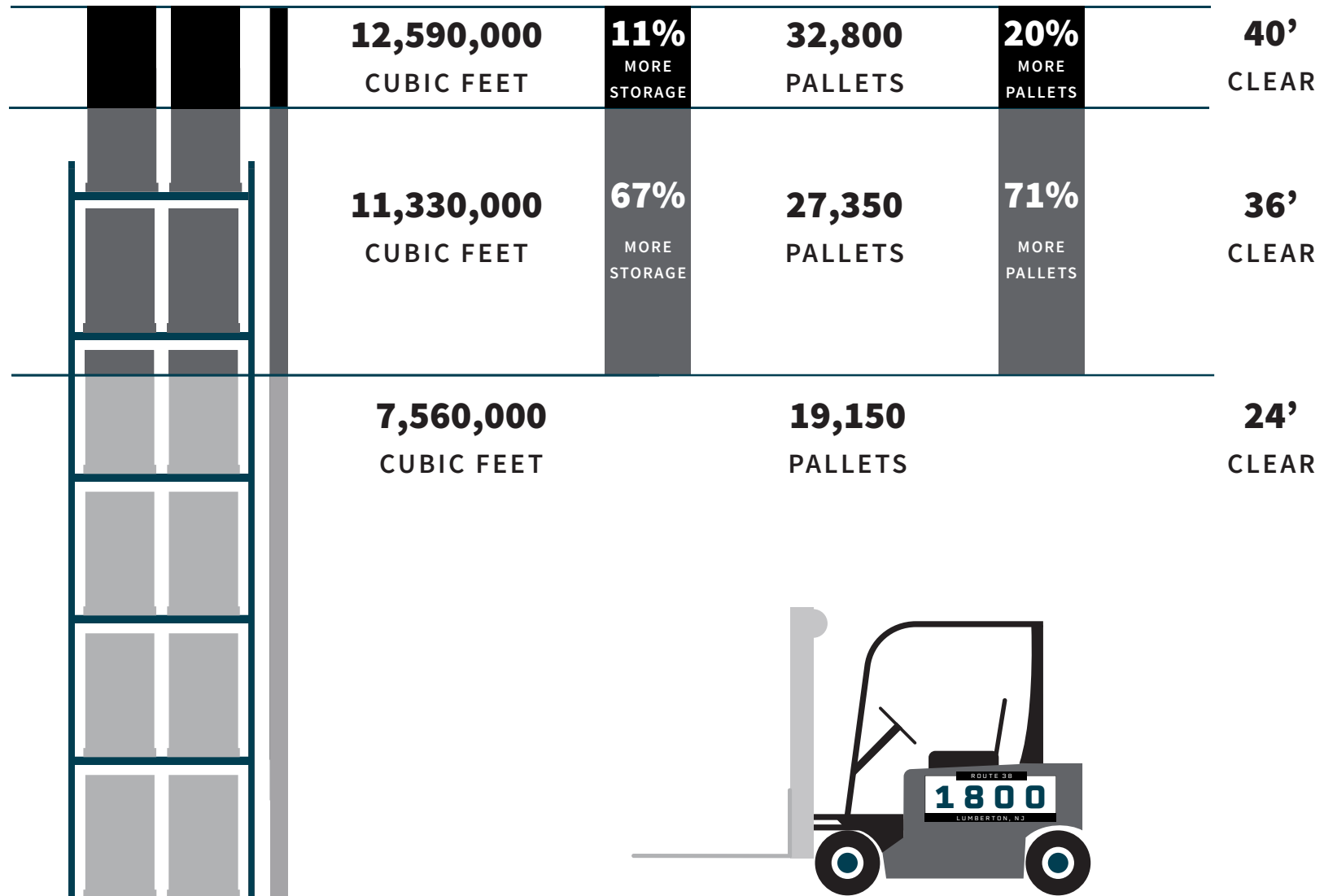
SITE  
**PLAN**

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# HIGH CAPACITY CUBE STORAGE

