



825 Sloan Ave, Hamilton, NJ

420,024 SF

NEW MIDATLANTIC SUPERREGIONAL DISTRIBUTION CENTER

AVAILABLE IMMEDIATELY

MARC PETRELLA

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MICHAEL KIMMEL

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PGIM
REAL ESTATE



Lincoln Equities Group, LLC

KBCADVISORS
Licensed Real Estate Brokerage

PROPERTY SPECIFICATIONS

420,024 SF
SIZE

40'
BUILDING HEIGHT

I-INDUSTRIAL
ZONED

81
TRAILER STORAGE SPACES

368-556
PARKING SPACES

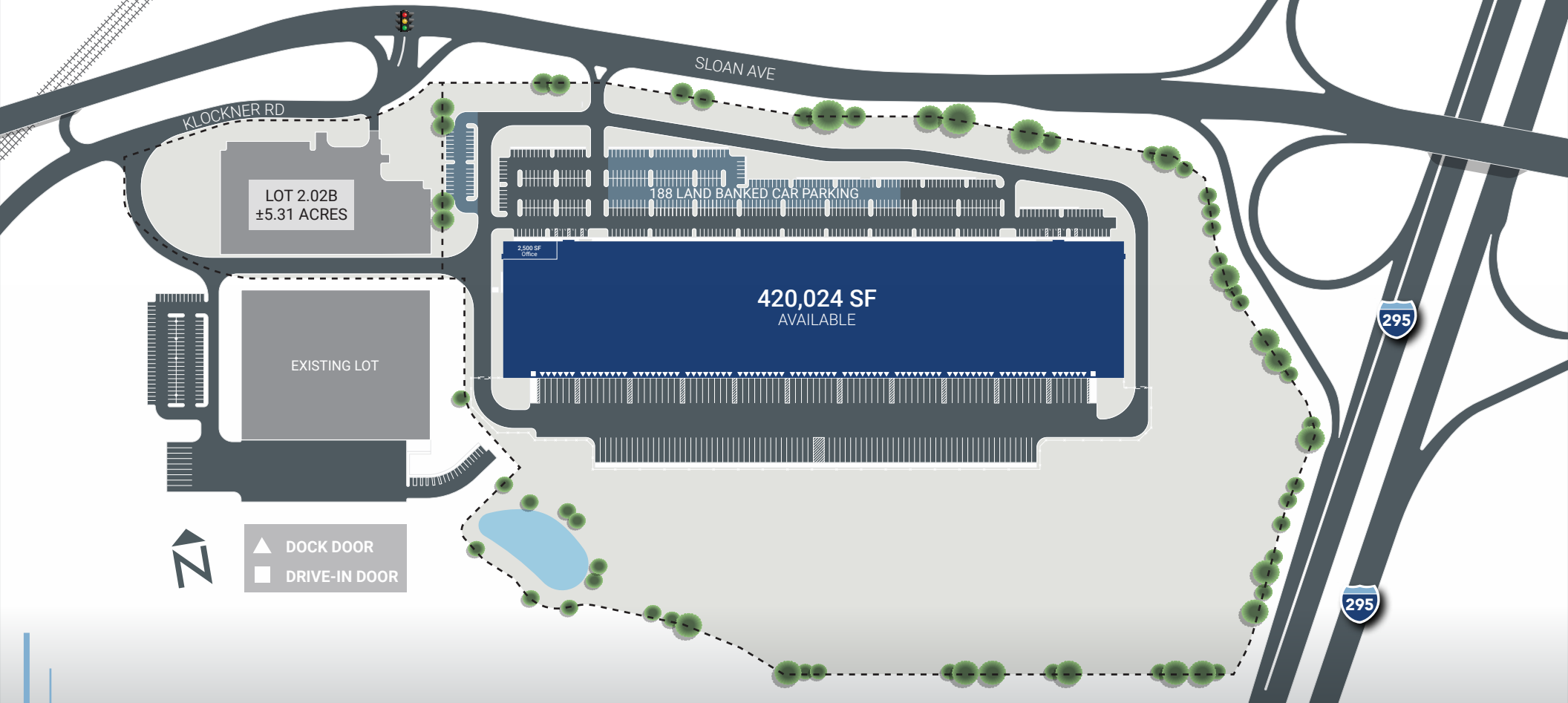
84
DOCK HIGH DOORS

2
DRIVE-INS

50' X 54'
60' SPEED BAY
COLUMN SPACING

300' X 1400'
DIMENSIONS

2,500 SF
SPEC OFFICE
ADDITIONAL TO SUIT



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LOCATION OVERVIEW

206

ROUTE 206

5.3 MI | 6 MIN

1

ROUTE 1

1.5 MI | 3 MIN

SWEETBRIAR AVE

INGRESS
EGRESS

EXIT 65A

0.5 MI | 1 MIN

825 SLOAN AVE
HAMILTON, NJ

295

SLOAN AVE

ROUTE 130

11 MI | 14 MIN

EXIT 7A

12.2 MI | 13 MIN

EXIT 7

11.9 MI | 14 MIN

195

9.2 MI | 12 MIN

QUAKER BRG RD

FTZ ELIGIBLE

WAREHOUSE WORKERS



30%

PAST 5-YEAR GROWTH

28,360

WORKER COUNT

\$21.84

AVG HOURLY EARNINGS

FORKLIFT DRIVERS



42%

PAST 5-YEAR GROWTH

2,135

WORKER COUNT

\$24.58

AVG HOURLY EARNINGS

*WITHIN 30 MINS

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PREMIER REGIONAL CONNECTIVITY

TOTAL POPULATION REACH

30 Min | 1,289,752

1 Hour | 7,822,577

2 Hours | 26,777,430

3 Hours | 38,384,970

4 Hours | 48,555,294



KEY ACCESS POINTS

TRENTON, NJ | 4.8 MI, 8 MIN

EXIT 7A NJTP | 12.2 MI, 13 MIN

EXIT 7 NJTP | 11.9 MI, 14 MIN

NS INTERMODAL MORRISVILLE | 12.5 MI, 19 MIN

PORT OF PHILADELPHIA | 33.8 MI, 38 MIN

PHILADELPHIA, PA | 37.4 MI, 44 MIN

PORT OF SOUTH JERSEY | 41.5 MI, 38 MIN

CSX INTERMODAL PHILADELPHIA | 44.3 MI, 43 MIN

PHILADELPHIA INT'L AIRPORT | 45.7 MI, 47 MIN

NEWARK LIBERTY AIRPORT | 55.9 MI, 52 MIN

PORT NEWARK/ELIZABETH | 60.9 MI, 1 HOUR

NS INTERMODAL BETHLEHEM | 64.4 MI, 1 HOUR & 17 MIN

NEW YORK CITY | 67.9 MI, 1 HOUR & 23 MIN

WILMINGTON, DE | 69.6 MI, 1 HOUR & 9 MIN

PORT OF WILMINGTON | 71.2 MI, 1 HOUR & 10 MIN

JFK AIRPORT | 80.3 MI, 1 HOUR & 36 MIN

LAGUARDIA AIRPORT | 85.5 MI, 1 HOUR & 41 MIN

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