



CINNAMINSON, NJ

995 Taylors Lane  
Cinnaminson, NJ 08077



549 Car Stalls

246 Trailer Parking

**LEED**  
CERTIFIED PROJECT

**30 YEAR PILOT-PROGRAM**

**1.2 MSF**  
Expandable to 1.5 MSF

**HEAVY**  
Power Capacity

  
Flexible Parking  
Expansion



# Building/Parking Expansion

**BOX**  
park

LOGISTICS CENTER

CINNAMINSON, NJ

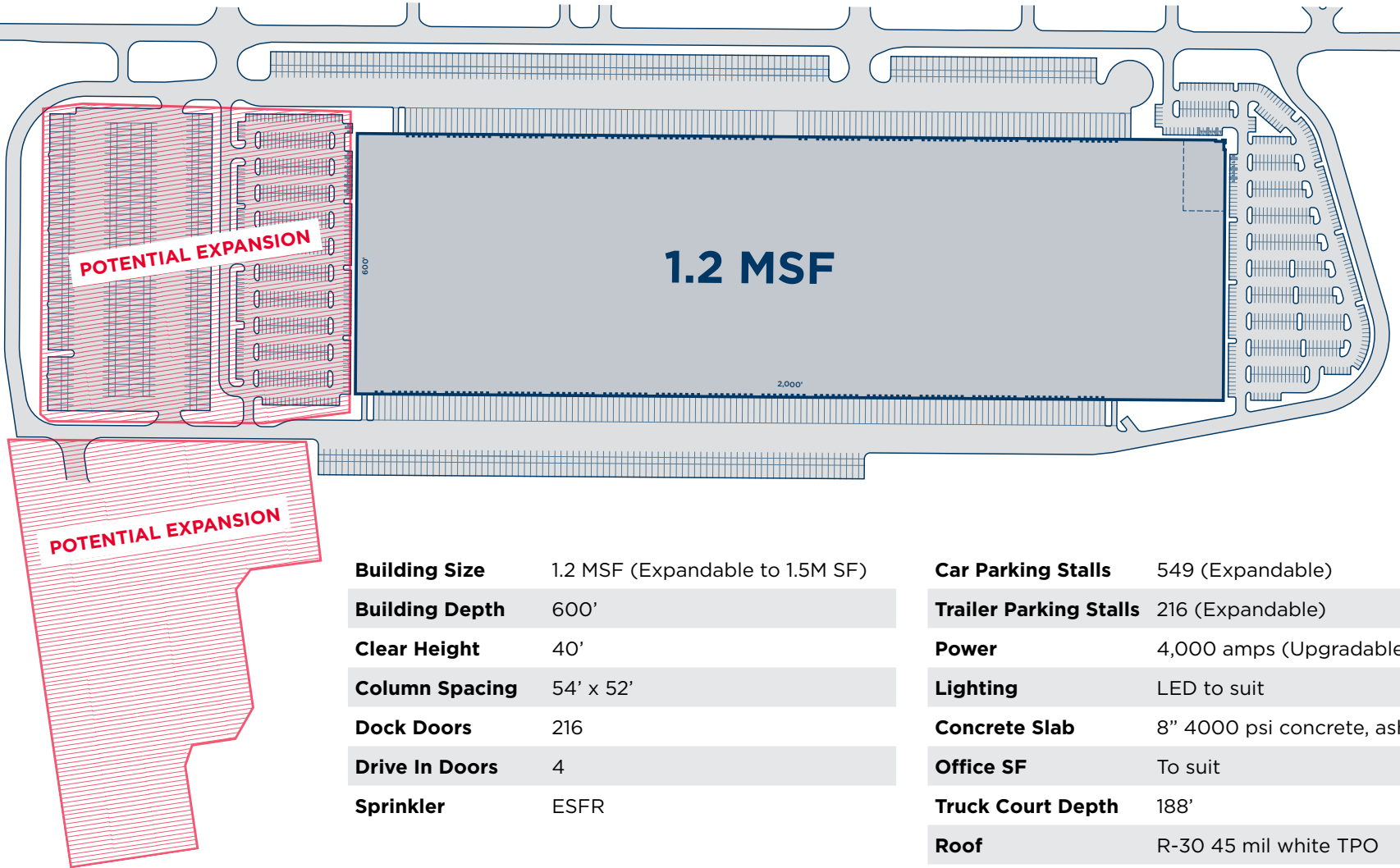
BUILDING EXPANDABLE TO 1.5 MSF

1.2 MSF

## BUILDING/PARKING EXPANSION FLEXIBILITY

	CAR STALLS	TRAILER STALLS
1.2 MSF	549	216
1.2 MSF w/ PARKING EXPANSION	UP TO 1,074	UP TO 635
1.5 MSF w/ PARKING EXPANSION	UP TO 1,092	UP TO 453

