

# Wharton Commerce Center

80-98 NORTH MAIN STREET | WHARTON, NJ 07885

**Available Now**

**76,689 sq. ft.**  
AVAILABLE

**8 total**  
DOCK DOORS

**2024**  
YEAR RENOVATED

**89**  
CAR PARKING SPACES

**Up to 29'**  
CLEAR HEIGHT

**40'**  
COLUMN SPACING

## Features

Capital Improvements:

- New Lights
- New Office
- New Paint
- EFSR Sprinkler Upgrade




# Unit E Floor Plan

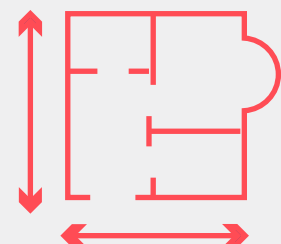


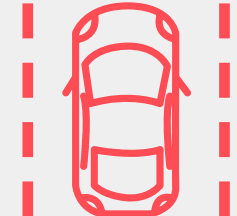
 **8**  
Dock Doors

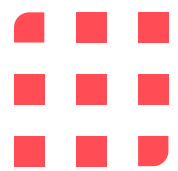
 **29'**  
Clear Height

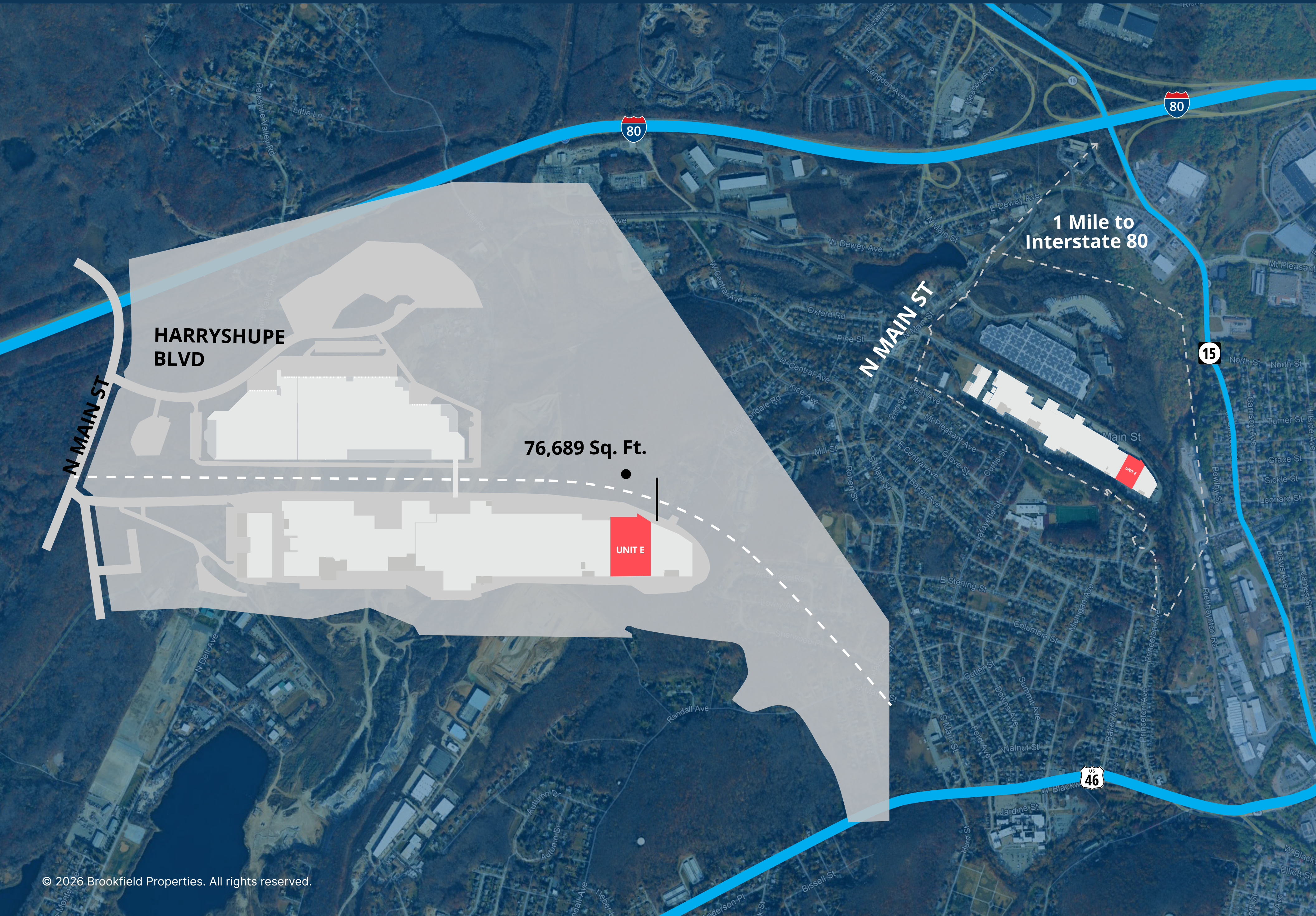
 **40'**  
Column Spacing

 **2,466**  
Sq. Ft. Office

 **76,689**  
Sq. Ft. Warehouse

 **89**  
Automobile Parking



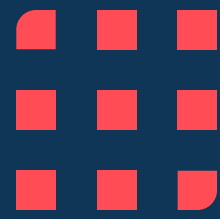


**HARRYSHUPE  
BLVD**

**76,689 Sq. Ft.**

**UNIT E**

**1 Mile to  
Interstate 80**



# WHARTON Commerce Center

The property is located on the toll-free I-80 Corridor, which serves as the primary corridor for goods across the U.S. It connects New York to San Francisco, including quick access to the largest port on the East Coast via I-280.



Drivetime	2025 Total Population
15 min	164,045
30 min	1,030,562
45 min	3,819,626
1 Day	117,558,571
2 Days	226,629,799
3 Days	272,726,841

Forklift Drivers			
Average Hourly Earnings			\$22.16
Drive Time	2025 Resident Workers	2020 - 2025 % Change in Resident Workers	2025 Net Commuters
15 Minutes	86	19%	-20
30 Minutes	869	16%	-59
45 Minutes	5,009	15%	-961

Warehouse Workers			
Average Hourly Earnings			\$19.39
Drive Time	2025 Resident Workers	2020 - 2025 % Change in Resident Workers	2025 Net Commuters
15 Minutes	1,575	9%	-81
30 Minutes	15,489	7%	2,439
45 Minutes	77,392	6%	224