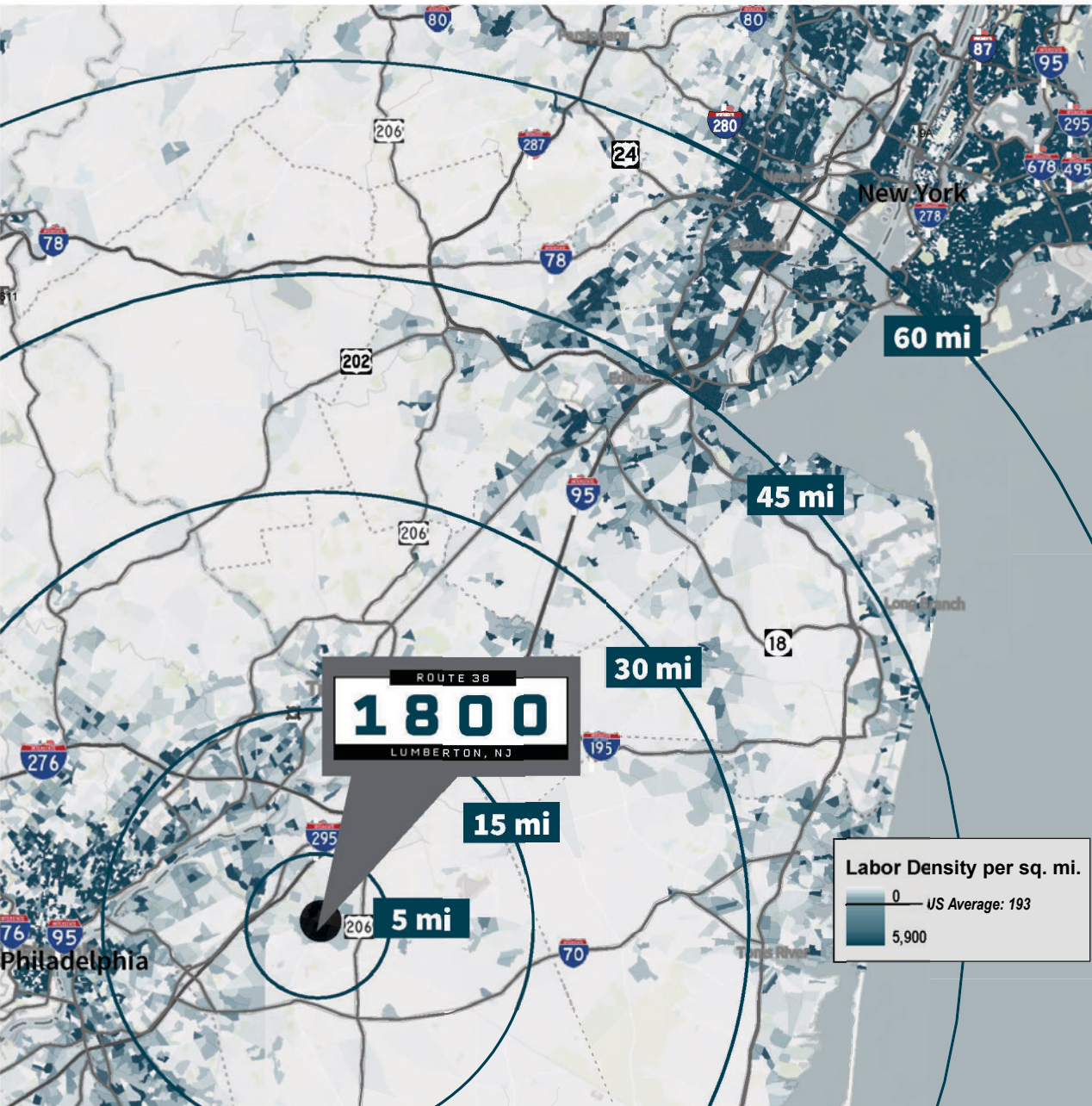
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# STRONG LABOR AVAILABILITY

