

For Lease

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IMMEDEATE AVAILABILIT!
BOTH LONG TERM AND SHORT
TERM LEASE OPPORTUNITIES UP
TO 142,000 SF EQUIPPED WITH
VNA RACKING AND FORKLIFTS
LABOR FORCE IS ALSO
AVAILABLE.

200 S Pemberton Road | Pemberton, NJ

142,000 SF of Class A, Fully Racked Industrial Space

Property Highlights:

30-Year NJ PILOT Tax Abatement
(New Jersey Payment in Lieu of Taxes)

Brand-New Class A Industrial Facility
State-of-the-art 142,000 SF warehouse plus 12,000 SF of office space with bathrooms.

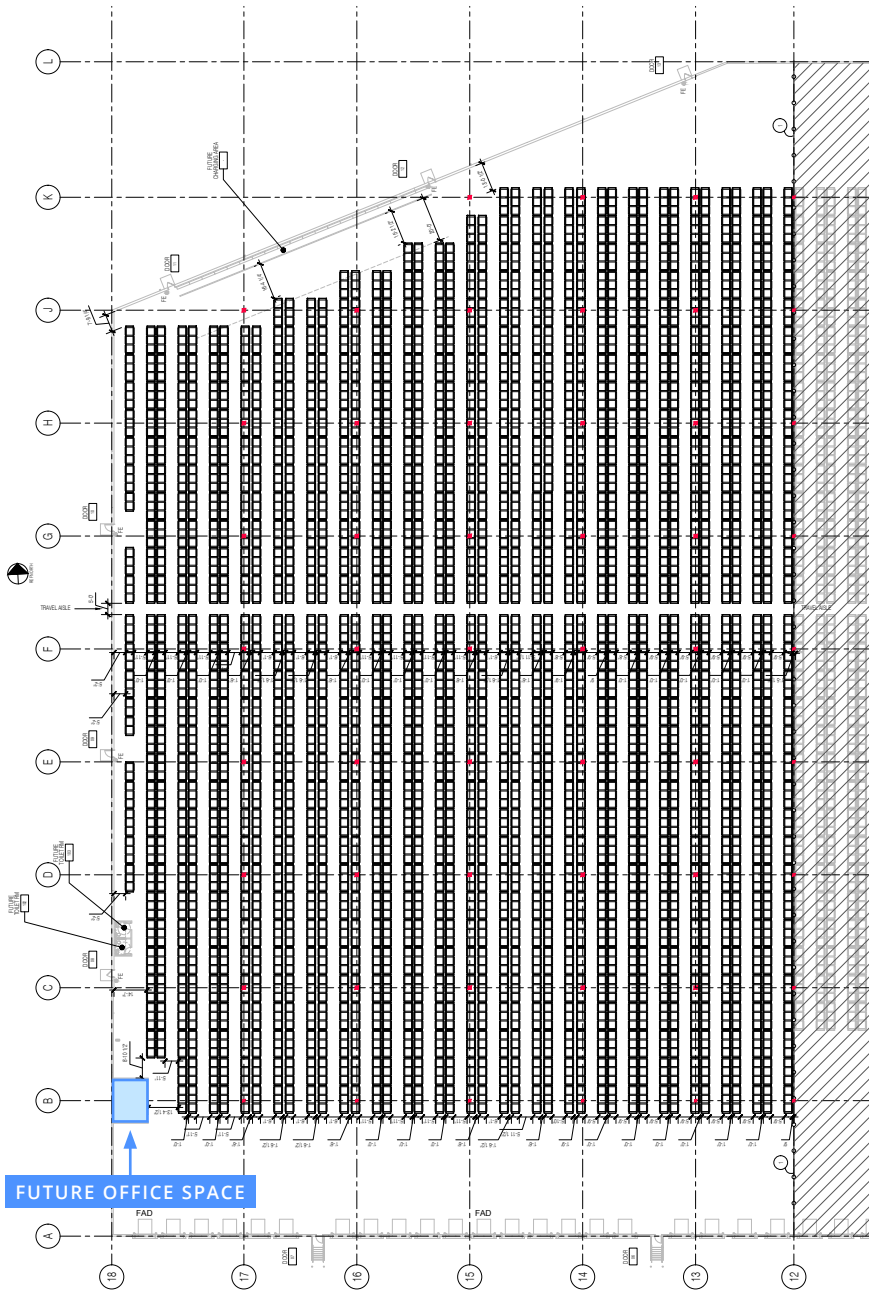
Turnkey Leasing Opportunity
Ready-to-move-in facility delivers flexible solutions for logistics, shipping, 3PL, and distribution users.

