

**TURNPIKE 1**  
TRADE CENTER

**AVAILABLE FOR LEASE ±3,797,830 SF**

MASTER-PLANNED INDUSTRIAL PARK



NEW CONSTRUCTION | PILESGROVE, NEW JERSEY





# NEIGHBORING TENANTS



**POPULATION**  
2,690,139



**LABOR FORCE**  
1,429,055



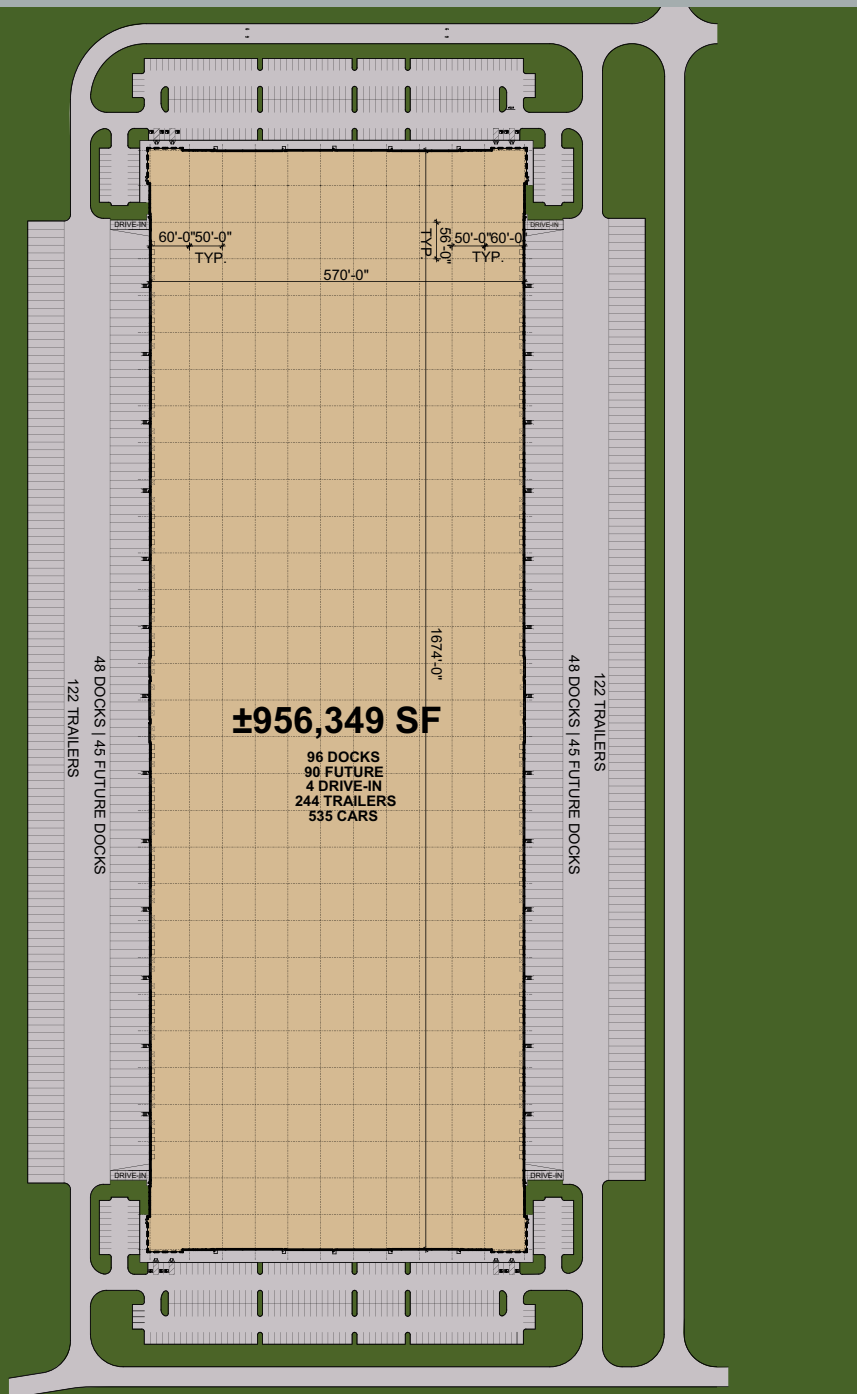
**WAREHOUSE WORKERS**  
50,398



**UNEMPLOYMENT**  
17.6%



# BUILDING 4 PLAN & SPECIFICATIONS



## DELIVERING Q4 2023

<b>AVAILABLE SPACE</b>	956,349 SF
<b>BUILDING DIMENSIONS</b>	570' x 1,674'
<b>OFFICE</b>	TBD
<b>CLEAR HEIGHT</b>	40'
<b>COLUMN SPACING:</b>	56' x 50' with 60' speedbays
<b>DOCK DOORS</b>	96 (expandable to 186)
<b>DRIVE-INS</b>	4
<b>CAR PARKING</b>	535 spaces
<b>TRAILER PARKING</b>	244 spaces
<b>TRUCK COURT</b>	190' with trailer parking
<b>FLOOR SLAB</b>	7" non-reinforced concrete, 4,000 PSI
<b>CONSTRUCTION</b>	Tilt up panels
<b>ROOF SYSTEM</b>	Mechanically fastened TPO 45-mil
<b>FIRE PROTECTION</b>	ESFR
<b>POWER</b>	4,000 amp service
<b>LIGHTING</b>	LED with motion sensors, 30 FC average; measured at 30" AFF; based on an open floor plan

## BUILD-TO-SUIT OPPORTUNITIES

<b>BUILDING 1</b>	±840,684 SF
<b>BUILDING 2</b>	±1,041,564 SF
<b>BUILDING 3</b>	±957,791 SF

## REGIONAL CONNECTIVITY

Turnpike 1 Trade Center is one of the largest master-planned industrial projects currently underway within the Tri-State area. Located strategically between all major roadways, airports, ports and metropolitan areas. Ability to reach 50 percent of the nation's population within a two-day truck driving distance.



