

# 30 Year Pilot

401 & 405 N BROADWAY  
PENNSVILLE, NJ



PHILADELPHIA



401 N BROADWAY  
1.2M SF

405 N BROADWAY  
512K SF (DIVISIBLE)

# SITEPLAN



## 401 N BROADWAY

1,200,507 total square feet available

1,894 square feet office spec

40' clear height

55' x 50' column spacing (speed bay)

(222) 9' x 10' manually operated dock doors, 10,000 cycle springs, 2" vertical lift track, 26 Gauge, R17.54 with one (1) vision lite.

4 drive-in doors

2,105' x 573' building dimensions

190' truck court depth

1,160 car parking and 421 trailer parking

8" unreinforced concrete floor slab over 6" of stone

ESFR, K-22 fire protection system designed to accommodate Class 1-4 commodities and cartoned unexpanded plastics

LED high bay interior light fixtures with motion sensors have been provided for "stumble lighting" at each future office.

(8) 80/20 HVAC units have been provided to maintain +60°F at 0°F outside air temperature inside the warehouse.

4000 amp power

## 405 N BROADWAY

512,442 total square feet available (divisible)

1,894 square feet office spec

40' clear height

55' x 50' column spacing (speed bay)

(54) 9' x 10' manually operated dock doors, 10,000 cycle springs, 2" vertical lift track, 26 Gauge, R17.54 with one (1) vision lite.

4 drive-in doors

2,105' x 573' building dimensions

133' truck court depth

667 car parking and 350 trailer parking

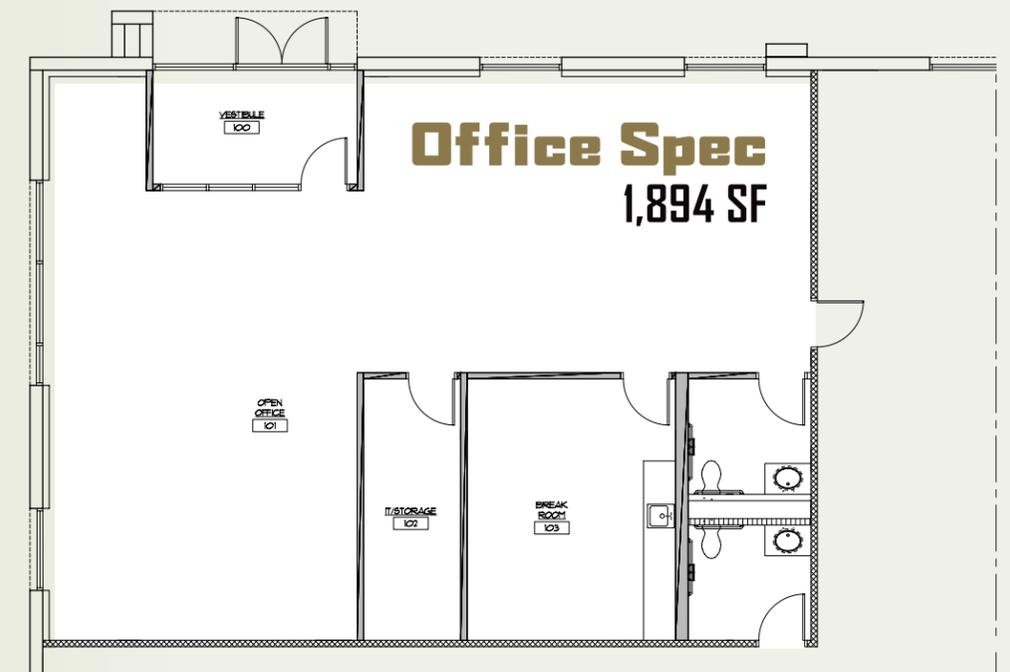
8" unreinforced concrete floor slab over 6" of stone

ESFR, K-22 fire protection system designed to accommodate Class 1-4 commodities and cartoned unexpanded plastics

LED high bay interior light fixtures with motion sensors have been provided for "stumble lighting" at each future office.

(3) 80/20 HVAC units have been provided to maintain +60°F at 0°F outside air temperature inside the warehouse.

