

BORDENTOWN CROSSROADS

1 BORDENTOWN BYPASS | BORDENTOWN, NJ 08505

179,800 SF For Lease | Immediate Occupancy | Divisible

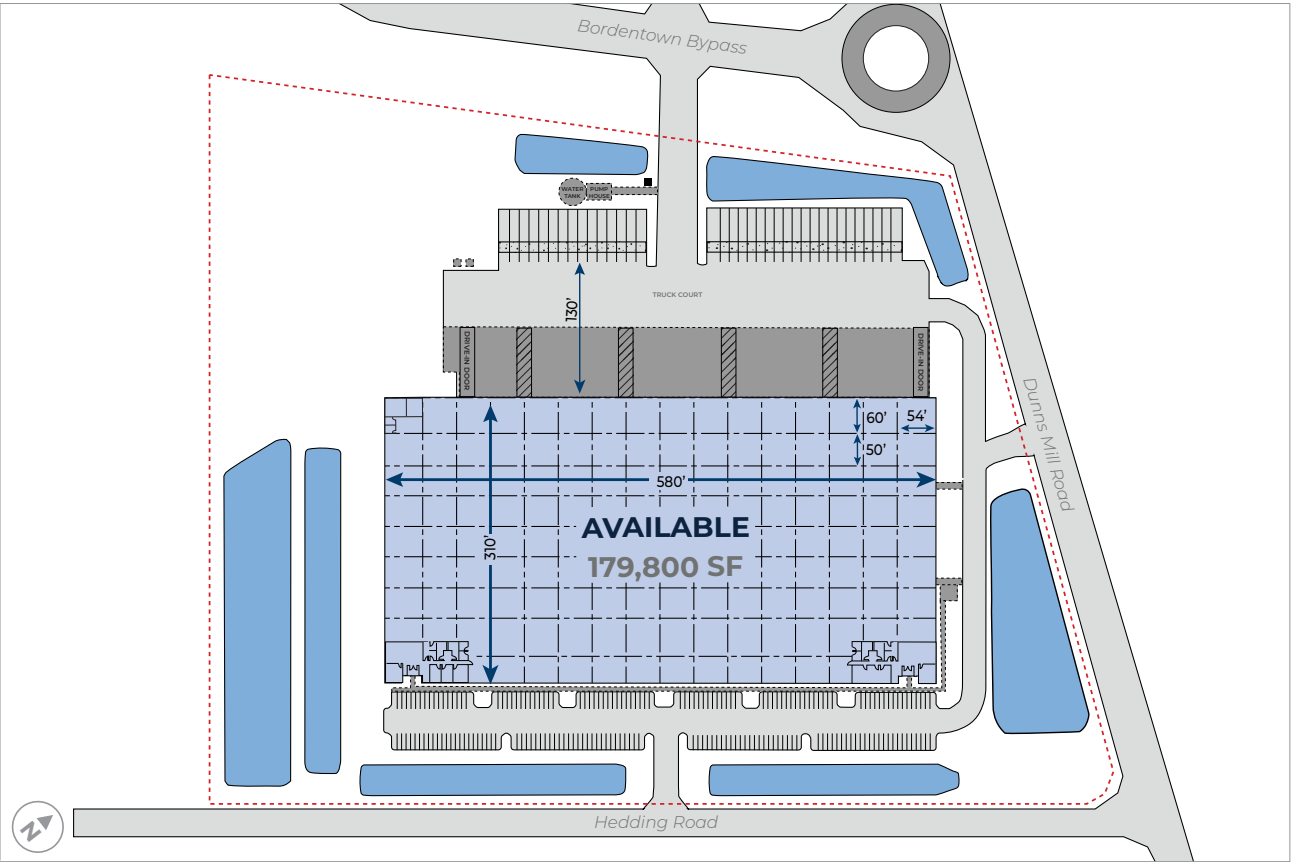
Bordentown Crossroads is a 179,800 SF Class A rear-load distribution center located in the heart of the New Jersey Turnpike corridor (Exit 7), one of the most highly sought after industrial markets in the country. Strategically located at the crossroads of four major arterial highways, I-95, I-295, Route 130 and Route 206, the Property provides excellent access to the population centers of New Jersey, New York, and Philadelphia (~40% of the U.S. Population within a day's drive). The Property was constructed with features that include 30 dock doors, 36' clear heights, 54' x 50' column spacing, 30 trailer parking spaces, and 94 parking spaces.