**12.7 Miles**

Port of Wilmington

**39.1 Miles**

PhilaPort

**82.2 Miles**

Port of Baltimore

**114 Miles**

Port of NJ & NY



**13.6 Miles**

Wilmington, DE

**35.8 Miles**

Philadelphia, PA

**82 Miles**

Baltimore, MD

**114 Miles**

New York, NY

**116 Miles**

Washington, DC

**327 Miles**

Boston, MA



**Immediate**

Route 40

**3.5 miles**

Interstate 295 (Exit 4)

**4.2 miles**

New Jersey Turnpike (Exit 1)



**6.7 Miles**

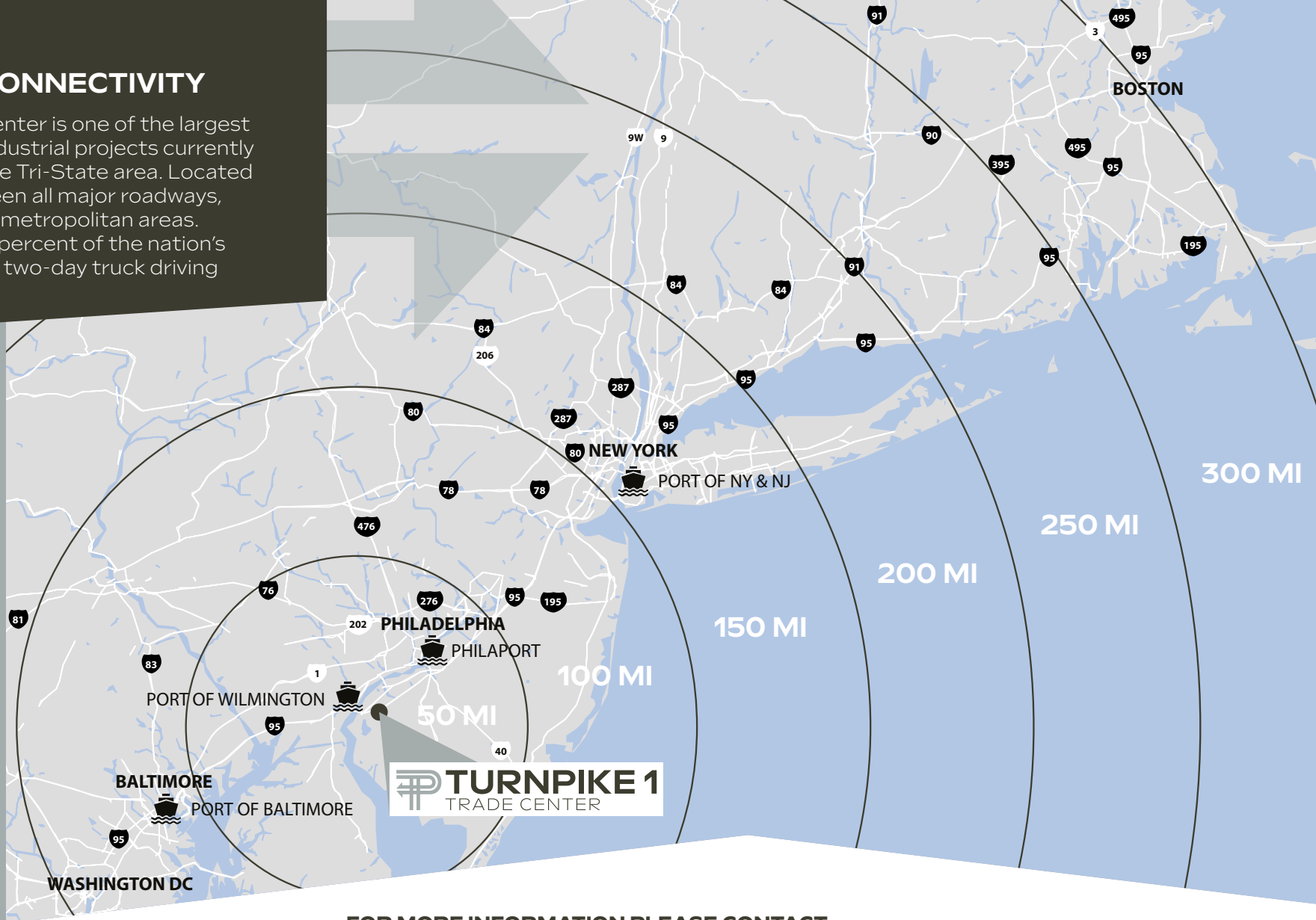
Delaware Memorial Bridge

**18.6 Miles**

Commodore Barry Bridge

**34.1 Miles**

Walt Whitman Bridge



### FOR MORE INFORMATION PLEASE CONTACT:



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