

# Wharton Commerce Center

80-98 NORTH MAIN STREET | WHARTON, NJ 07885

Capital Improvements Underway

**75,524 sq. ft.**  
AVAILABLE

**8 total**  
DOCK DOORS

**2024**  
YEAR RENOVATED

**Ample**  
CAR PARKING SPACES

**Up to 29'**  
CLEAR HEIGHT

**40'**  
COLUMN SPACING

**IMMEDIATE DELIVERY**

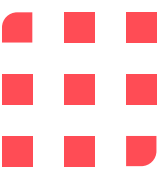
## Features

### Capital Improvements Underway:

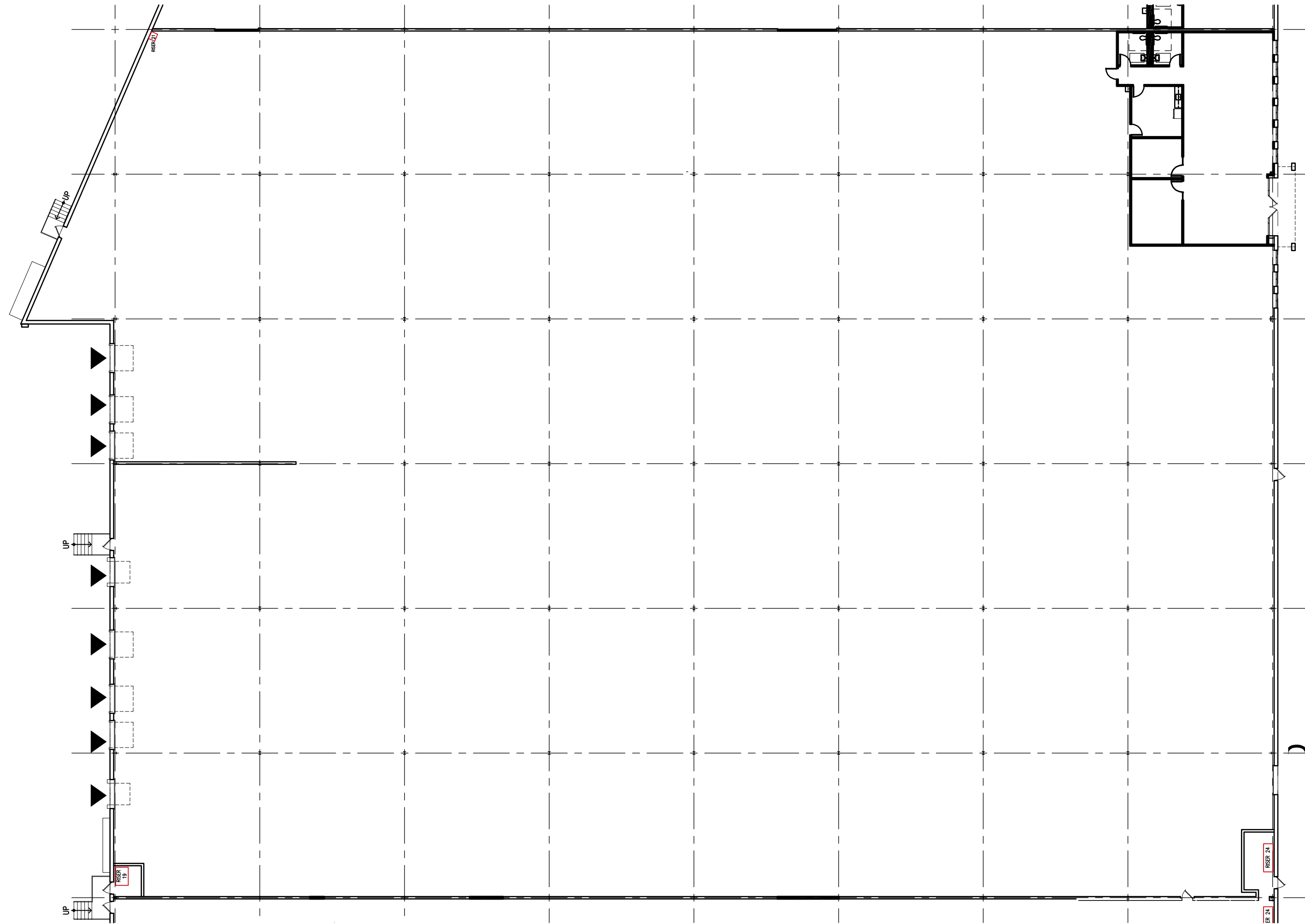
- New Lights
- New Office
- New Paint
- EFSR Sprinkler Upgrade



