



HAMILTON DISTRIBUTION CENTER WEST

652 U.S. ROUTE 130, HAMILTON, NEW JERSEY, 08691

FOR LEASE | 101,200 SF AVAILABLE



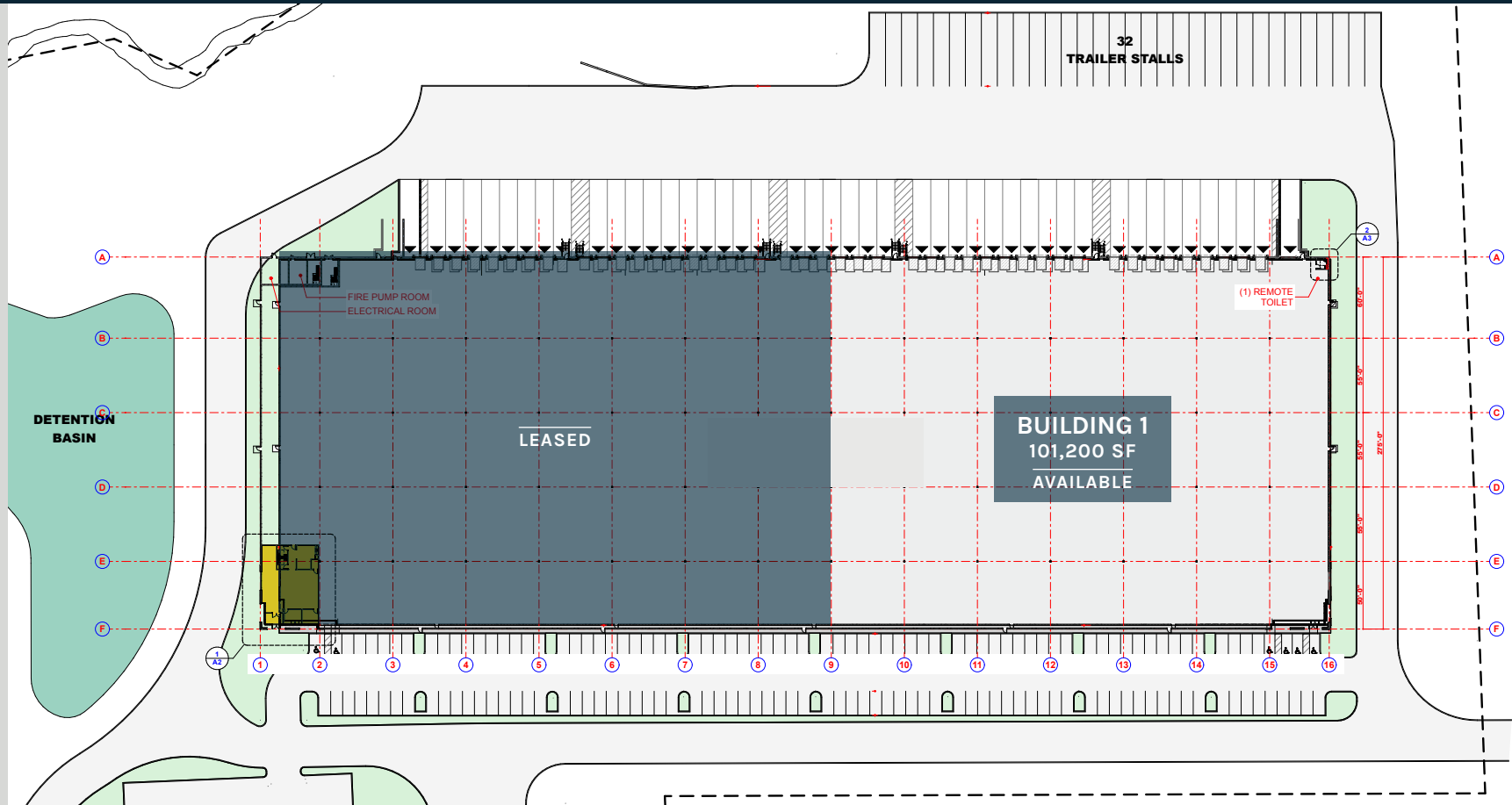
KBC ADVISORS
90 Woodbridge Center Drive, Suite 110
Woodbridge NJ, 07095



