



AVAILABLE FOR SALE
WOOLWICH LOGISTICS CENTER
U.S. ROUTE 322
WOOLWICH TOWNSHIP, NEW JERSEY

**PLANNED 243,508 SF DISTRIBUTION FACILITY
AT EXIT 2 OF THE NJ TURNPIKE & EXIT 11 OF I-295**

NEGOTIATING LONG TERM PILOT

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NAI Mertz

WOOLWICH LOGISTICS CENTER | PROPERTY SPECIFICATIONS



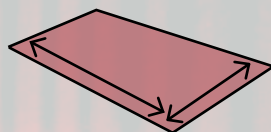
BUILDING SIZE

243,508± SF



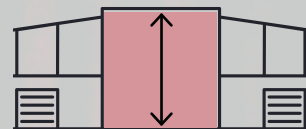
BUILDING DIMENSIONS

936' x 260'



LOT SIZE

27.44± acres



CEILING HEIGHT

40' clear



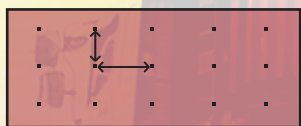
TAILGATE LOADING

57
9' x 10' overhead doors



DRIVE-IN LOADING

2
12' x 14' overhead doors



COLUMN SPACING

52' x 50'
w/ 60' speed bay



POWER

6000 amp service



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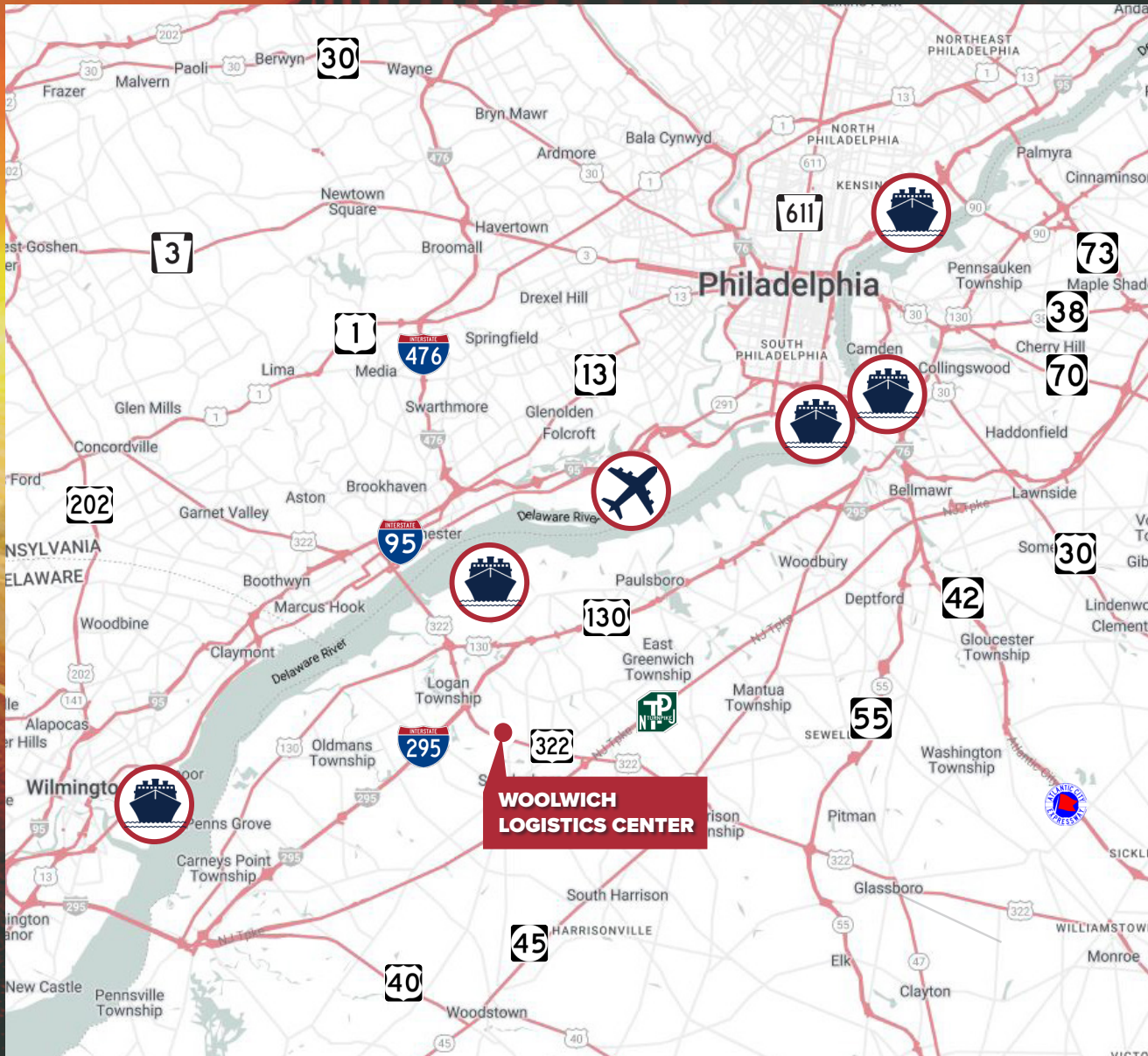
IMMEDIATE ACCESS TO NJ TURNPIKE & I-295