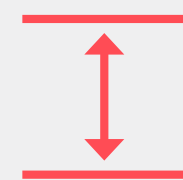




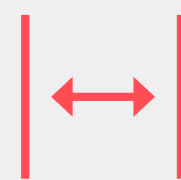
# Unit E Floor Plan



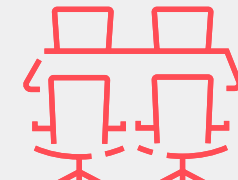
**8**  
Dock Doors



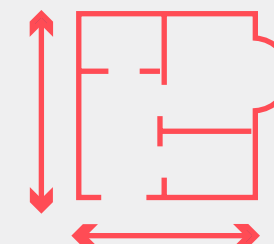
**29'**  
Clear  
Height



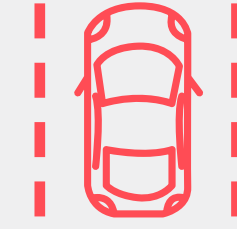
**40'**  
Column  
Spacing



**2,466**  
Sq. Ft.  
Office



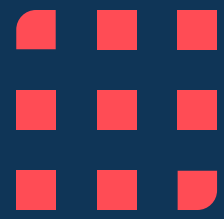
**75,524**  
Sq. Ft.  
Warehouse



**Ample**  
Automobile  
Parking

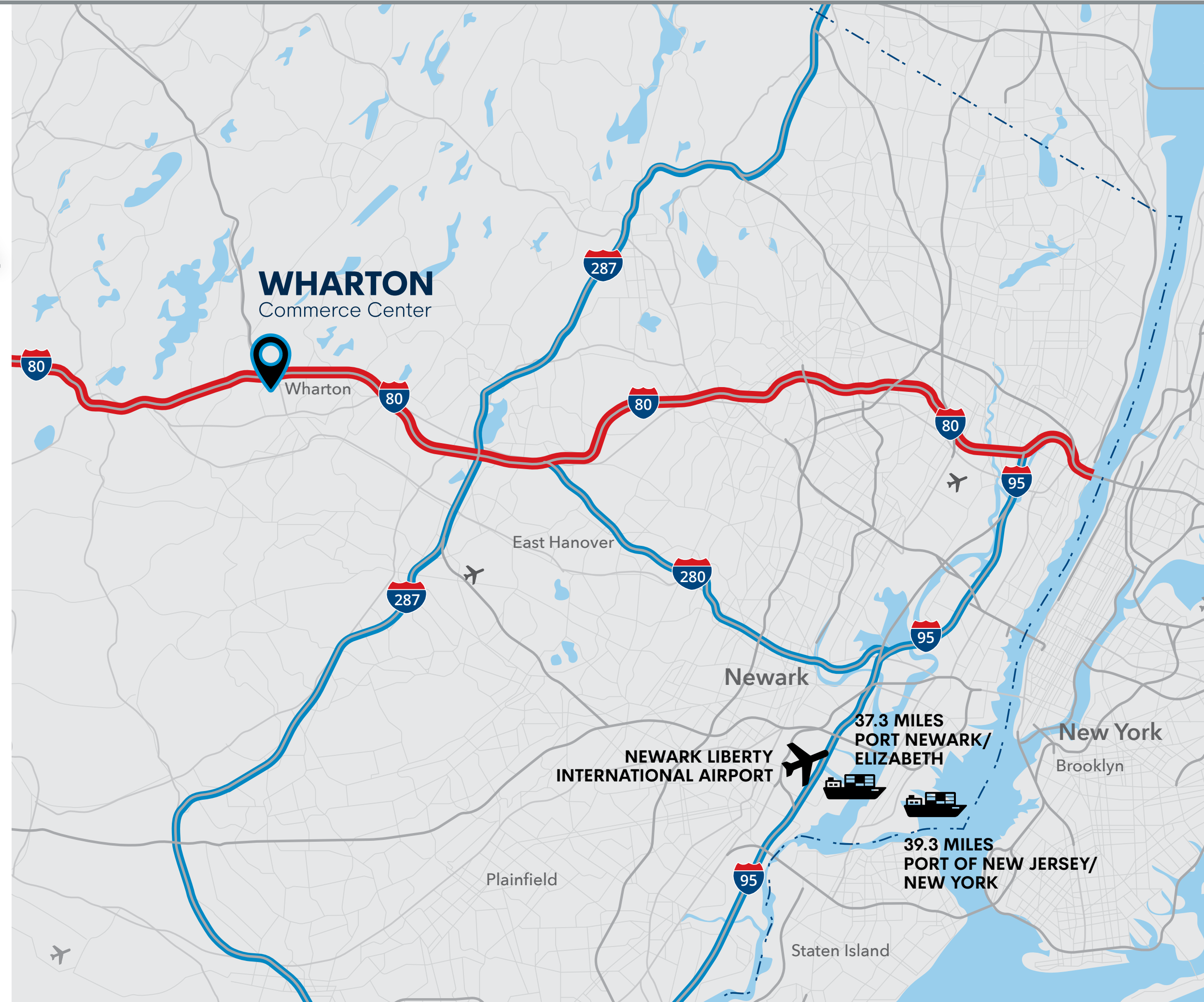
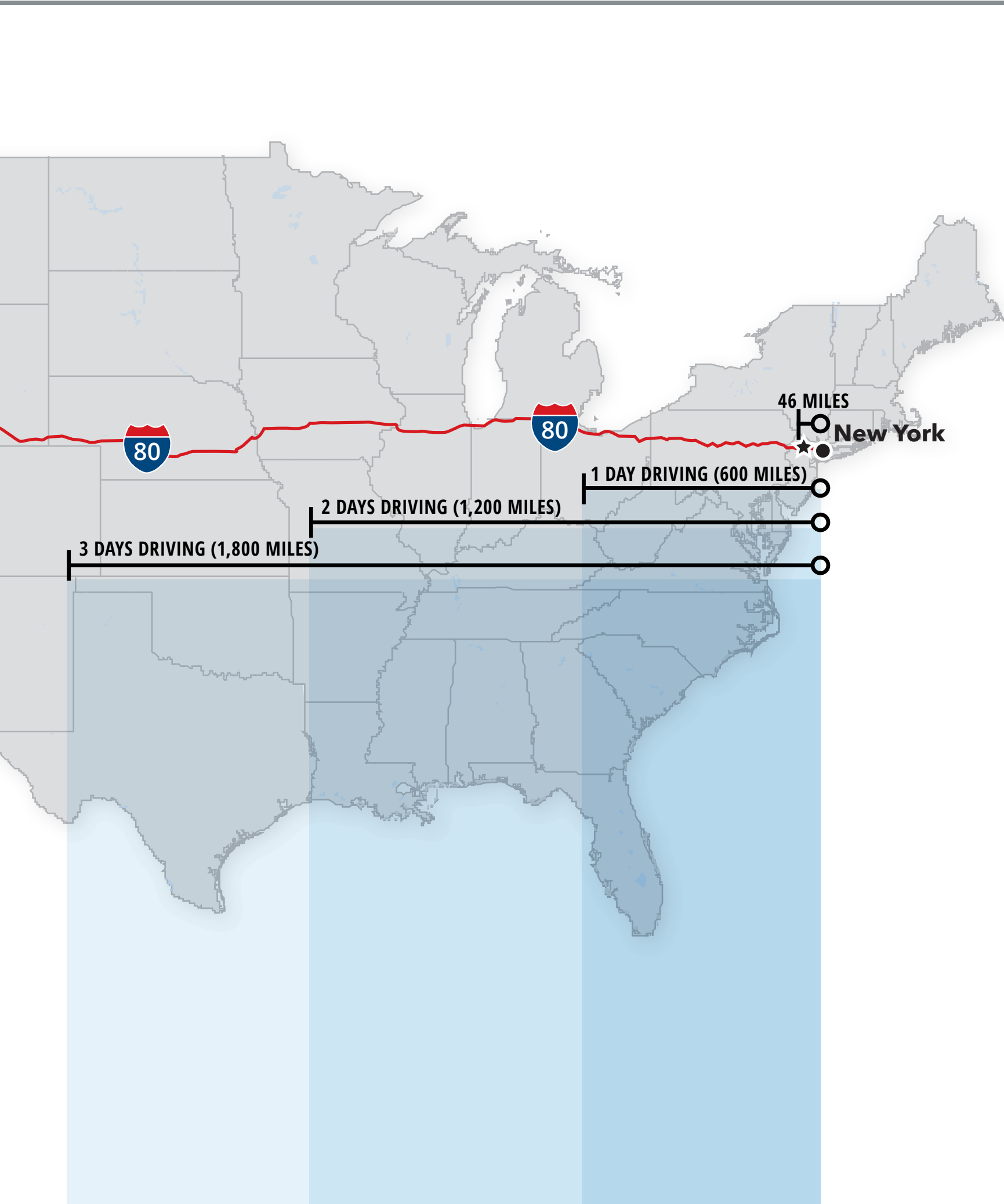






