



825 Sloan Ave, Hamilton, NJ



420,024 SF

NEW MIDATLANTIC SUPERREGIONAL DISTRIBUTION CENTER

AVAILABLE IMMEDIATELY

MARC PETRELLA

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MICHAEL KIMMEL

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PGIM
REAL ESTATE



Lincoln Equities Group, LLC



PROPERTY SPECIFICATIONS

420,024 SF
SIZE

40'
BUILDING HEIGHT

I-INDUSTRIAL
ZONED

81
TRAILER STORAGE SPACES

368-556
PARKING SPACES

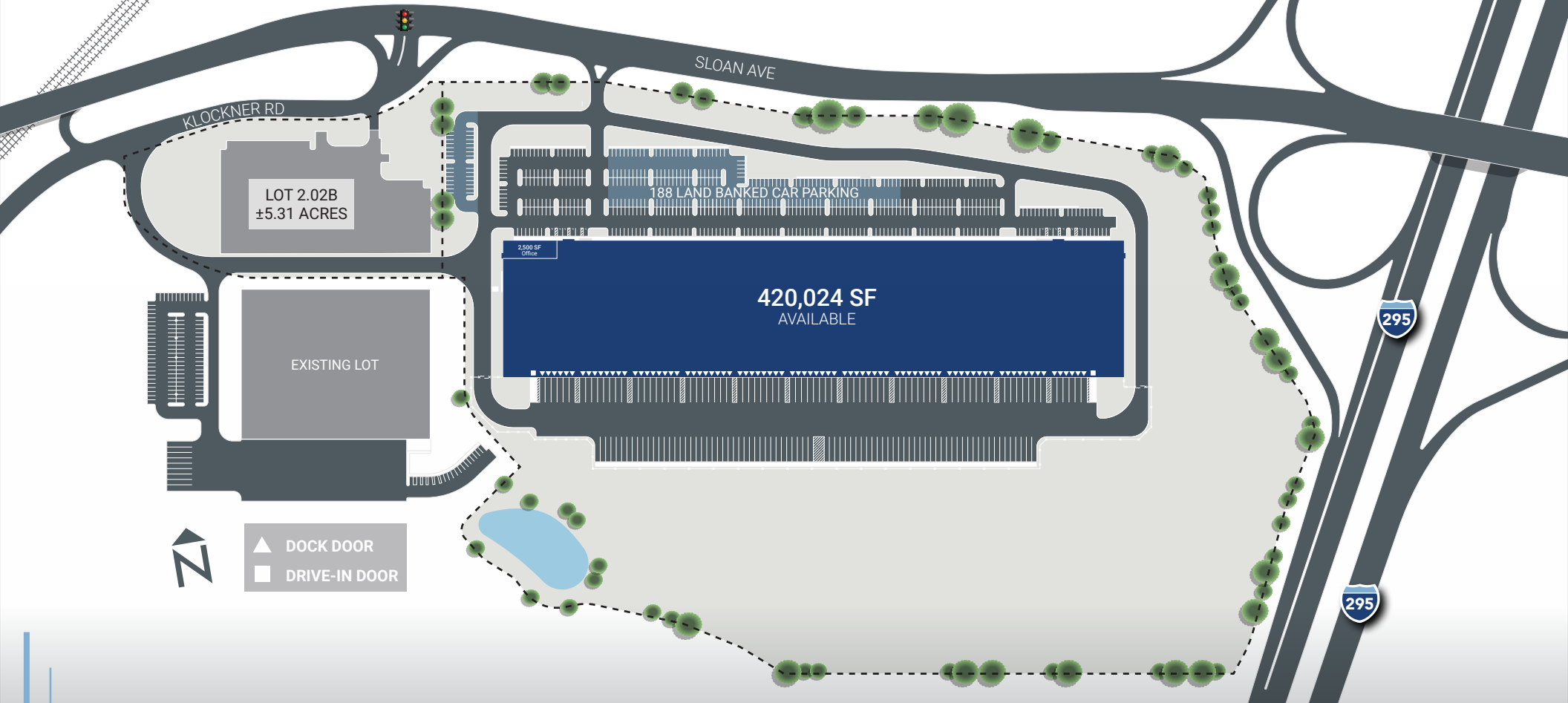
84
DOCK HIGH DOORS

2
DRIVE-INS

50' X 54'
60' SPEED BAY
COLUMN SPACING

300' X 1400'
DIMENSIONS

2,500 SF
SPEC OFFICE
ADDITIONAL TO SUIT



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LOCATION OVERVIEW



WAREHOUSE WORKERS



30% PAST 5-YEAR GROWTH
28,360 WORKER COUNT
\$21.84 AVG HOURLY EARNINGS

FORKLIFT DRIVERS



42% PAST 5-YEAR GROWTH
2,135 WORKER COUNT
\$24.58 AVG HOURLY EARNINGS

*WITHIN 30 MINS

ROUTE 1
1.5 MI | 3 MIN

ROUTE 206
2.8 MI | 6 MIN

825 SLOAN AVE
HAMILTON, NJ

INGRESS →
EGRESS →

EXIT 65A
1.6 MI | 1 MIN

ROUTE 130
7.2 MI | 13 MIN

TP
14.4 MI | 15 MIN
via exit 6

EXIT 7A
11 MI | 14 MIN

195
5.8 MI | 6 MIN

I-95
11.9 MI | 15 MIN