WOOLWICH LOGISTICS CENTER | REGIONAL MAP



WOOLWICH LOGISTICS CENTER | CONNECTIVITY



DISTANCES TO HIGHWAYS & BRIDGES

DRIVING DISTANCE / TRAVEL TIME

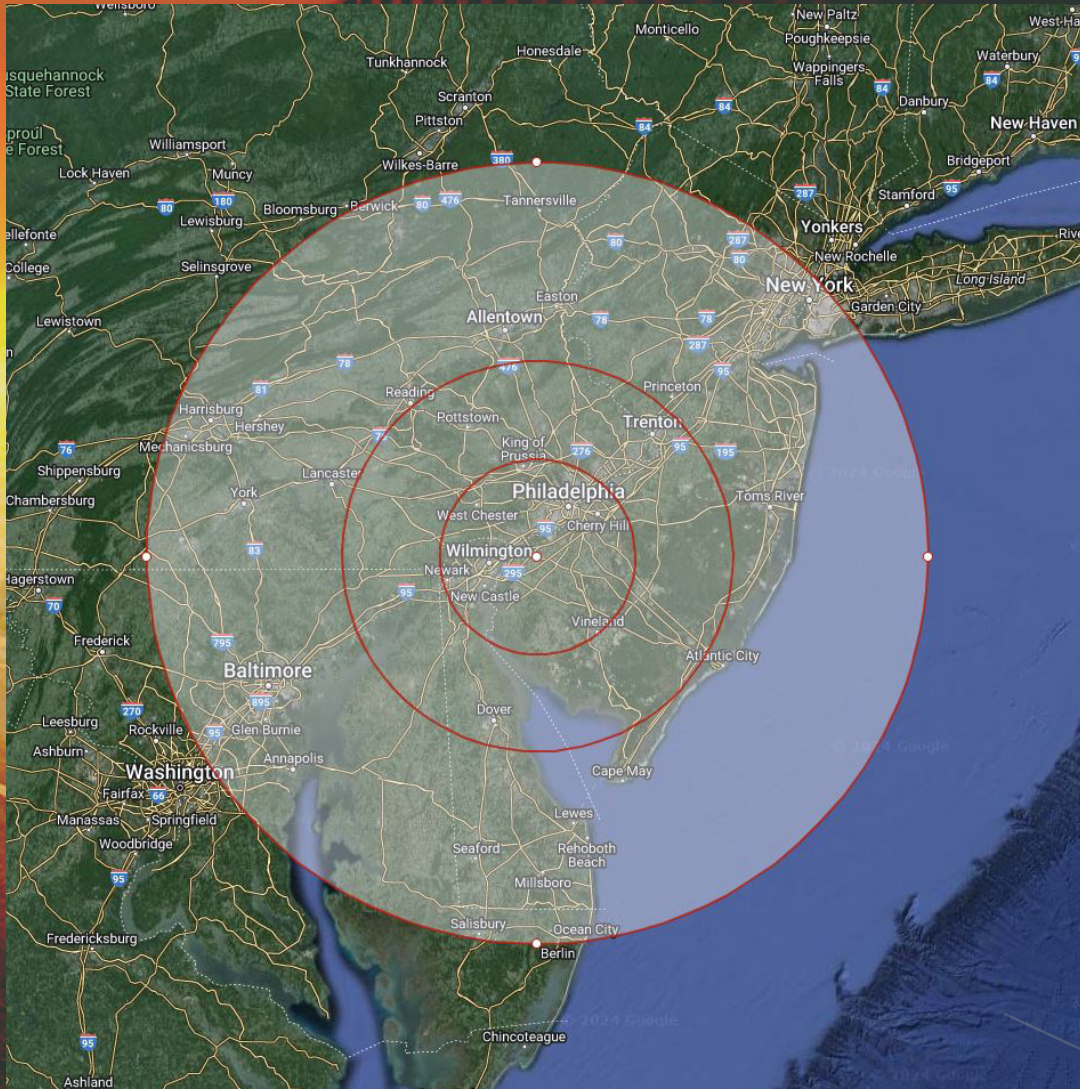
I-295 (EXIT 11)	1.8 MI / 3 MIN
NJ TURNPIKE (EXIT 2)	2.3 MI / 5 MIN
COMMODORE BARRY BRIDGE	4.4 MI / 6 MIN
I-95	7.6 MI / 11 MIN
WILMINGTON, DE	20 MI / 26 MIN
CENTER CITY PHILADELPHIA	25 MI / 30 MIN

DISTANCES TO AIRPORTS & PORTS

DRIVING DISTANCE / TRAVEL TIME

PAULSBORO MARINE TERMINAL	8 MI / 15 MIN
PHILADELPHIA INT'L AIRPORT	15 MI / 19 MIN
BALZANO MARINE TERMINAL	21 MI / 26 MIN
PORT OF WILMINGTON	21 MI / 28 MIN
PACKER AVE MARINE TERMINAL	22 MI / 27 MIN
TIOGA MARINE TERMINAL	28 MI / 33 MIN
PORT NEWARK ELIZABETH	93 MI / 1 HR 25 MIN
NEWARK INT'L AIRPORT	93 MI / 1 HR 25 MIN

WOOLWICH LOGISTICS CENTER | DEMOGRAPHICS



	25 MI	50 MI	100 MI
TOTAL POPULATION	3,586,334	6,111,126	20,154,540
MALE	1,716,696	2,953,947	9,757,819
FEMALE	1,869,638	3,157,179	10,396,721
HOUSEHOLDS	1,403,185	2,358,886	7,768,769
MEDIAN HOUSEHOLD INCOME	\$81,592	\$88,082	\$94,658

	25 MI	50 MI	100 MI
TOTAL LABOR FORCE	1,733,562	3,022,259	10,132,023
WHITE COLLAR	1,104,448	1,914,608	6,469,255
BLUE COLLAR	300,333	558,387	1,827,650
MANUFACTURING	125,361	255,929	754,444
WAREHOUSE/ TRANSPORT	102,420	165,901	606,705



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