

**Brookfield
Properties**



WINDSOR 8

LOGISTICS CENTER

399 Princeton-Hightstown Road, West Windsor, NJ 08512

326,240 sq. ft.
Class A Industrial Development
Construction Complete

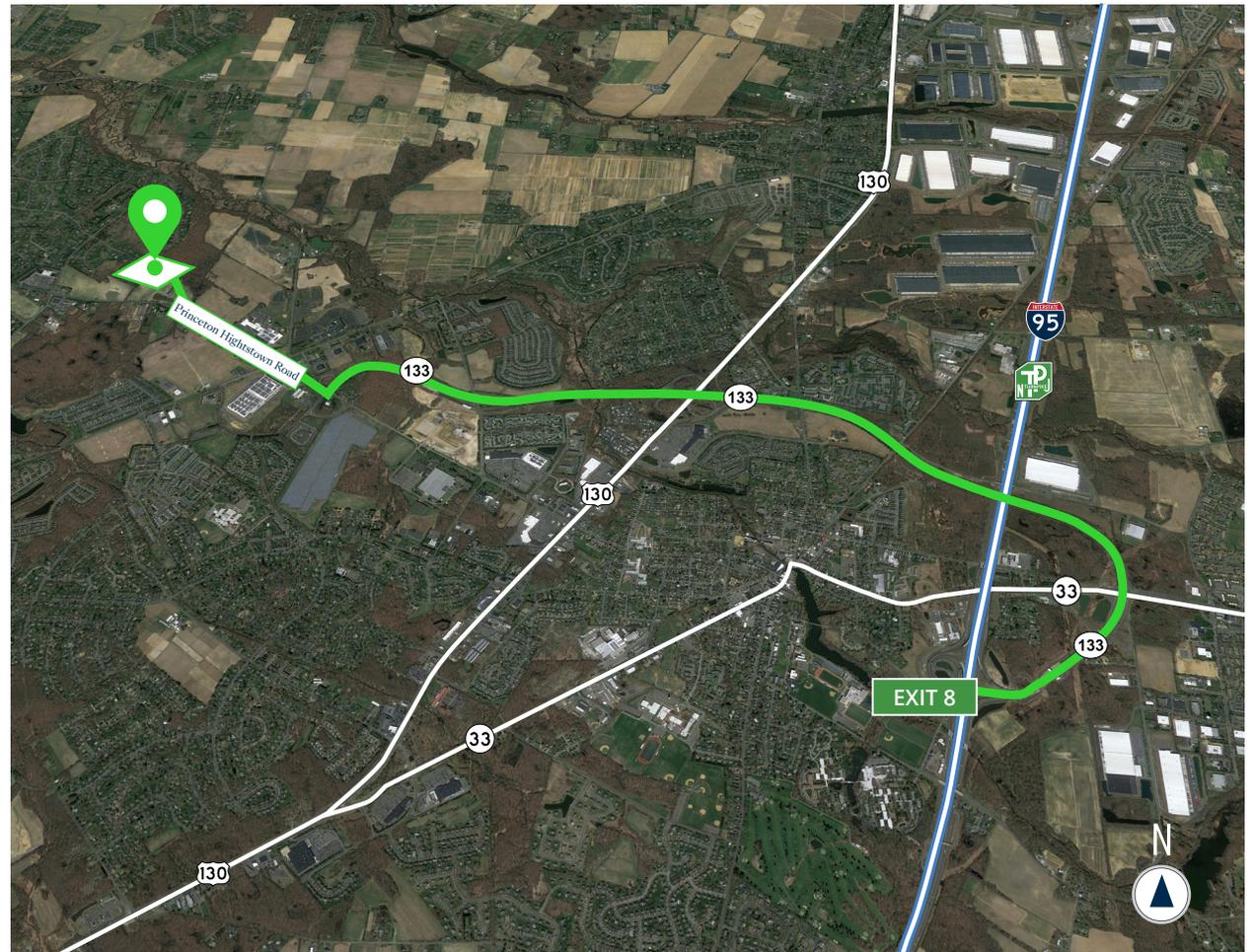
www.windsor8LC.com

WINDSOR 8

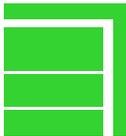
LOGISTICS CENTER

Located approximately 5 miles from the NJ Turnpike, 399 Princeton-Hightstown Road is strategically positioned in the Exit 8 submarket with premier access to a major highway network making it an optimal location for logistics, pharma, R&D, tech, and data center users. With access to both a highly educated affluent consumer base, and a pool of warehouse talent, Windsor 8 is well positioned in the region. Corporate neighbors include RK Pharma, Shiseido, Aurobindo, and Getinge.

Available:	326,240 sq. ft.
Office Space:	4,295 sq.ft.
Ceiling Height:	36' clear
Dimensions:	1,073' long x 309'
Column Spacing:	56' x 50'
Drive-ins:	2 (12' x 16') drive-ins
Loading Doors:	57 dock doors, 43 to be fully equipped
Trailer Parking:	73 stalls
Car Parking:	178 spaces (73 banked car parking spaces)
Sprinklers:	ESFR
Lighting:	LED
Flooring:	7" concrete slab
Power:	3,000 amp 3-phase/480 volt



