

BRIDGE POINT CONSTITUTION

10 CONSTITUTION AVENUE PISCATAWAY, NJ 08854



147,620 SF | DIVISIBLE

AVAILABLE IMMEDIATELY



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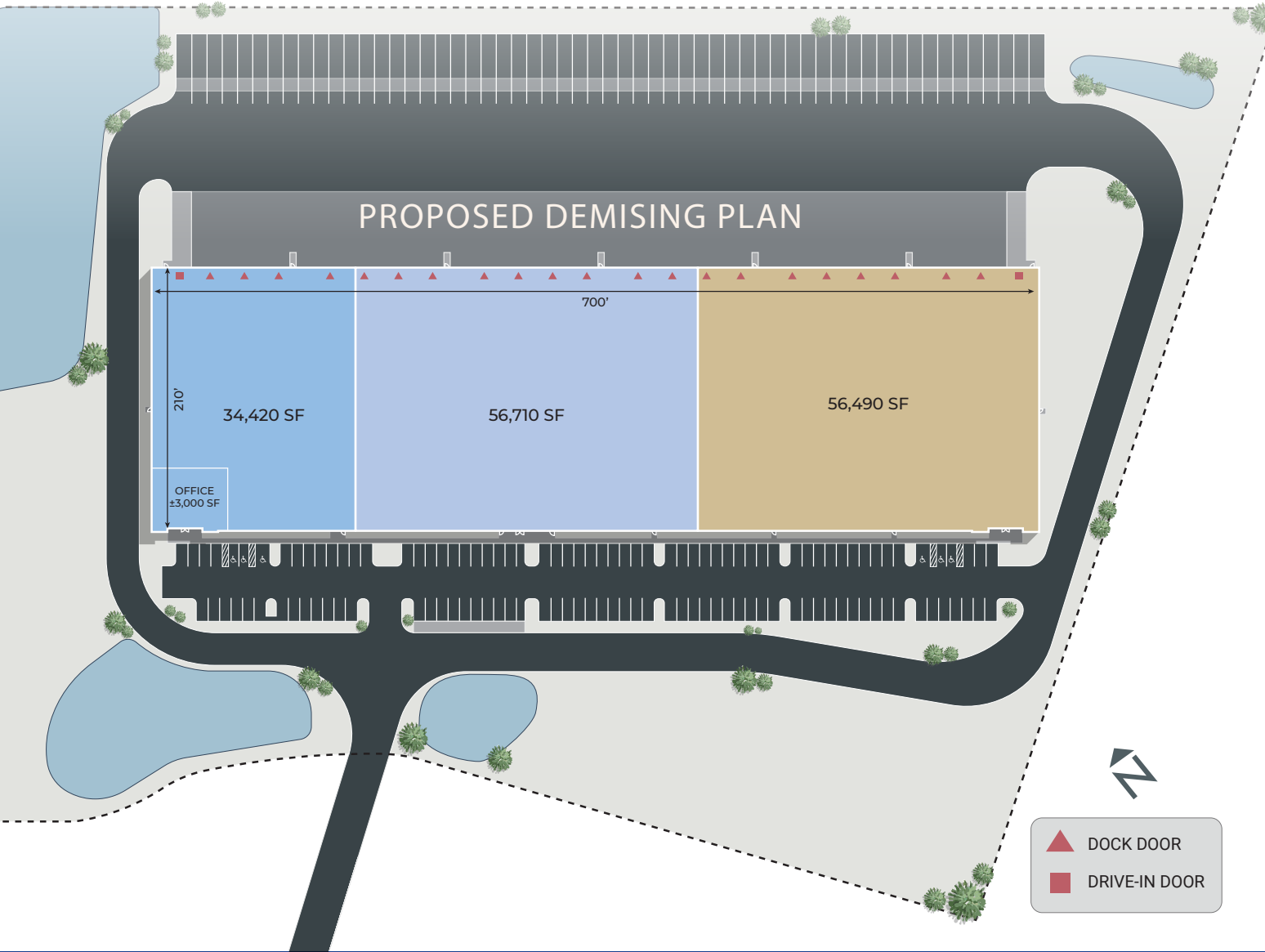
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90 Woodbridge Center Drive, Ste. 110, Woodbridge, NJ 07095