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PROPERTY OVERVIEW



179,800 SF available on 14.04 acres



54' x 50' column spacing
60' at speed bay



30 - trailer parking spaces



Delivered April 2025



130' truck court



94 - auto parking spaces



3,780 SF spec office space



30 - dock doors



ESFR sprinkler system



36' clear heights



2 - drive-in doors



Solar ready roof

Joint Venture Development



Logistics Partners

BEN ROSEN

551 233 2585 (o) | 201 248 4262 (c)
ben.rosen@hillwood.com

MICHAEL BERGERSEN

214 938 0138 (c)
michael.bergersen@hillwood.com

Leasing

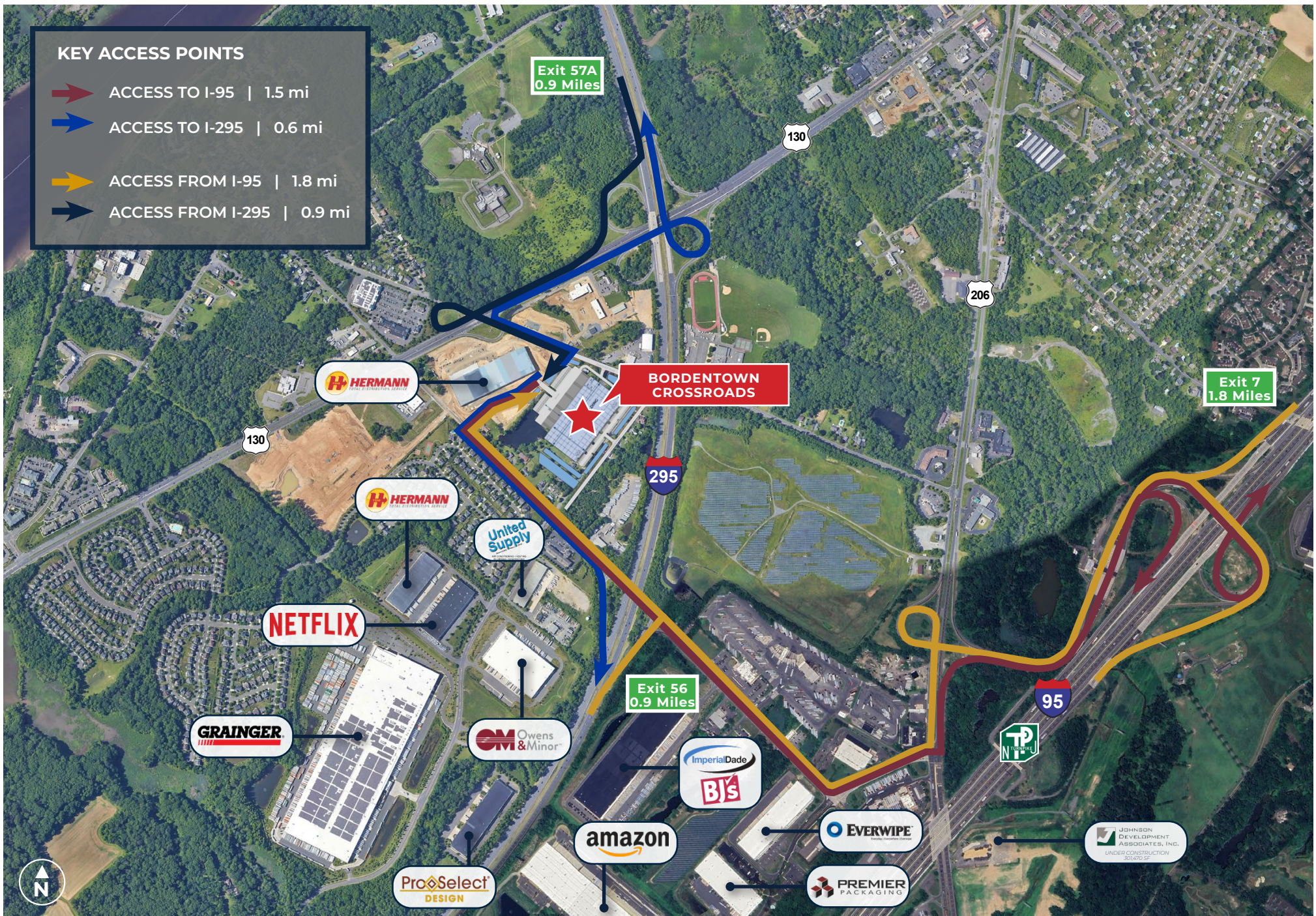
NEWMARK

KYLE EATON, SIOR

732 867 9556 (o) | 908 902 8354 (c)
kyle.eaton@nmrk.com

ROBERT LODERSTEDT **KURT MONTAGANO**

732 867 9557 (o) | 973 998 1093 (c) 856 334 2124 (o) | 609 471 0870 (c)
robert.loderstedt@nmrk.com kurt.montagano@nmrk.com



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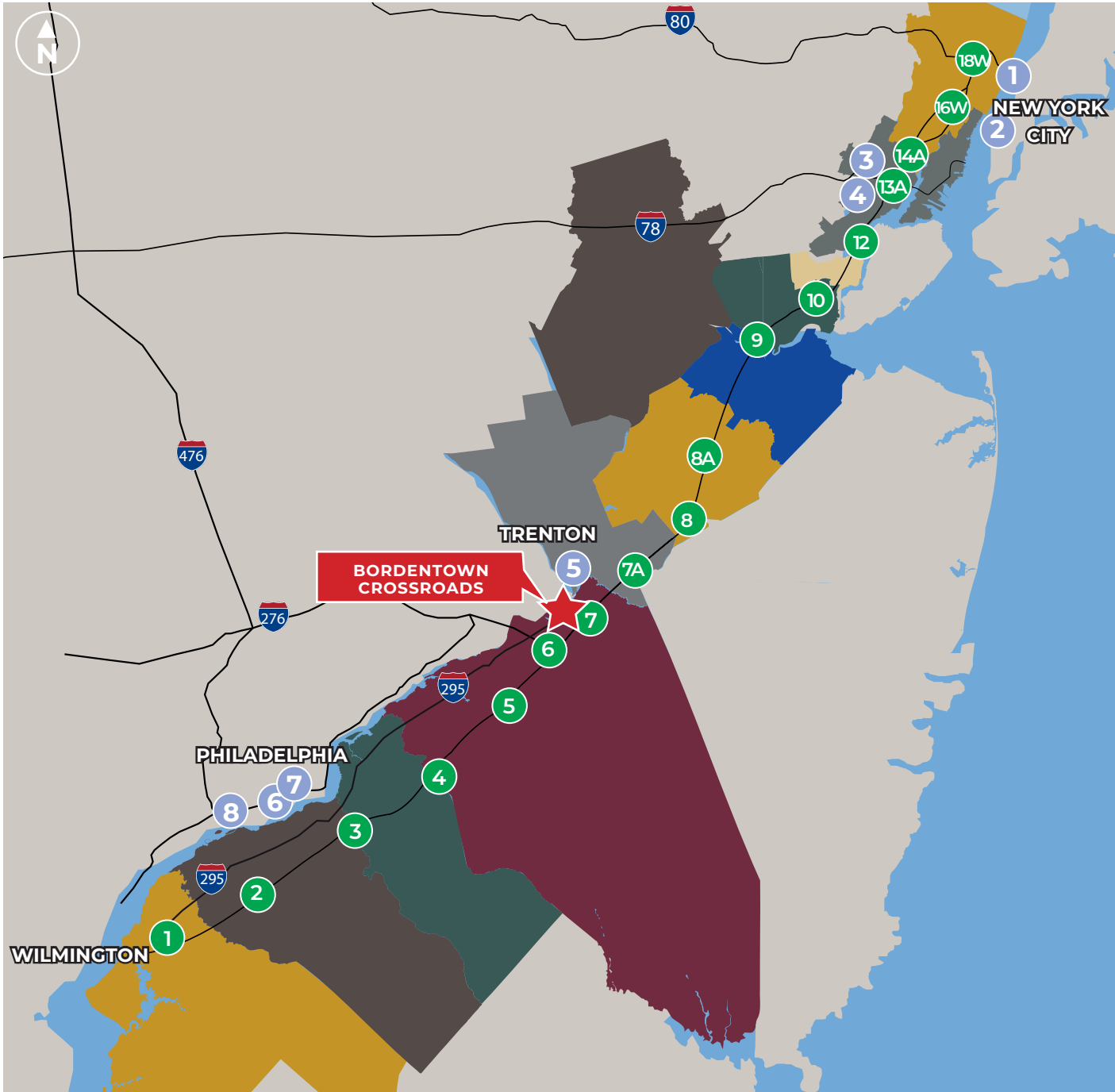
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INGRESS/EGRESS