Prime Connectivity & Strategic Location
Just 1.2 miles from Route 206 with easy access to I-95, I-295, and major seaports in Elizabeth and Philadelphia. Less than 40 miles from Philadelphia and under 90 miles from NYC.

High-Performance Logistics Hub
21 dock doors, 40' - 48' clear height, 4,000-amp power, LED lighting.

Options to make a **bonded warehouse** and **solar roof** suitable for heavy power users like refrigeration.

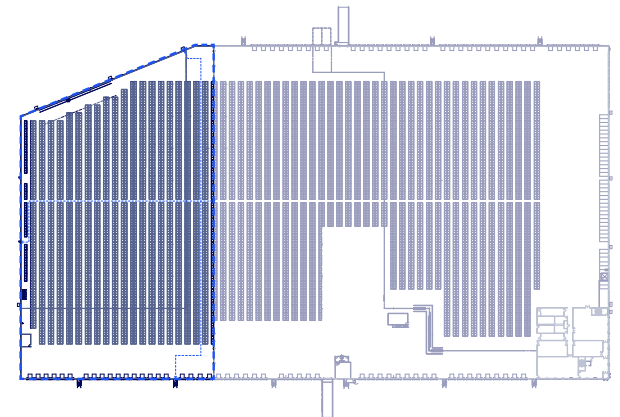
Racking Plan



Specifications

BUILDING AREA	462,345 SF
AVAILABLE AREA	142,000 SF
OFFICE AREA	12,000 SF
COLUMN SPACING	50' X 50'
CLEAR HEIGHT	40' - 48'
LOADING	±21 dock doors
POWER	4,000 amps
SPRINKLER	ESFR
PARKING	17 trailers 25 cars
FULLY RACKED	±35,892 pallet positions