Building 1

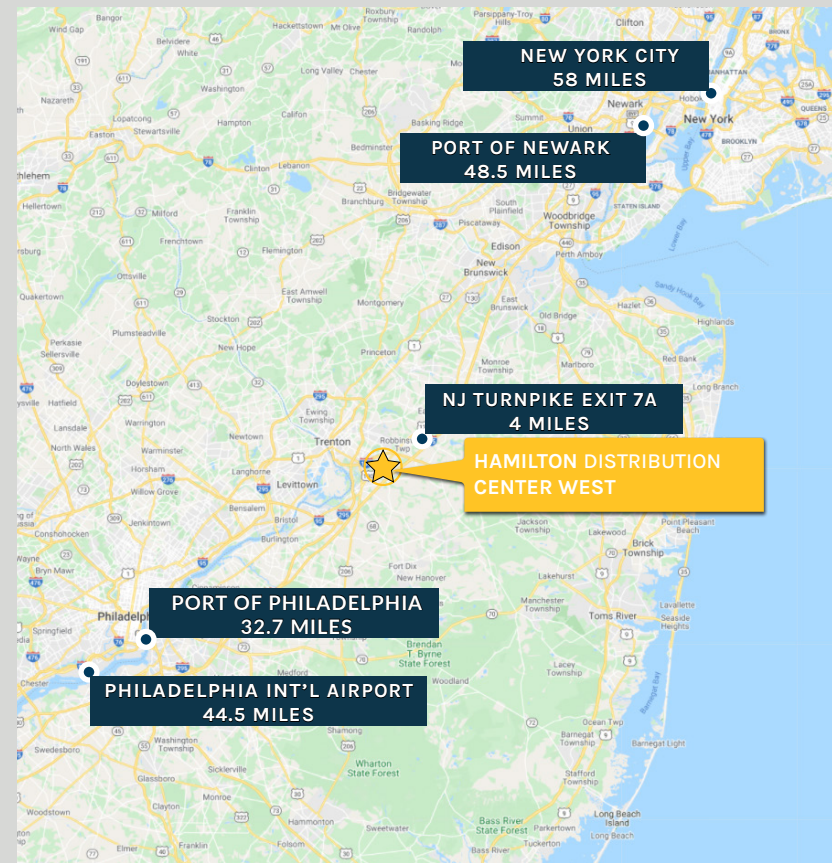
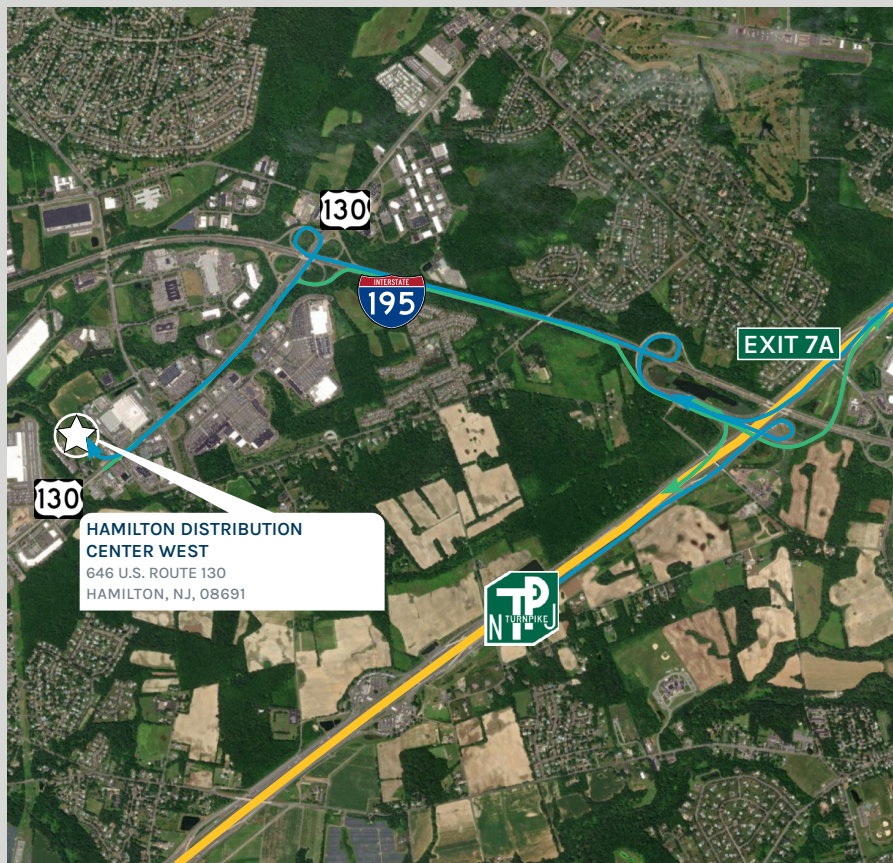
FEATURES

- 101,200 SF Available
- 36' clear height
- ESFR sprinklers
- (22) 9' x 10' loading docks equipped with 40k lb-rated levelers, bumpers & seals.
- (1) 12' x 14' drive-in door
- 70 auto parking spaces
- 32 trailer parking stalls
- 1,000 amps



Location HIGHLIGHTS

- A premier warehouse and distribution hub located midway between New York City and Philadelphia
- Superior access to infrastructure: NJ Turnpike, Interstates 95, 195, and 295, and Route 130
- Region is home to a diverse group of e-commerce, logistics and manufacturing companies including Amazon, Wayfair, Lowe's and Fedex
- Less than 4 miles from NJ Turnpike Exit 7A with direct access to Route 130 and Route 195



ABOUT ARES INDUSTRIAL MANAGEMENT

Ares Real Estate oversees approximately \$104 billion in assets under management as of March 31, 2025. Through its real estate equity strategy, Ares Real Estate is a leading vertically-integrated owner and operator of logistics real estate globally with a portfolio of approximately 590 million square feet. This global footprint is overseen by logistics-focused professionals across large investible markets in the U.S., Europe, Japan, Mexico along with Vietnam and Brazil. Leveraging decades of experience, deep local networks and relationships, and proprietary sourcing capabilities in each of these respective markets, the global logistics team executes across core, value-add and development opportunities to deliver attractive risk-adjusted returns through cycles for investors.



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