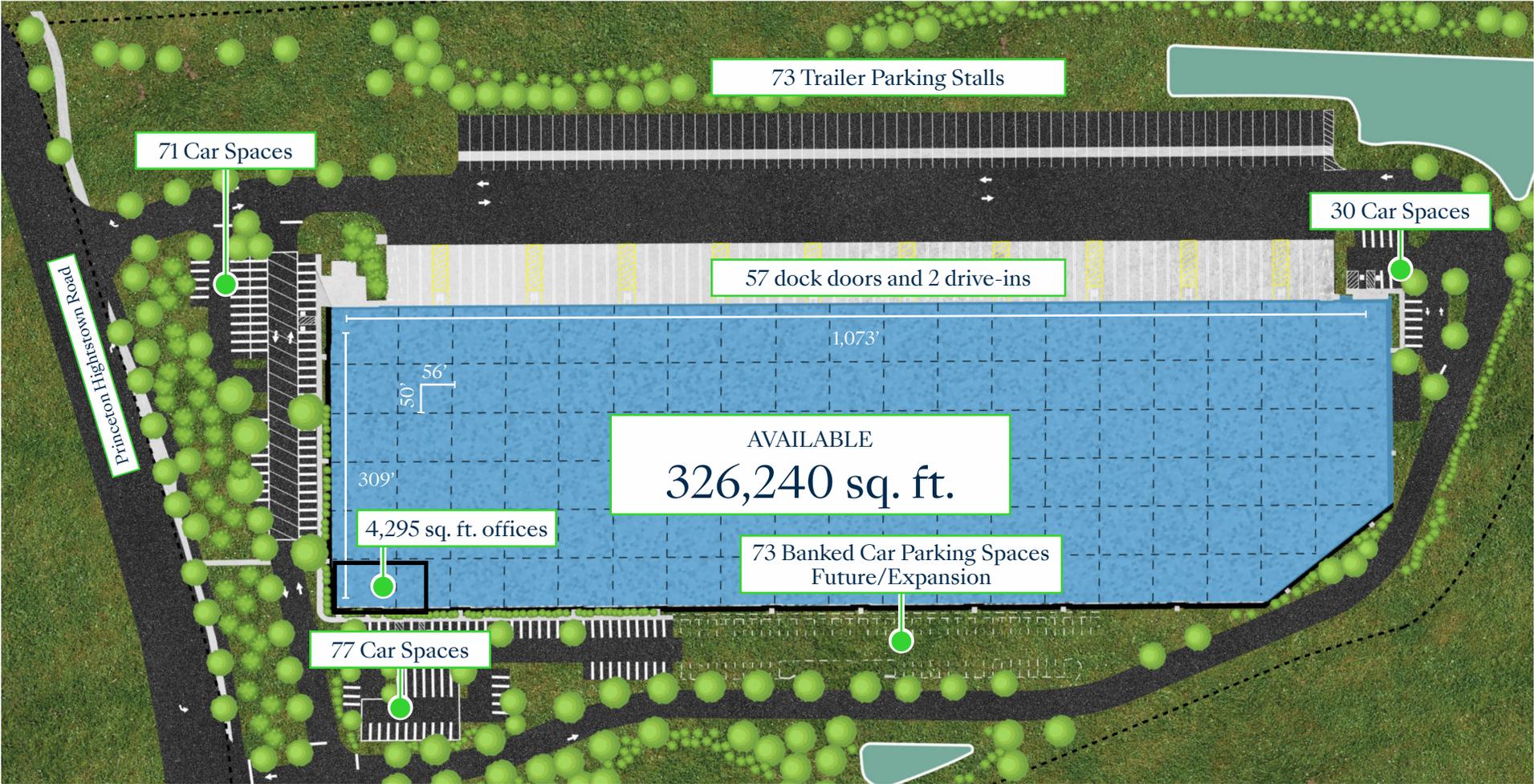
 **36'**
Clear Height

 **57**
Dock Doors

 **56' X 50'**
Column Spacing
(60' speed bays)

 **2 (12' X 16')**
Dock Doors
(2 Drive-Ins)

 **73**
Trailer Parking Stalls



WINDSOR 8

LOGISTICS CENTER

Storage Capacity



Labor & Population

10 MILES:

- Total Population: 241,819
- Transportation/Warehouse workers: 10,298
- Total Labor Force: 123,264
- Median Household Income: \$120,160
- Median Warehouse related Hourly Wage: \$18.13 (US Average is \$16.48)

20 MILES:

- Total Population: 682,819
- Transportation/Warehouse workers: 26,509
- Total Labor Force: 337,645
- Median Household Income: \$102,197
- Median Warehouse related Hourly Wage: \$17.40 (US Average is \$16.48)

30 MILES:

- Total Population: 1,260,494
- Transportation/Warehouse workers: 55,554
- Total Labor Force: 634,231
- Median Household Income: \$102,922
- Median Warehouse related Hourly Wage: \$17.40 (US Average is \$16.48)