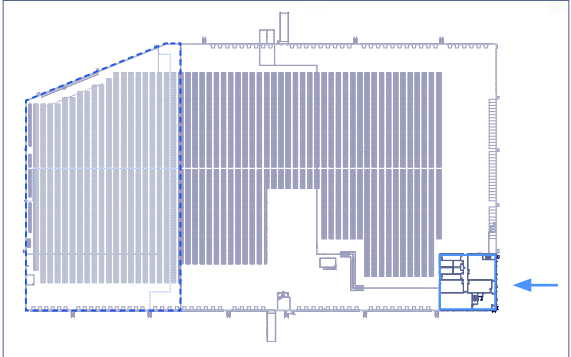
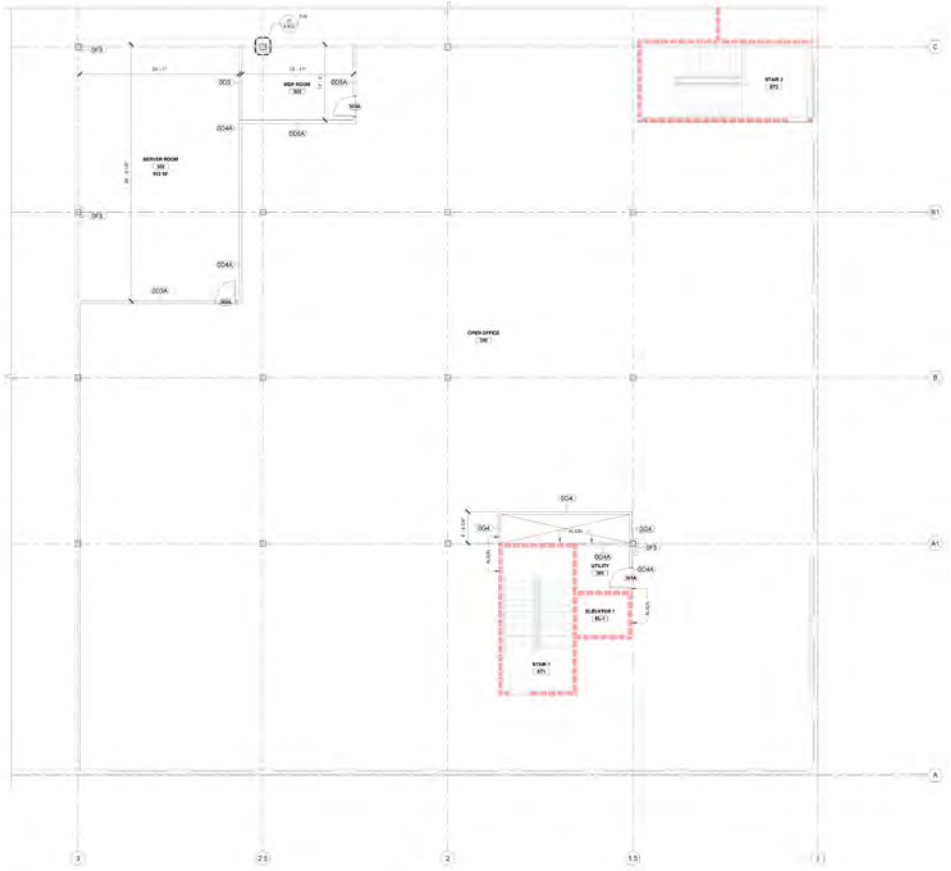
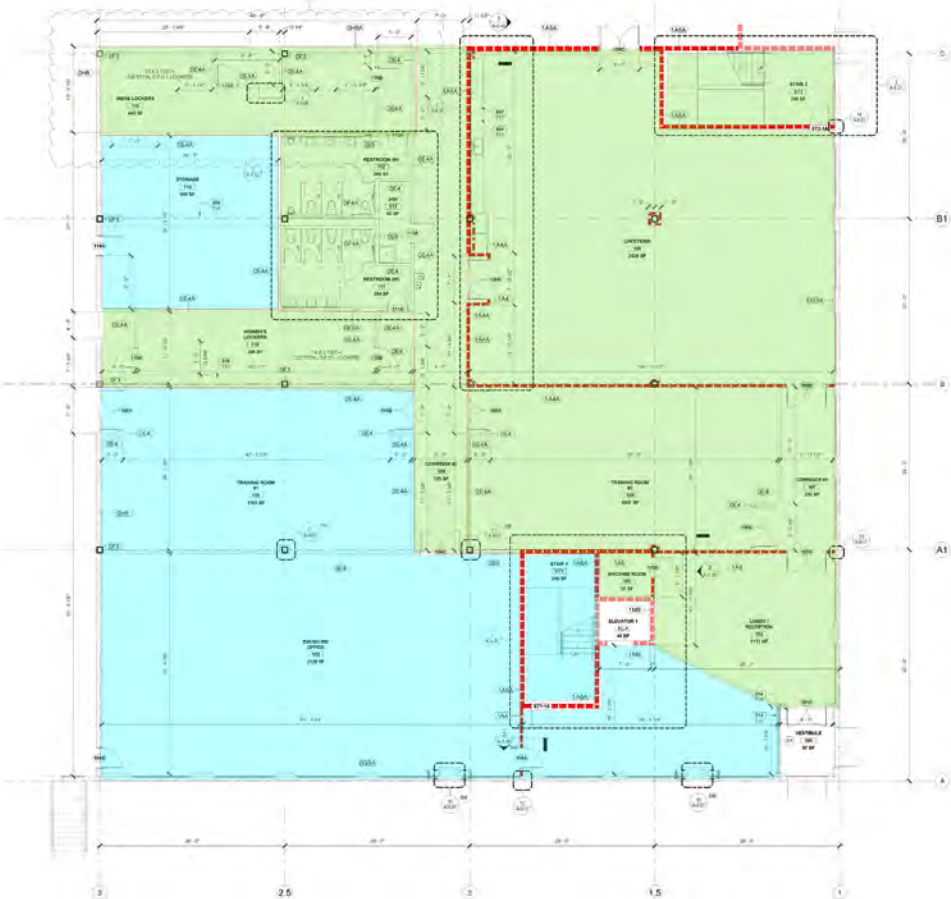
Full Building Plan



Existing Office Space

First Floor Office

Third Floor Office



EXISTING OFFICE SPACE

Labor & Location

Labor Analysis	200 S. Pemberton	Exit 8A	Logan Township
TOTAL POPULATION	698,895	928,627	1,081,941
CIVILIAN LABOR	358,248	588,495	671,632
BLUE COLLAR EMPLOYMENT	62,434	98,501	122,573
% BLUE COLLAR EMPLOYMENT	8.93%	10.61%	11.33%
LABOR DENSITY INDEX	1.56	1.42	3.17
TRANSPORTATION & MATERIALS	26,069	44,018	51,327
% TRANSPORTATION & MATERIALS	7.30%	7.50%	7.60%
MARKET 100K +	40,023,967	69,158,860	38,648,552
AVG. INCOME PER CAPITA	\$52,432	\$55,471	\$45,762
AVG. HOURLY WAGE	\$25.21	\$26.67	\$22.00