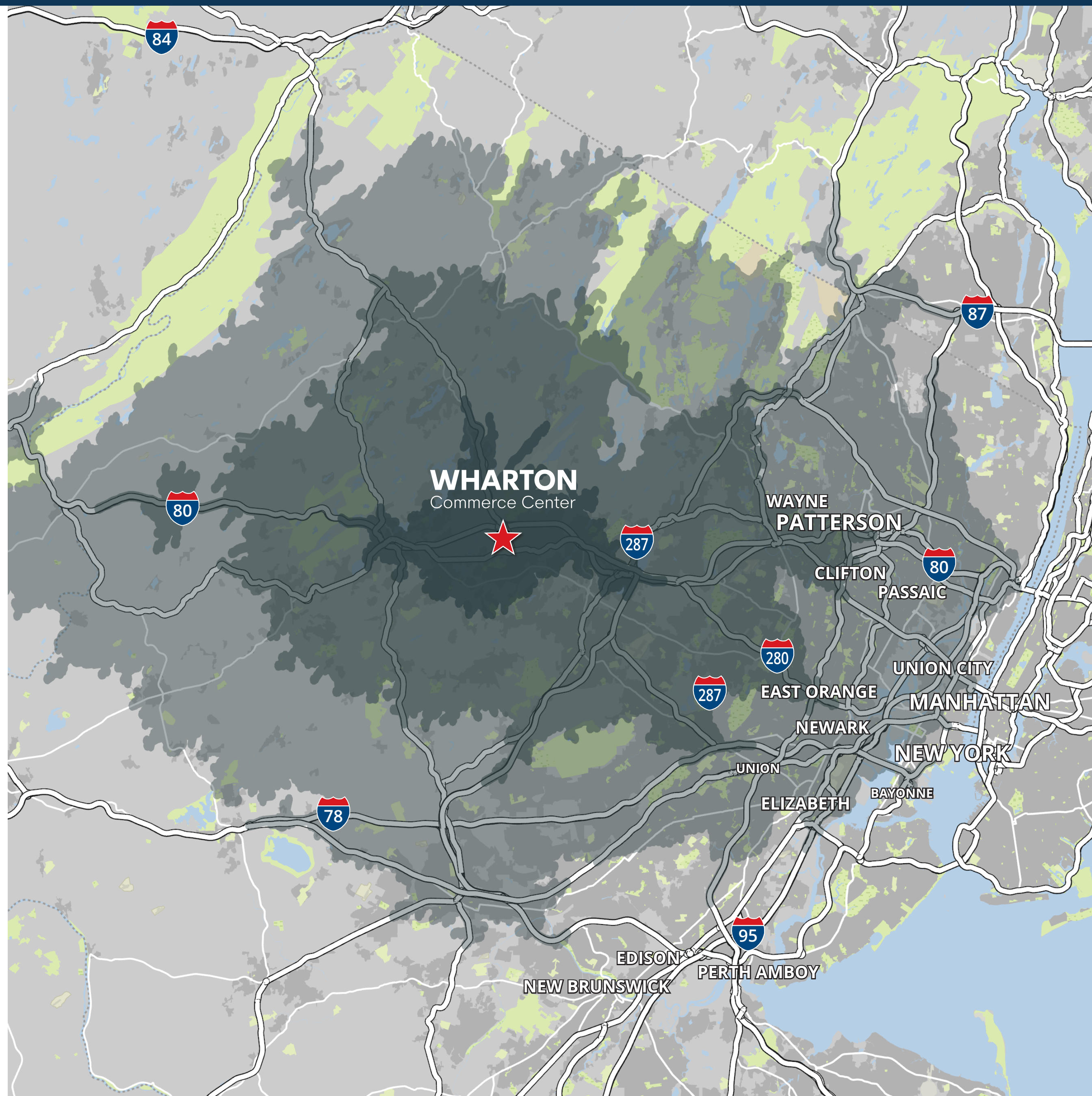
Assemblers / Fabricators			
Average Hourly Earnings			\$20.40
Drive Time	2025 Resident Workers	2020 - 2025 % Change in Resident Workers	2025 Net Commuters
15 Minutes	233	6%	-28
30 Minutes	2,221	9%	830
45 Minutes	9,236	9%	505

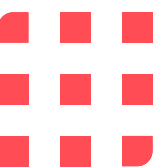


## Wharton Commerce Center

has direct access to significant labor pools along the I-80, I-280 and Highway 94 corridors, providing the ability to pull labor from Northern New Jersey, New York City and Pennsylvania, and allowing access to more than 120,000 workers within a 30-minute drive of the property.

The labor pool surrounding **Wharton Commerce Center** is 6.0% cheaper and exhibits lower annual wage growth compared than that of the Port of NY/NJ submarket.





WHO WE ARE

More than  
a landlord.  
A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

**78M+**

square feet of logistics space

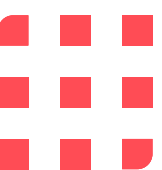
**400+**

warehouse, distribution and cold storage properties

**56M+**

square foot development pipeline





# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Clerestory windows optimizing natural light, creating a healthier working environment

## 100% LEED

Certified or higher on new development

## Up to 75%

Reduction in utility costs due to efficient design

## Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



sustainability

# WHARTON

Commerce Center

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WHARTON, NJ 07885



## Leasing Contact

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## Brookfield Properties

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