4000 amp power



Immediate access to the  
I-95 turnpike & Delaware  
Memorial Bridge

LOCATION

  
3 MINUTES  
1.3 MILES

  
3 MINUTES  
1.3 MILES

DELAWARE  
MEMORIAL  
BRIDGE

**405 N BROADWAY**  
512,442 SF (DIVISIBLE)

**401 N BROADWAY**  
1,200,507 SF



**PORT OF BALTIMORE**  
76 MILES  
74 MINUTES



**WILMINGTON AIRPORT**  
7.1 MILES  
11 MINUTES



**PORT OF WILMINGTON**  
10 MILES  
15 MINUTES



**PHILADELPHIA AIRPORT**  
27 MILES  
31 MINUTES



**PORT OF PHILADELPHIA**  
39 MILES  
40 MINUTES



**NEWARK AIRPORT**  
106 MILES  
94 MINUTES



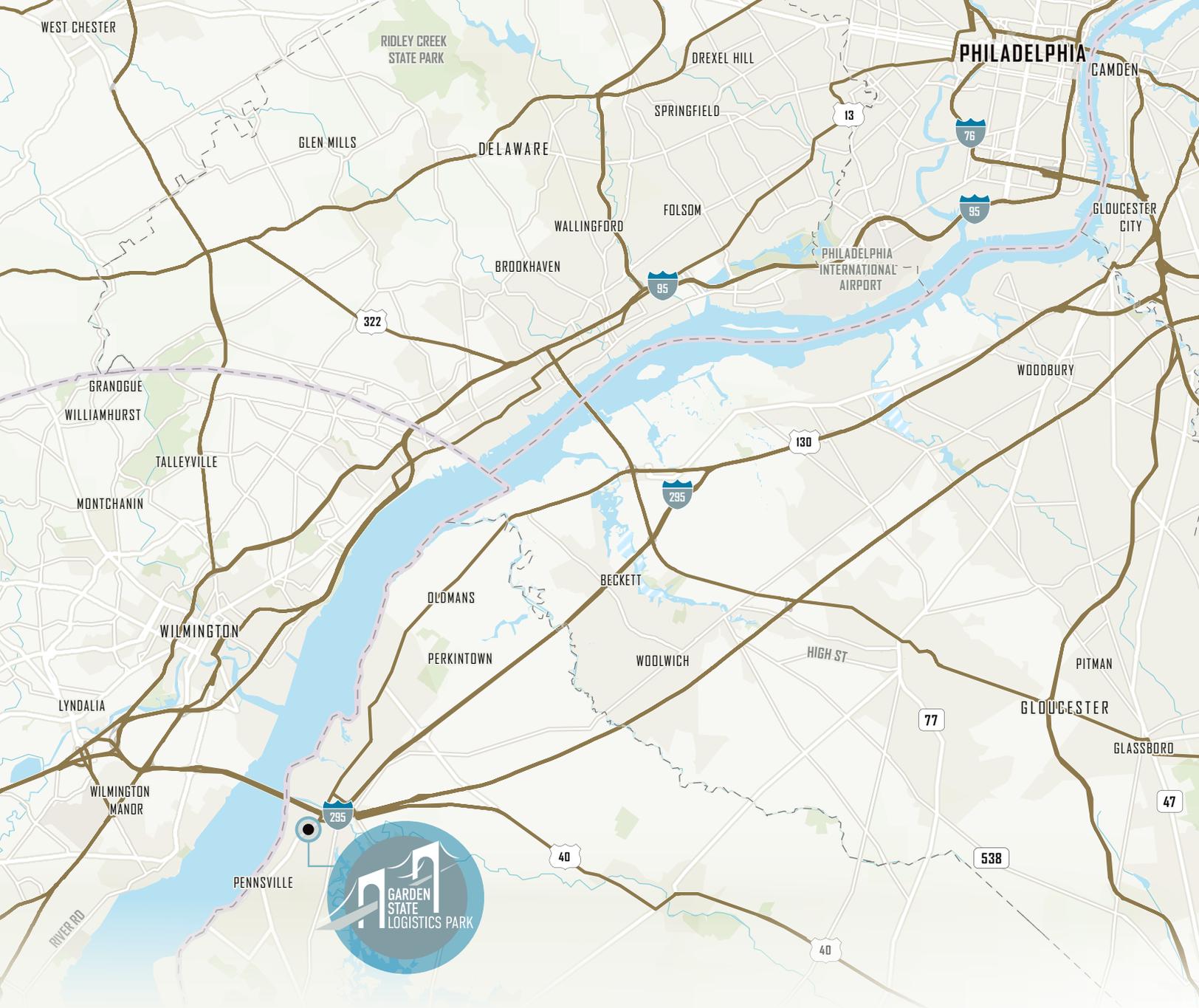
**PORT OF NEW YORK**  
117 MILES  
110 MINUTES



**JFK AIRPORT**  
129 MILES  
125 MINUTES

**DISTANCE LEGEND**

Philadelphia	35 Miles
Baltimore	76 Miles
New York City	117 Miles
Washington, D.C.	123 Miles



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