## WHARTON Commerce Center

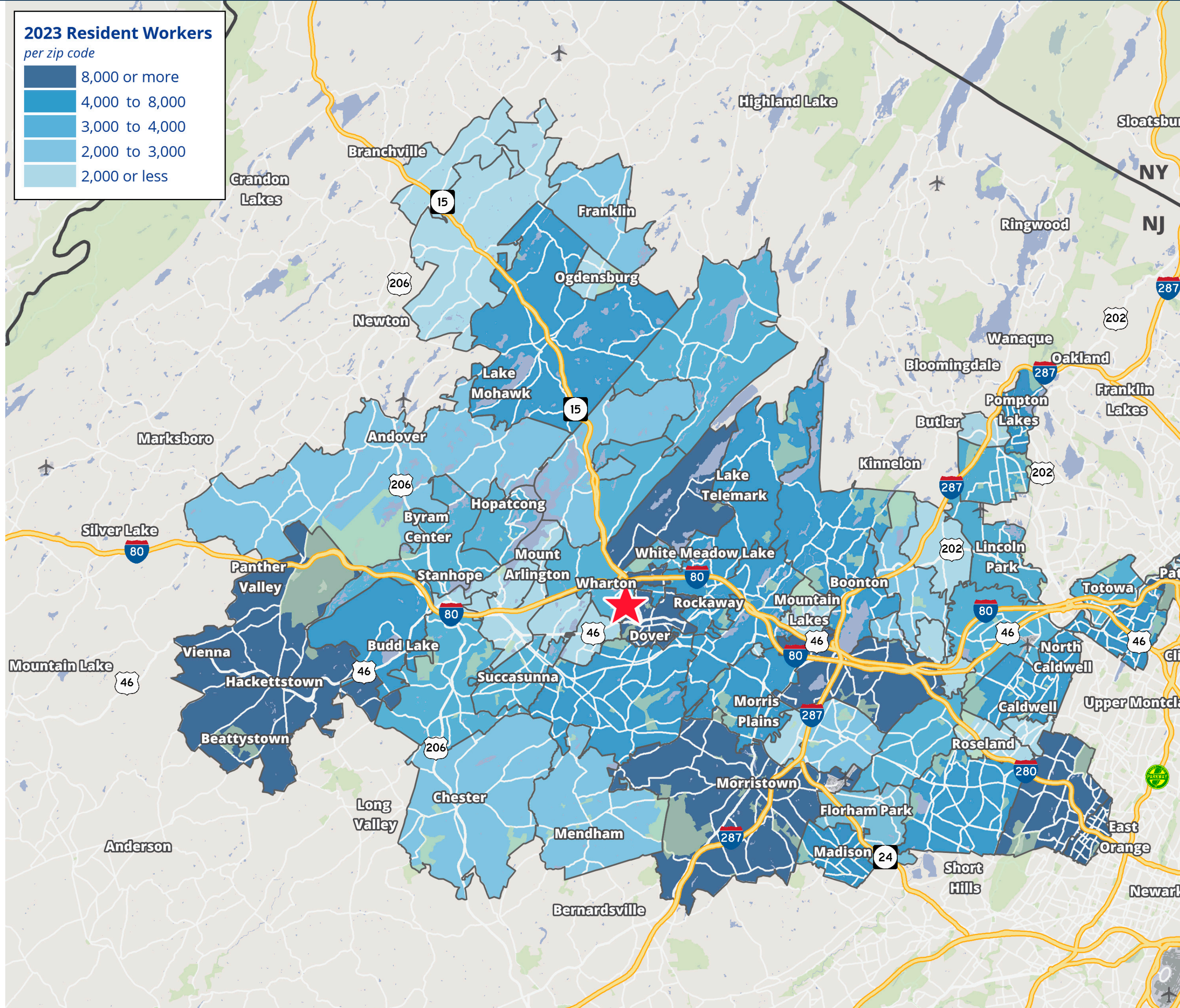
The property is located on the toll-free I-80 Corridor, which serves as the primary corridor for goods across the U.S. It connects New York to San Francisco, including quick access to the largest port on the East Coast via I-280.





**Wharton Commerce Center** has direct access to significant labor pools along the I-80, I-280 and Highway 94 corridors, providing the ability to pull labor from Northern New Jersey, New York City and Pennsylvania, and allowing access to more than 120,000 workers within a 30-minute drive of the property.

The labor pool surrounding **Wharton Commerce Center** is 6.0% cheaper and exhibits lower annual wage growth compared than that of the Port of NY/NJ submarket.







WHO WE ARE

More than  
a landlord.  
A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

78M+

square feet of logistics space

400+

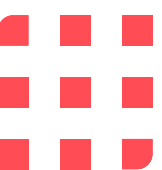
warehouse, distribution and cold storage properties

56M+

square foot development pipeline







# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features  
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier working environment

## 100% LEED

Certified or higher on new development

## Up to 75%

Reduction in utility costs due to efficient design

## Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



# Sustainability



# WHARTON

Commerce Center

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WHARTON, NJ 07885



## Leasing Contacts



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No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NJ LLC.

## Brookfield Properties

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