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KEY DISTANCES



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- 1 George Washington Bridge
71 mi.
- 2 New York City
65 mi.
- 3 Port of Newark / Elizabeth
57 mi.
- 4 Newark Int'l Airport
52 mi.
- 5 Trenton, NJ
10 mi.
- 6 Philadelphia, PA
31 mi.
- 7 Port of Philadelphia
27.5 mi.
- 8 Philadelphia Int'l Airport
40 mi.
- TURNPIKE EXITS

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DEMOGRAPHICS

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Current Population	505,559
Businesses	10,438
Median Household Income	\$95,935
Population with Bachelor's Degree	41.1%

Source: United States Census

LABOR

Employees	237,239
Industrial Labor Force	4.5%
Blue Collar Employees	21.2%
Unemployment Rate	4.1%

Source: ESRI, United States Census

CONSUMER FACTS

State GDP	\$765B
Fortune 500 Companies in NJ	14
Consumer Expenditure	\$63,099
Average Annual Port Cargo	\$271B

Source: U.S. Bureau of Labor Statistics



MANY COMPANIES CHOOSE NEW JERSEY DUE TO ITS PORT CONNECTIONS, EXPANSIVE NETWORK OF AIR, GROUND AND RAIL TRANSPORTATION

BURLINGTON COUNTY ESTIMATED POPULATION GROWTH

507,251

2030

461,648

2020

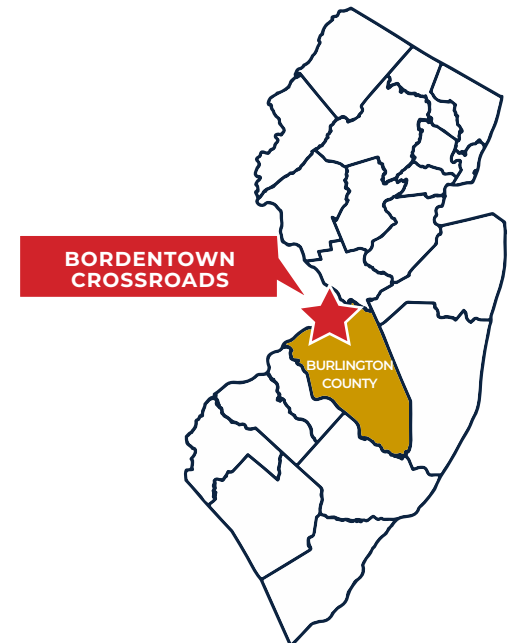


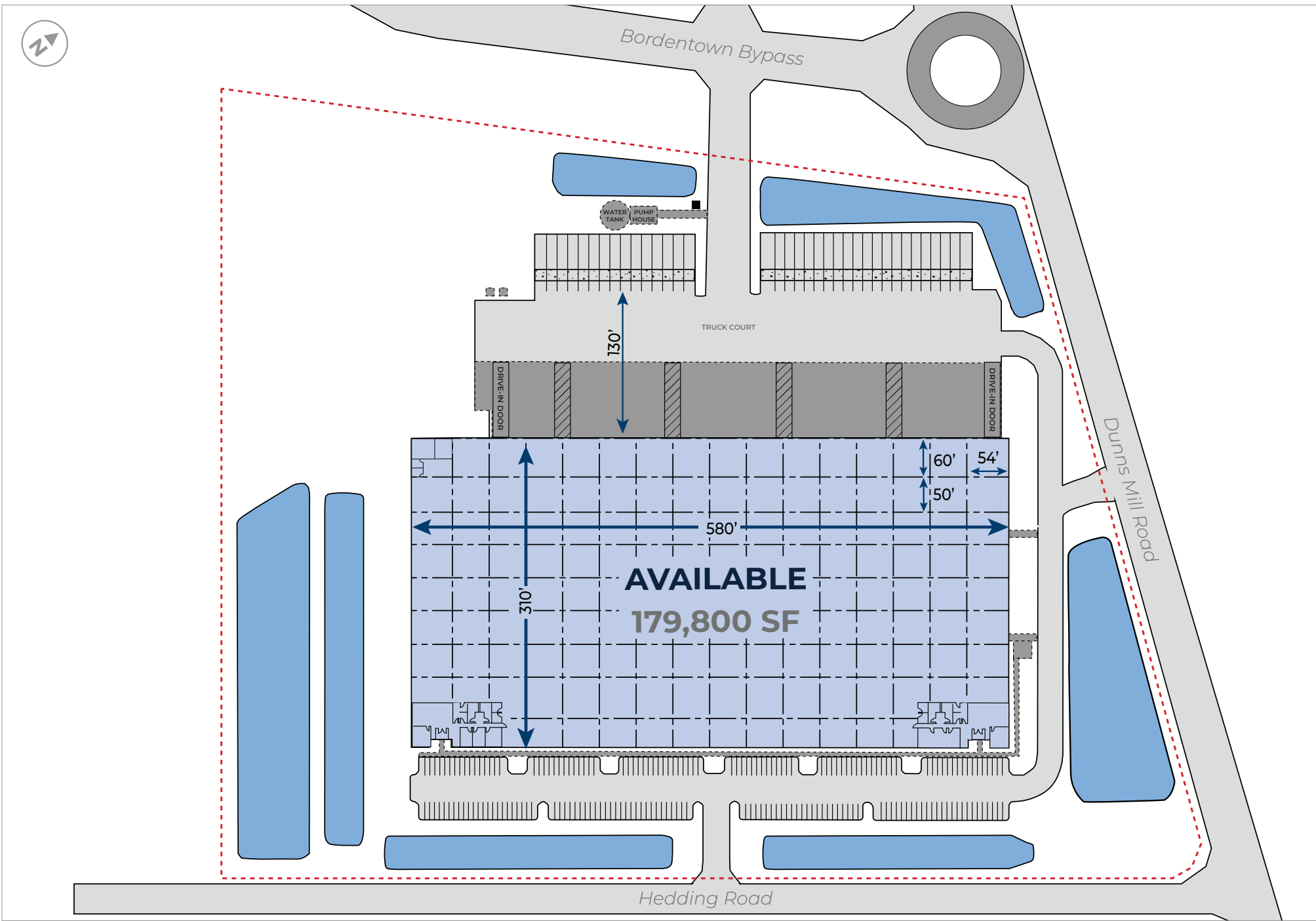
449,125

2010

395,066

2000





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SITE PLAN



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PHOTOGRAPHY

CONTACT

JOINT VENTURE DEVELOPMENT

LEASING



BEN ROSEN

551 233 2585 (o) 150 John F Kennedy Pkwy
201 248 4262 (c) Suite 201
ben.rosen@hillwood.com Short Hills, NJ 07078

KYLE EATON, SIOR

732 867 9556 (o) One Town Center
908 902 8354 (c) Suite 2201
kyle.eaton@nmrk.com East Brunswick, NJ 08816

MICHAEL BERGERSEN

214 938 0138 (c) 150 John F Kennedy Pkwy
michael.bergersen@hillwood.com Suite 201
Short Hills, NJ 07078

ROBERT LODERSTEDT

732 867 9557 (o) One Town Center
973 998 1093 (c) Suite 2201
robert.loderstedt@nmrk.com East Brunswick, NJ 08816

KURT MONTAGANO

856 334 2124 (o) 401 Route 73 North Suite 120
609 471 0870 (c) 40 Lake Center Executive Park
kurt.montagano@nmrk.com Marlton, NJ 08053