# Site Plan



<b>Building Size</b>	1.2 MSF (Expandable to 1.5M SF)
<b>Building Depth</b>	600'
<b>Clear Height</b>	40'
<b>Column Spacing</b>	54' x 52'
<b>Dock Doors</b>	216
<b>Drive In Doors</b>	4
<b>Sprinkler</b>	ESFR

<b>Car Parking Stalls</b>	549 (Expandable)
<b>Trailer Parking Stalls</b>	216 (Expandable)
<b>Power</b>	4,000 amps (Upgradable to 20,000 amps)
<b>Lighting</b>	LED to suit
<b>Concrete Slab</b>	8" 4000 psi concrete, ashford finish
<b>Office SF</b>	To suit
<b>Truck Court Depth</b>	188'
<b>Roof</b>	R-30 45 mil white TPO
<b>HVAC</b>	8 roof mounted makeup air units, gas fired, 1,950 mbh with 10 hp motors

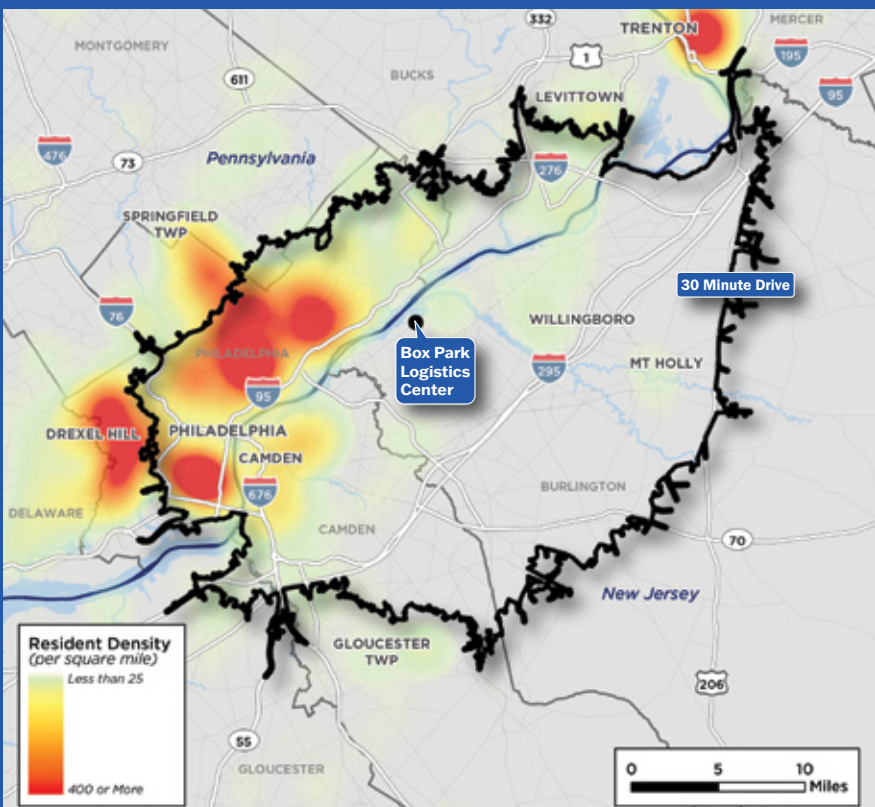
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# Box Park Logistics Center captures favorable labor market fundamentals including:

Material Moving Resident Density



## Ample Supply

- 158,257 blue collar residents within a 30-minute drive time
- 27,817 material moving workers within a 30-minute drive time
- 77,550 part-time college students within a 30-mile radius (peak-season support)



