



429,200 SF Available  
Warehouse/  
Distribution Facility



**NEWMARK**

[nmrk.com](http://nmrk.com)

[Dermody.com](http://Dermody.com)

# LogistiCenter<sup>®</sup> at Lumberton

1775 Route 38 | Lumberton Township, NJ



# Building Specifications

1775 Route 38 | Lumberton Township, NJ

## Property Specs

- 429,200 Square Feet Available - LEED Certified
- 370' x 1160'
- Signalized Intersection at Route 38 & Always Drive
- Warehouse/Distribution Facility
- 36' Clear Height
- 58 9' x 10' Dock Doors
- 56 Trailer Stalls
- 172 Future Stalls Approved
- 130' Loading Court
- 54' x 51'8" Column Spacing
- Tiltwall Construction
- LED Lighting
- Office Built-to-Suit (2,450 SF existing)
- Q3 2024 Delivery



N.J.S.H. ROUTE 38  
(A.K.A. SOUTH PEMBERTON ROAD)  
(VARIABLE ROW WIDTH PER TAX MAP)

ALWAYS  
DRIVE  
(PRIVATE)  
(UTILITY ACCESS &  
SIGNALING DECISION)



	Distances	Drive Times
Philadelphia	32 miles	37 mins
Philaport	20 miles	33 mins
PHL Airport	32.5 miles	39 mins
Port Newark Elizabeth	68 miles	1 hr 10 mins
NYC	79 miles	1 hr 50 mins
Washington DC	157 miles	3 hrs

# Location

The location in New Jersey is ideal for distribution to over one third of the US population within one day.

In the past five years, numerous companies have chosen Burlington County for new distribution facilities, including: Walmart, Amazon, Misfits Markets, Mitsubishi Logistics, Trane, Eaton Corp, Veritiv, Grainger and Sunbasket, making it a proven location to reach consumers on the I-95 corridor.



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# Highway Access



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	Distances
NJ TPK Exit 5	5.5 Miles
I-295 Exit 47	6.7 Miles
I-295 Exit 40	7.5 Miles
NJ TPK Exit 7	12.5 Miles
Philadelphia	18 Miles
Philadelphia International Airport	32 Miles
Ports Newark   Elizabeth	64 Miles
New York City	74 Miles



# Property Overview

## Utility Providers

Electric: PSEG – <https://nj.pseg.com>

Natural Gas: PSEG – <https://nj.pseg.com>

Water: NJ American Water Co. – <https://www.amwater.com/njaw>

Sewer: Mt. Holly Municipal Utilities Authority – <https://www.mhmua.com>

## LEED CERTIFIED 429,200 SF CLASS A WAREHOUSE



<b>Building Dimensions:</b> 370' x 1160'	<b>Dock Doors:</b> (58) 9' x 10' Fully Equipped
<b>Drive-In Doors:</b> (2) 14' x 16'	<b>Clear Height:</b> 36'
<b>Office Area:</b> 2,450 SF with possible additional 2,450 SF	<b>Fire Protection System:</b> ESFR K-22 Sprinkler Heads
<b>Column Spacing:</b> 54' x 51'8"	<b>Loading Bay:</b> 54' x 60'
<b>Parking:</b> 198 Car Stalls; 56 Trailer Stalls (Expandable to 228 Trailer Stalls)	<b>Lighting:</b> 30 FC Motion-Activated LED Fixtures
<b>Year Built:</b> Construction Commencing 2023 Delivery Estimate: Q2 2024	<b>Structure Exterior:</b> Insulated Tiltwall Panels
<b>Site Area:</b> 39.75 Acres	<b>HVAC Systems:</b> Gas-Fired Unit Heaters (Rack Units)
<b>Zoning:</b> GB -General Business	<b>Electric:</b> 3,000 Amps at 480 Volts
<b>Floors:</b> 7" Concrete Slab	<b>Roof:</b> 60 Mil TPO Mechanically Attached



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## About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

## About Newmark

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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