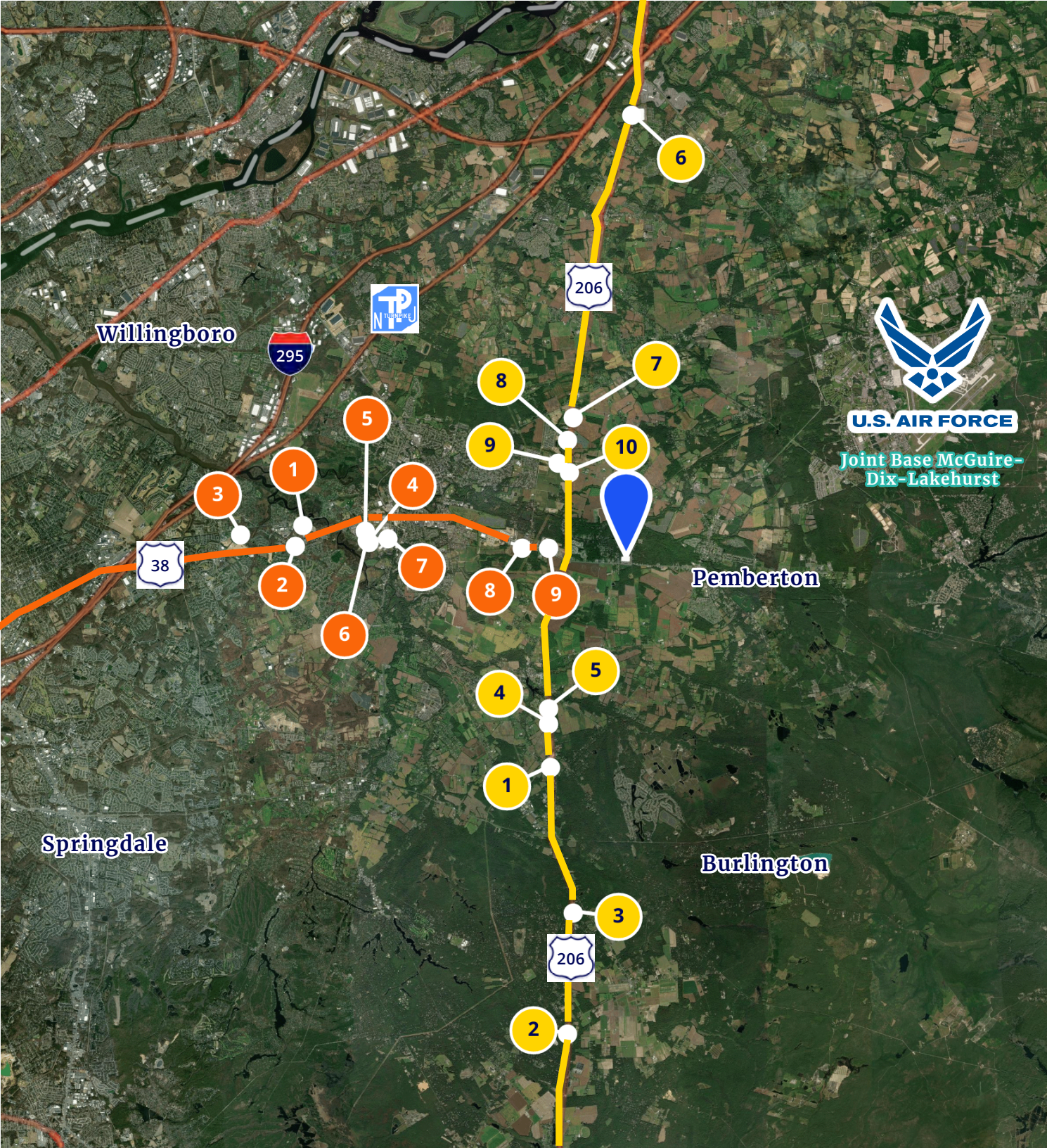


Route 206	1.2 mi 2 mins
I-95/NJ Turnpike	12 mi 16 mins
Route 130	14 mi 19 mins
I-295	12 mi 20 mins



Excellent Consumer Access
Over 6.3 million people live within 60 mins of the site

Neighbors



ROUTE 38 CORRIDOR

1. Perry Videx LLC
2. CryoVation, LLC
3. Roosevelt Paper Co.
4. CVS Distribution Center
5. CIRRO Fulfillment
6. HOPPECKE Batteries Inc.
7. TDK Electronics Inc.
8. Miller Transportation Group
9. Diamond M Lumber Co

ROUTE 206 CORRIDOR

1. L&L Redi Mix
2. Satellite Shelters, Inc.
3. Tabernacle Granite & Marble
4. Good Transportation, Inc.
5. RCC Fabricators, Inc.
6. Western Post
7. B&S Trading & Repairs, LLC.
8. Epicore
9. FS Growmark, LLC.
10. Glendale Warehouse Corp.



Philadelphia



Pemberton Road



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