## 219,123 SF AVAILABLE FOR LEASE NEW CONSTRUCTION



TRANSPORTATION/  
WAREHOUSE LABOR\*

TOTAL LABOR  
FORCE\*\*

**5**  
MILES

**3,035**

**27,814**

**15**  
MILES

**41,259**

**439,243**

**30**  
MILES

**174,803**

**2,460,308**

**45**  
MILES

**302,727**

**4,240,310**

**60**  
MILES

**476,259**

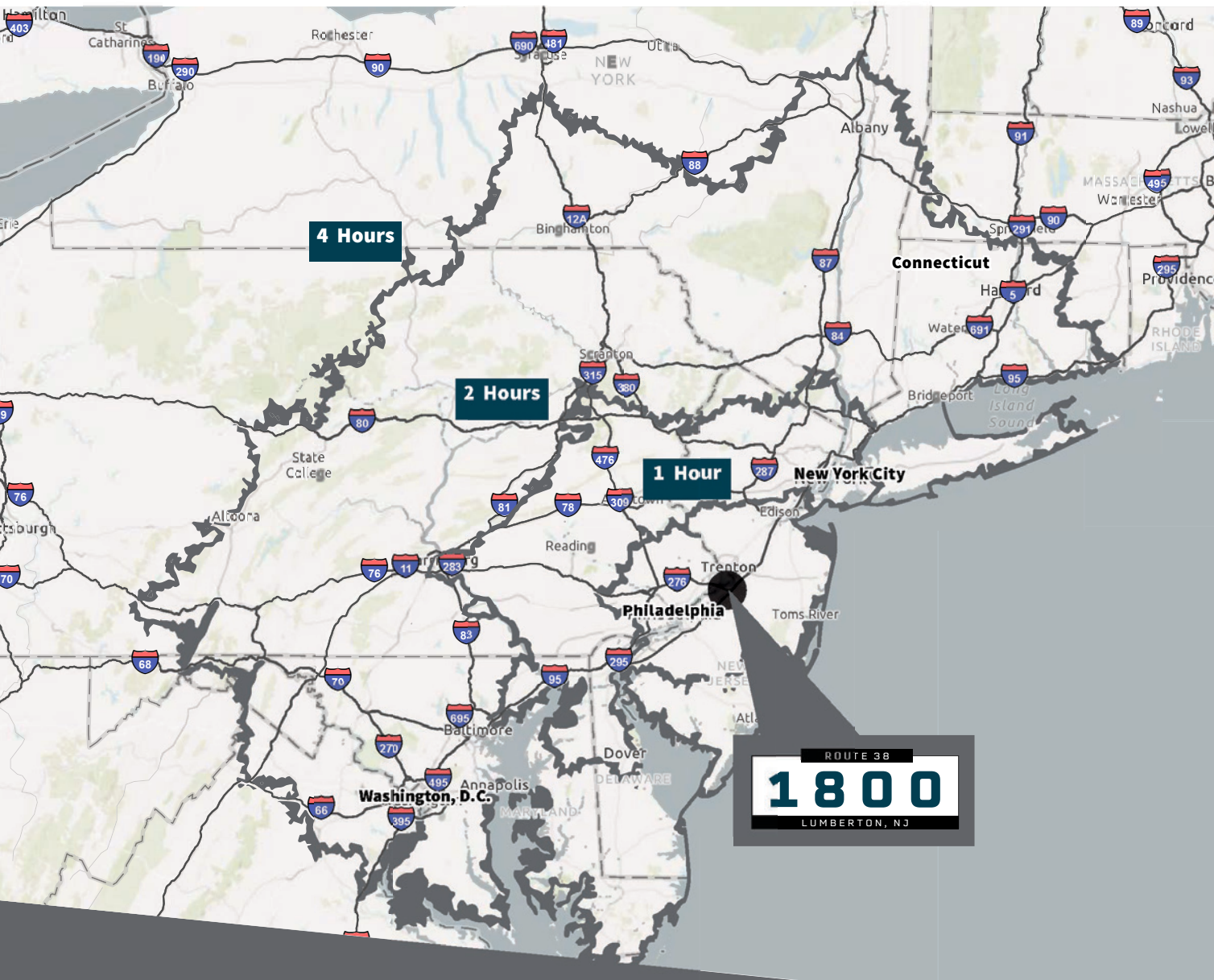
**6,376,983**

\*Data Source: Lightcast

\*\*Data Source: ESRI Business Analyst

VAST  
**CONSUMER REACH**

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**4-HOUR**

DELIVERY RANGE TO  
ALL MAJOR POPULATION  
CENTERS IN THE  
NORTHEAST U.S.