WINDSOR 8

LOGISTICS CENTER

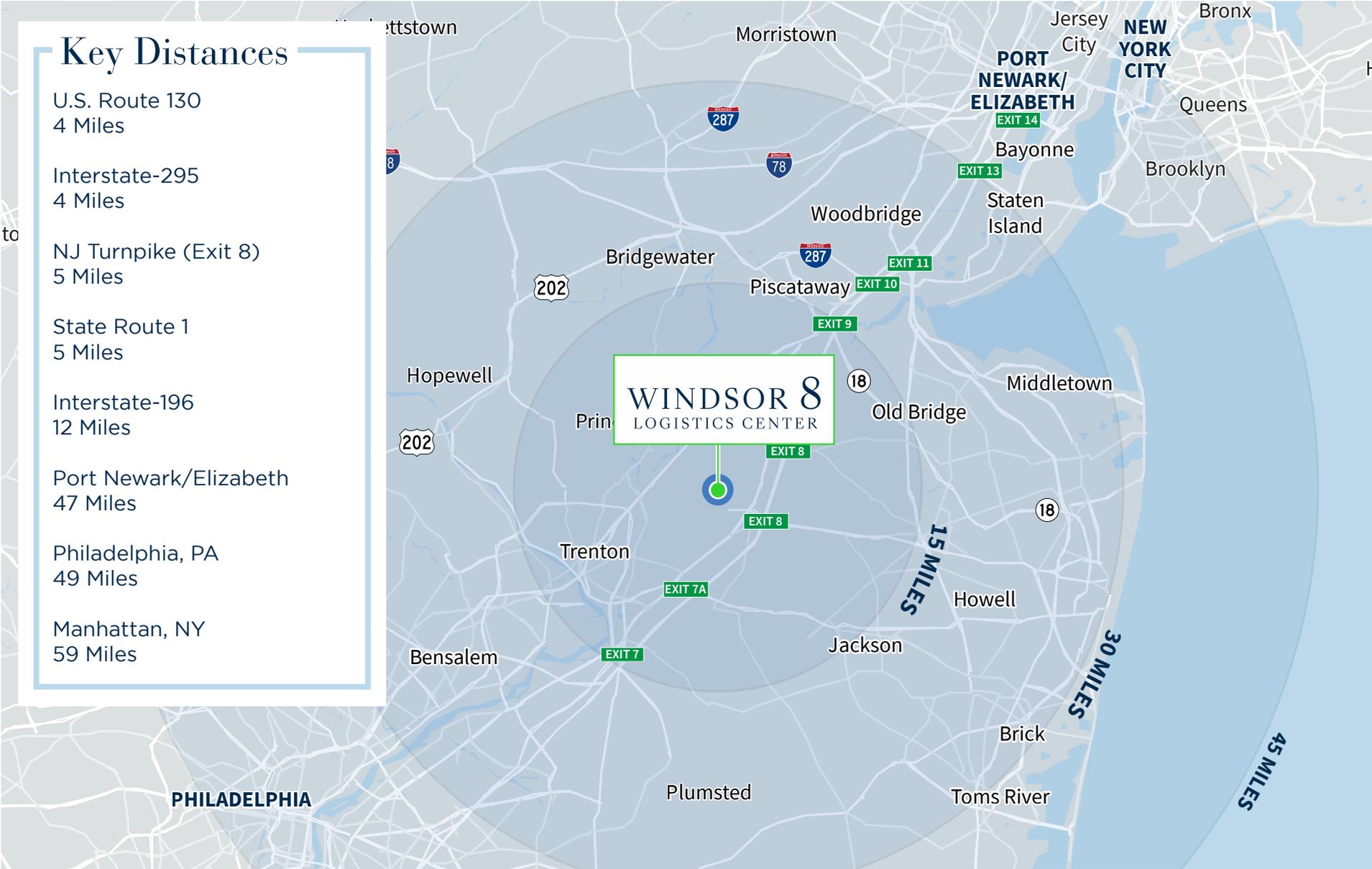


Corporate Neighbors

- | | | | |
|-----|---|-----|---|
| 1. |  | 14. |  |
| 2. |  | 15. |  |
| 3. |  | 16. |  |
| 4. |  | 17. |  |
| 5. |  | 18. |  |
| 6. |  | 19. |  |
| 7. |  | 20. |  |
| 8. |  | 21. |  |
| 9. |  | 22. |  |
| 10. |  | 23. |  |
| 11. |  | 24. |  |
| 12. |  | 25. |  |
| 13. |  | 26. |  |

Key Distances

- U.S. Route 130
4 Miles
- Interstate-295
4 Miles
- NJ Turnpike (Exit 8)
5 Miles
- State Route 1
5 Miles
- Interstate-196
12 Miles
- Port Newark/Elizabeth
47 Miles
- Philadelphia, PA
49 Miles
- Manhattan, NY
59 Miles



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For more information, or to set up a tour, please contact:

David Knee
D 201.528.4440
david.knee@jll.com

Gary Politi
D 908.391.9059
gary.politi@jll.com

Ryan Milanaik
D 973.647.9946
ryan.milanaik@jll.com

Kyle McGrady
D 201.514.1985
kyle.mcgrady@brookfieldpartners.com

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