## Moderate Labor Demand

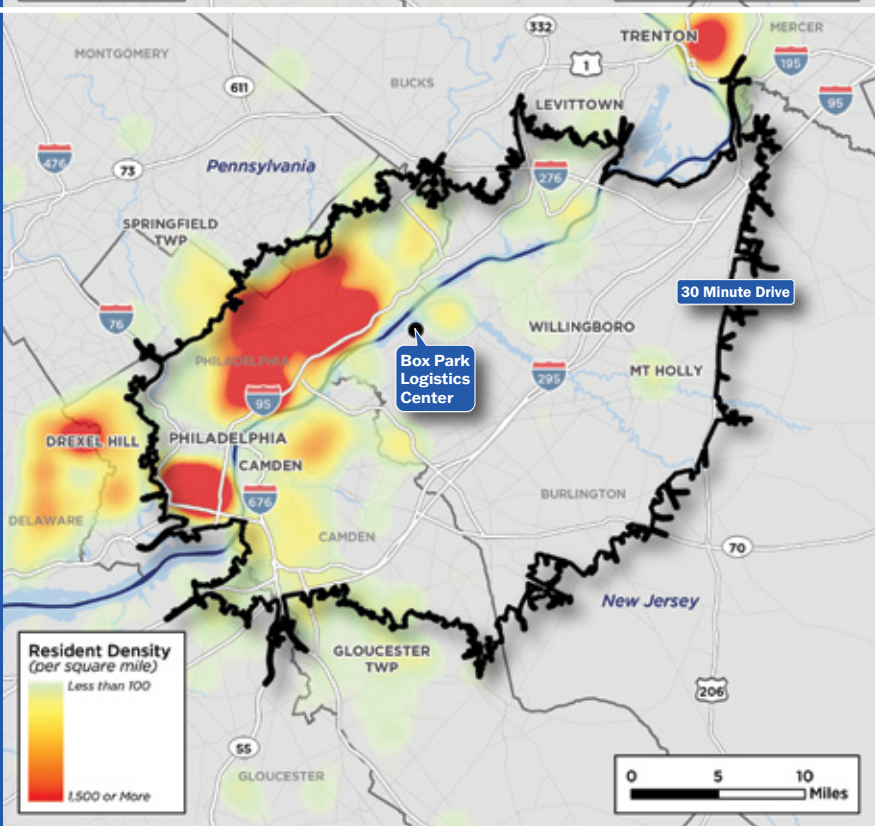
- Labor demand rating of 5 out of 10 (whereas 10 = Preferred/Least Demand)
- Material mover concentrations (1.2) below unacceptable levels (1.7)



## Potential Labor Attraction Opportunity

- Workforce participation rate (74.4%) well below the national average (86.5%)
- Unemployment rate (5.6%) well above the national average (4.5%)

Targeted Blue Collar Resident Density





# Site Location



# BOX park

LOGISTICS CENTER

CINNAMINSON, NJ

## DRIVE DISTANCES

### MAJOR CITIES

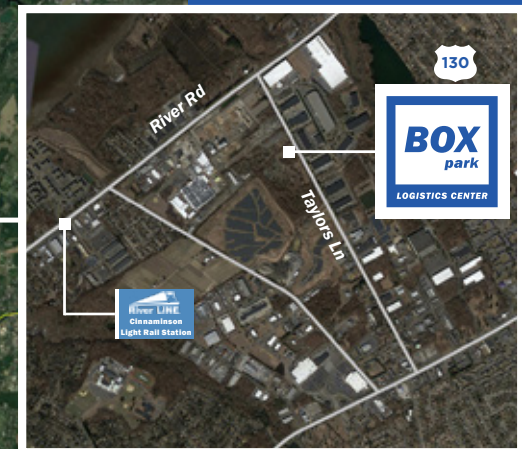
PHILADELPHIA	14 MILES
TRENTON	22 MILES
NEW YORK CITY	81 MILES
WASHINGTON DC	154 MILES

### LOGISTICS HUBS

PHILAPORT	9 MILES
PHL INTERNATIONAL AIRPORT	16 MILES

### HIGHWAYS

NJ TURNPIKE - EXIT 4	8 MILES
I-295 - EXIT 43	8 MILES





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