

2471  
OLD YORK ROAD  
BORDENTOWN, NJ

**434,250 TOTAL SF AVAILABLE FOR SUBLEASE**  
NEW CONSTRUCTION | DELIVERY Q3 2020



# PROPERTY SPECIFICATIONS



<b>AVAILABLE SPACE</b>	434,250 SF
<b>OFFICE SPACE</b>	6,003 SF (118'-10" x 50'-6 1/4")
<b>CEILING HEIGHT</b>	36' clear
<b>COLUMN SPACING</b>	54'W x 50' D (standard) with 60' speed bays
<b>LOADING DOCKS</b>	69 over head doors with 35,000 lb mechanical levelers and vision panels in center of door <ul style="list-style-type: none"> <li>- 45 of the doors will have positions equipped with dock seals, laminated bumpers, swing arm lights, and track guards</li> <li>- 24 of the doors will be equipped with rigid frame dock shelters, bumpers, swing arm lights, and track guards</li> <li>- 60' Concrete Apron</li> </ul>
<b>DRIVE-INS</b>	2 doors
<b>TRAILER PARKING</b>	130 spaces
<b>CAR PARKING</b>	313 spaces
<b>SPRINKLERS</b>	ESFR
<b>ELECTRICAL</b>	3,000 amp, 227/480 Volt, 3 phase, 4-wire service
<b>WAREHOUSE LIGHTING</b>	30 FC at 36" AFF in dock bay, 20 FC at 36" AFF in rack aisles. Center to center of rack aisles spaced at 14' on center
<b>BATTERY CHARGING AREA</b>	Electrical distribution and disconnects for 16 battery chargers. Includes epoxy flooring, ventilation, and an emergency eye wash/shower unit
<b>FLOORING</b>	7" Concrete slab (4,000 psi)
<b>ROOF</b>	45 Mil single ply TPO roof system with a 15 year manufacturers warranty
<b>WALLS</b>	Tilt-up concrete
<b>OPEX</b>	Year one operating expenses estimated to be \$1.09/SF
<b>TAX ABATEMENT</b>	5 Year
<b>DELIVERY</b>	Q3 - 2020
<b>TERM</b>	Sublease through Q4 2027



# LOCATION OVERVIEW

## KEY DISTANCES

**1.4 Miles**  
to I-95/NJ Turnpike

**53.6 Miles**  
to Newark Airport

**2.0 Miles**  
to I-295

**55.9 Miles**  
to Port Newark/Elizabeth

**31.2 Miles**  
to Philadelphia

**64.0 Miles**  
to New York City

## LABOR STATISTICS

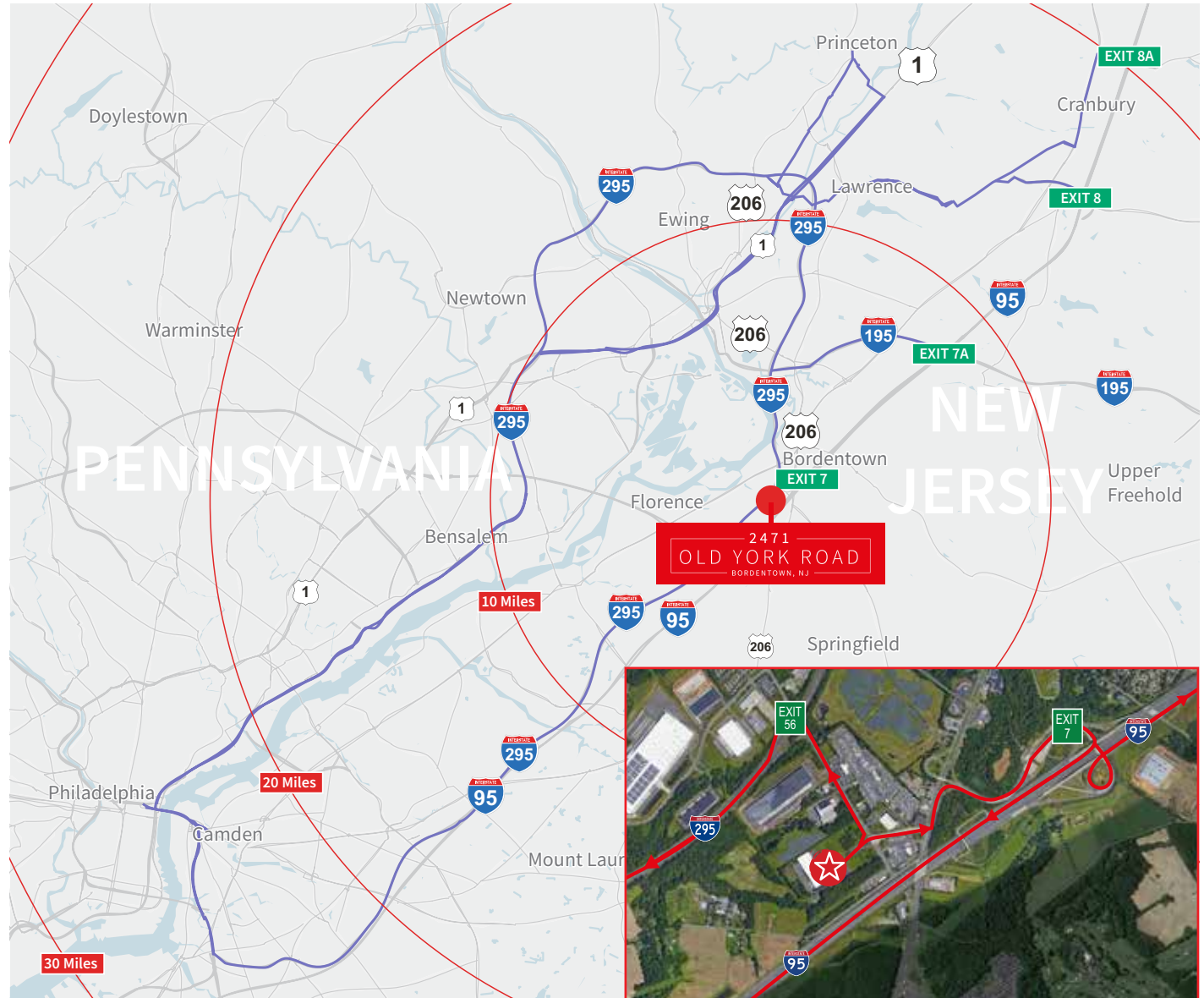
Transportation/warehouse workers

**13,025 workers**  
in 10-mile radius

**41,294 workers**  
in 20-mile radius

**113,340 workers**  
in 30-mile radius

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## EXCLUSIVE LEASING



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