HAMILTON
LOGISTICS CENTER

825 Sloan Ave, Hamilton, NJ

420,024 SF DIVISIBLE

NEW MIDATLANTIC SUPERREGIONAL DISTRIBUTION CENTER

AVAILABLE IMMEDIATELY

MARC PETRELLA
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PGIM REAL ESTATE

Lincoln Equities Group, LLC

KBCADVISORS
Licensed Real Estate Brokerage

PROPERTY SPECIFICATIONS

420,024 SF (DIVISIBLE) SIZE	**I-INDUSTRIAL** ZONED	**368-556** PARKING SPACES	**2** DRIVE-INS	**300' X 1400'** DIMENSIONS
40' BUILDING HEIGHT	**81** TRAILER STORAGE SPACES	**84** DOCK HIGH DOORS	**50' X 54'** *60' SPEED BAY* COLUMN SPACING	**2,500 SF** SPEC OFFICE *ADDITIONAL TO SUIT*

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LOCATION OVERVIEW

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

FTZ ELIGIBLE

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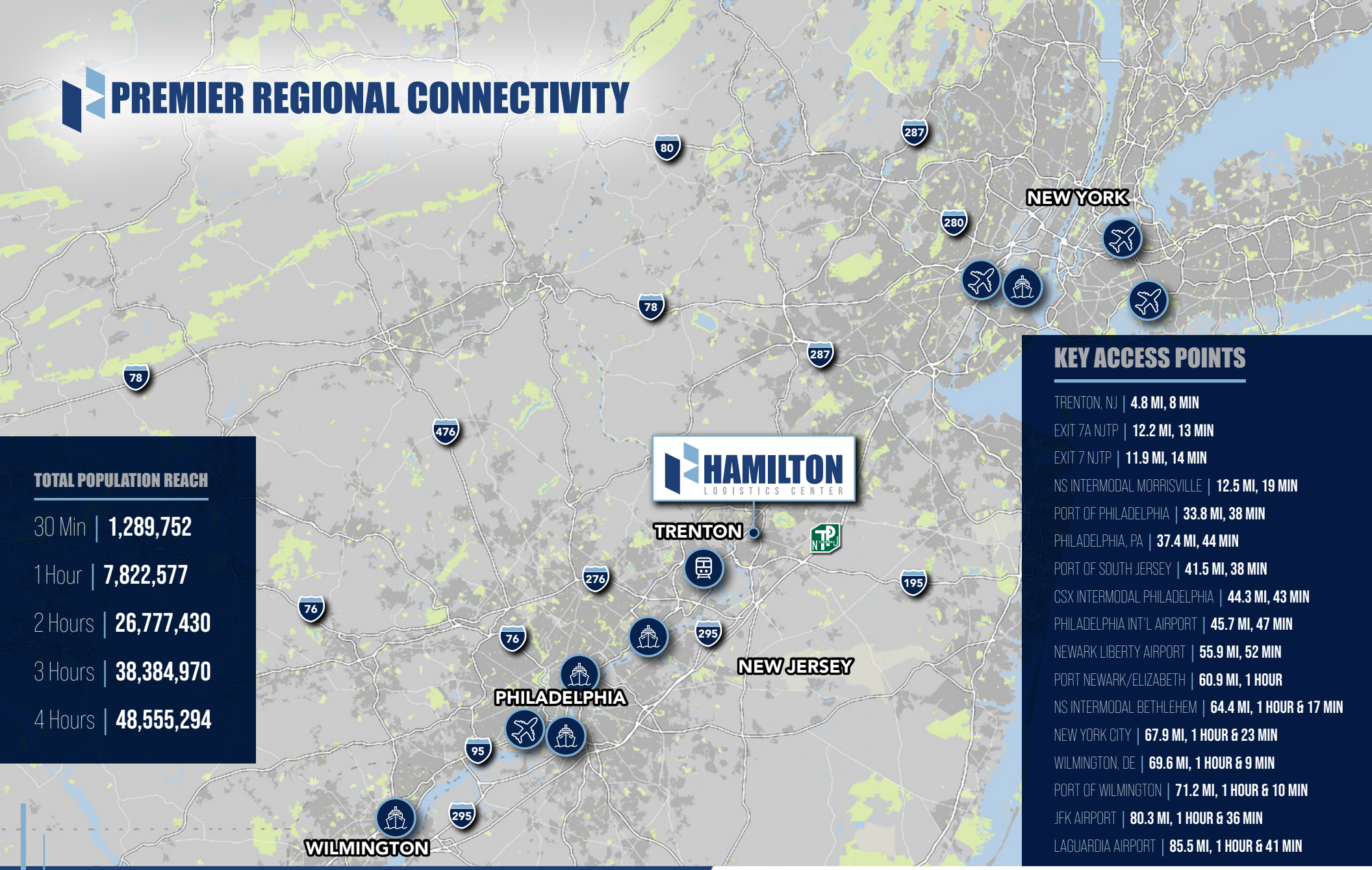
PREMIER REGIONAL CONNECTIVITY



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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