FTZ ELIGIBLE

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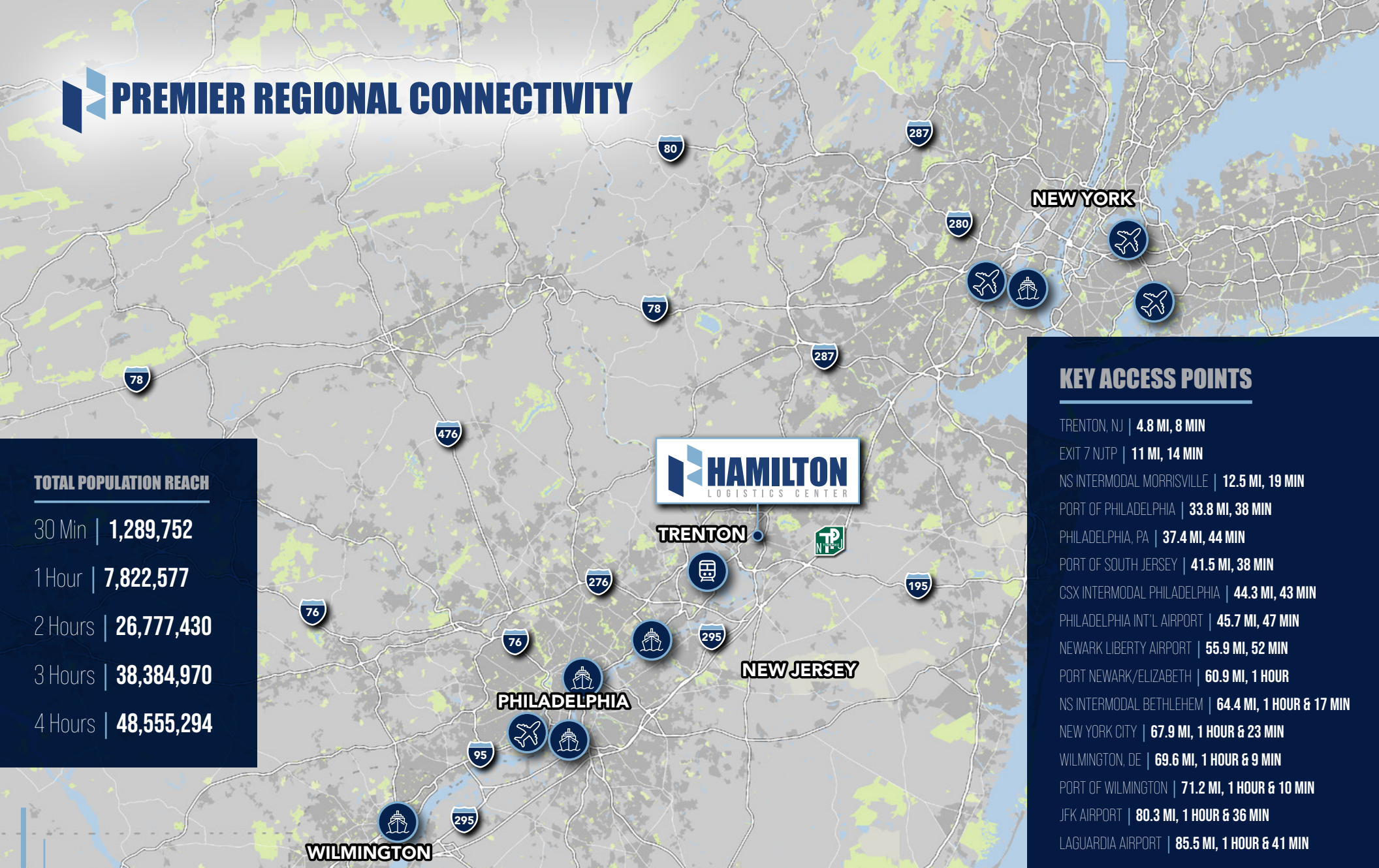
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PREMIER REGIONAL CONNECTIVITY



TOTAL POPULATION REACH

30 Min | **1,289,752**
 1 Hour | **7,822,577**
 2 Hours | **26,777,430**
 3 Hours | **38,384,970**
 4 Hours | **48,555,294**



KEY ACCESS POINTS

- TRENTON, NJ | **4.8 MI, 8 MIN**
- EXIT 7 NJTP | **11 MI, 14 MIN**
- NS INTERMODAL MORRISVILLE | **12.5 MI, 19 MIN**
- PORT OF PHILADELPHIA | **33.8 MI, 38 MIN**
- PHILADELPHIA, PA | **37.4 MI, 44 MIN**
- PORT OF SOUTH JERSEY | **41.5 MI, 38 MIN**
- CSX INTERMODAL PHILADELPHIA | **44.3 MI, 43 MIN**
- PHILADELPHIA INT'L AIRPORT | **45.7 MI, 47 MIN**
- NEWARK LIBERTY AIRPORT | **55.9 MI, 52 MIN**
- PORT NEWARK/ELIZABETH | **60.9 MI, 1 HOUR**
- NS INTERMODAL BETHLEHEM | **64.4 MI, 1 HOUR & 17 MIN**
- NEW YORK CITY | **67.9 MI, 1 HOUR & 23 MIN**
- WILMINGTON, DE | **69.6 MI, 1 HOUR & 9 MIN**
- PORT OF WILMINGTON | **71.2 MI, 1 HOUR & 10 MIN**
- JFK AIRPORT | **80.3 MI, 1 HOUR & 36 MIN**
- LAGUARDIA AIRPORT | **85.5 MI, 1 HOUR & 41 MIN**

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