SITE PLAN AND KEY FEATURES



FREE-STANDING
Opportunity

147,620 SF | DIVISIBLE
Available

41
Dock Doors

57
Trailer Parking Spaces

118
Auto Parking Spaces

36'
Clear Height

3,350 SF
Spec Office Complete

ACCESS MAP



LABOR FACTS

WAREHOUSE WORKERS

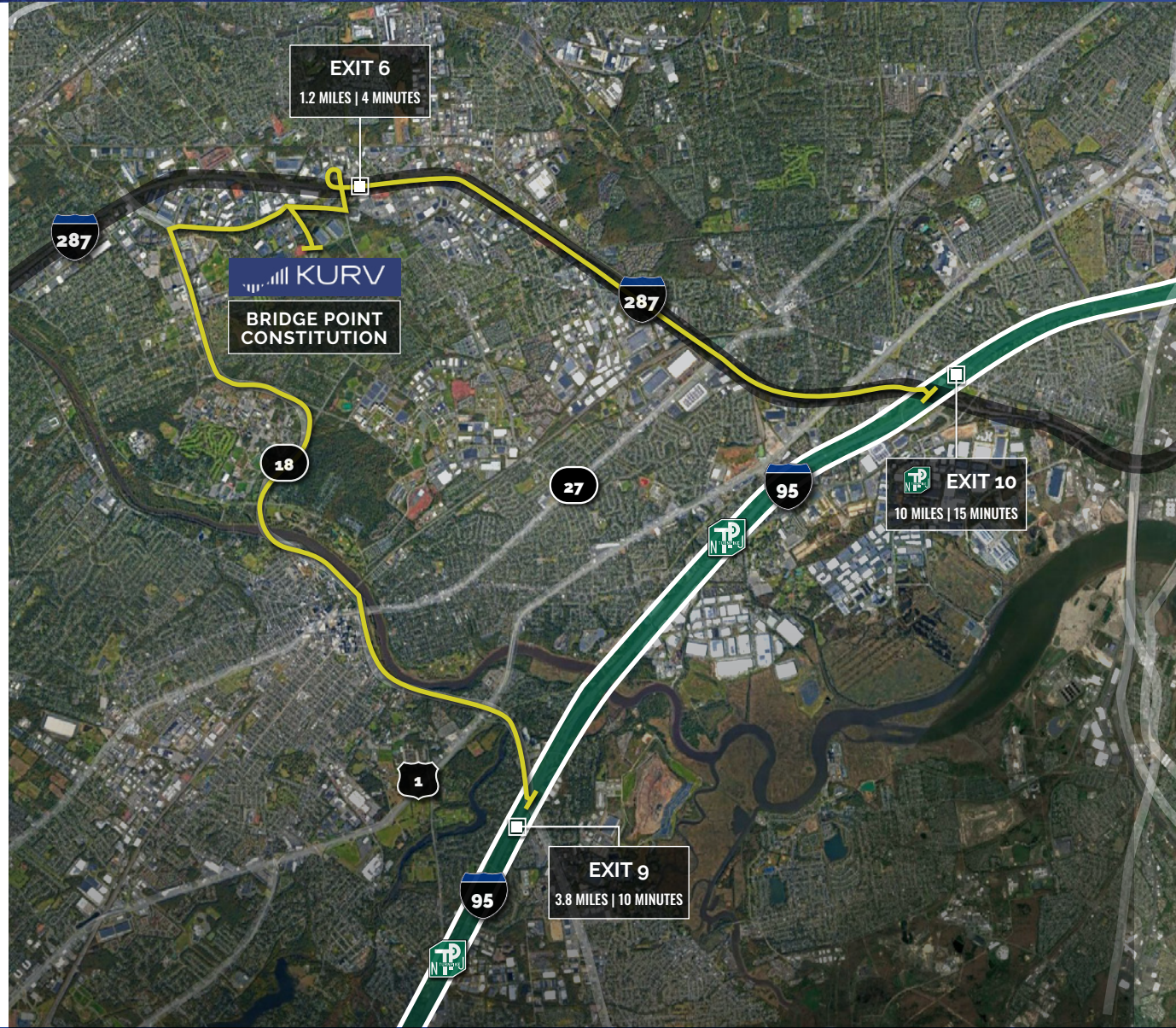
15% GROWTH IN WORKERS
OVER LAST FIVE YEARS