**Washington, D.C.**

**Philadelphia  
Metropolitan Area**

**New York City  
Metropolitan Area**

**Connecticut**

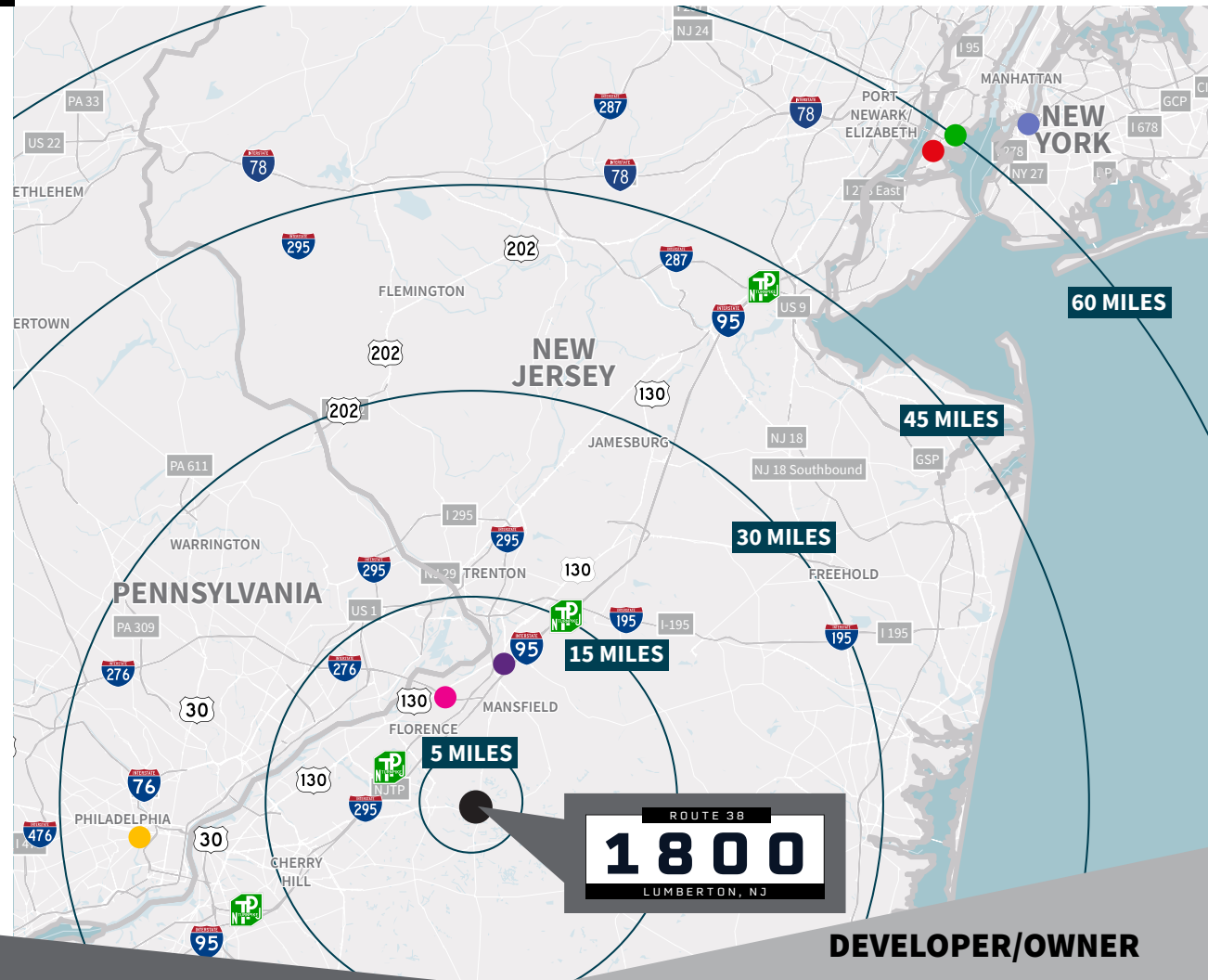


# SUPERIOR LOCAL ACCESSIBILITY

## KEY DISTANCES

- 11.5 Miles**  
to I-295 (Exit 56)
- 12.2 Miles**  
to NJ Tpke (Exit 7)
- 23.4 Miles**  
to Philadelphia
- 61.2 Miles**  
to Newark Airport
- 67.2 Miles**  
to Port Newark/Elizabeth
- 74.1 Miles**  
to New York City

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NEW CONSTRUCTION



**EXCLUSIVE LEASING**

**DEVELOPER/OWNER**



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