\$19.57 AVERAGE HOURLY
EARNINGS

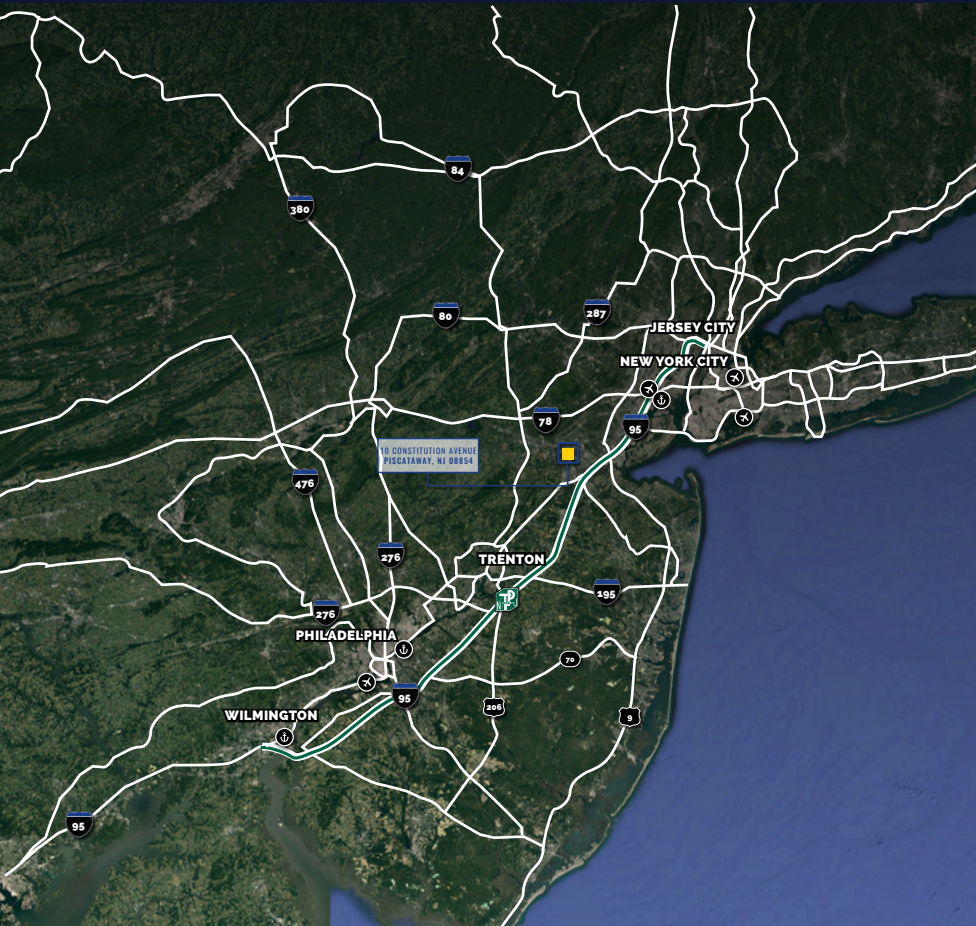
FORKLIFT DRIVERS

46% GROWTH IN WORKERS
OVER LAST FIVE YEARS

\$22.10 AVERAGE HOURLY
EARNINGS



REGIONAL ACCESS AND DISTRIBUTION REACH



KEY ACCESS POINTS

	NEWARK LIBERTY INT'L AIRPORT	25 MI	30 MIN
	PORT NEWARK/ ELIZABETH	25 MI	30 MIN
	TRENTON, NJ	35 MI	50 MIN
	HOLLAND TUNNEL	40 MI	50 MIN
	NEW YORK, NY	40 MI	55 MIN
	JOHN F. KENNEDY AIRPORT	50 MI	1.1 HRS
	LaGUARDIA AIRPORT	50 MI	1.1 HR
	PHILAPORT	70 MI	1.2 HRS
	PHILADELPHIA, PA	70 MI	1.2 HRS
	PHILADELPHIA INT'L AIRPORT	80 MI	1.5 HRS
	WILMINGTON, DE	100 MI	1.8 HRS
	PORT OF WILMINGTON	100 MI	1.8 HRS

DISTRIBUTION REACH

2022 TOTAL POPULATION

1.6M

30 MIN

9.4M

60 MIN

28M

120 MIN

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ABOUT KURV INDUSTRIAL



72+ MILLION SF WORLDWIDE

KURV is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES in supply-constrained CORE markets in the U.S. and the U.K.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS

Developer of the Year, NAIOP SoCal	2023	Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
Green Lease Leader with Gold Recognition	2023	Developer of the Year, NAIOP Chicago	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2023, 2021	Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
BOMA TOBY Award, Miami & Southern Region	2023, 2022	Deal of the Year, NAIOP New Jersey	2020, 2018
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017	Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018	Community Appearance Award, City of Fort Lauderdale	2019, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022	Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Project of the Year, NAIOP SoCal	2024, 2022	Project of the Year, NAIOP South Florida	2017
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021	Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014
Industrial TOBY Award Pacific Northwest Region	2024	Deal of the Year - San Francisco Business Journal	2024
Industrial TOBY Award Seattle King County	2023		