



825 Sloan Ave, Hamilton, NJ



420,024 SF

NEW MIDATLANTIC SUPERREGIONAL DISTRIBUTION CENTER

Q1 2026 DELIVERY

MARC PETRELLA

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PGIM
REAL ESTATE



Lincoln Equities Group, LLC



PROPERTY SPECIFICATIONS

420,024 SF
SIZE

I-INDUSTRIAL
ZONED

368-556
PARKING SPACES

2
DRIVE-INS

300' X 1400'
DIMENSIONS

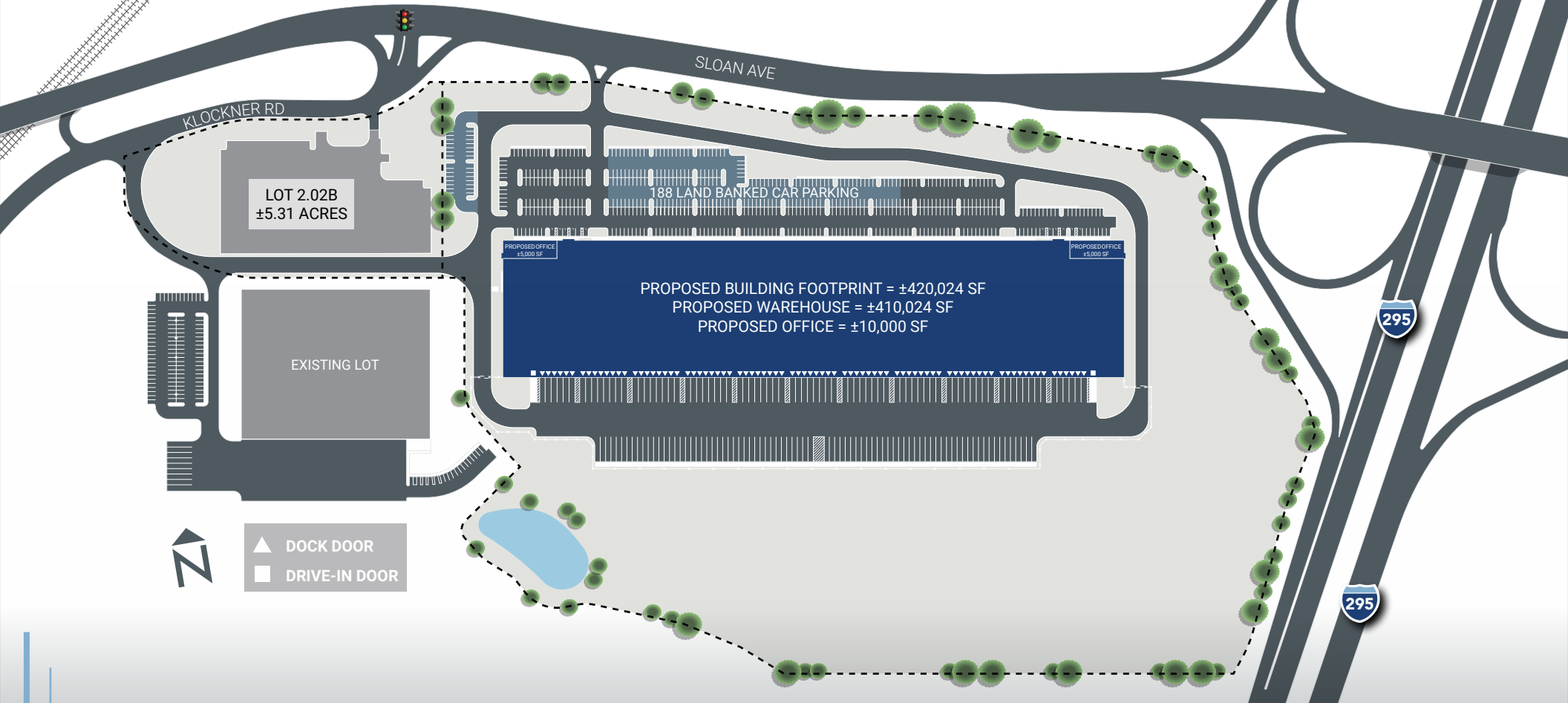
40'
BUILDING HEIGHT

81
TRAILER STORAGE SPACES

84
DOCK HIGH DOORS

50' X 54'
60' SPEED BAY
COLUMN SPACING

2,200 SF
SPEC OFFICE
ADDITIONAL TO SUIT



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LOCATION OVERVIEW



WAREHOUSE WORKERS

 **30%**
28,360
\$21.84

FORKLIFT DRIVERS

 **42%**
2,135
\$24.58

*WITHIN 30

ROUTE 1
1.5 MI | 3

ROUTE 206
2.8 MI | 6

825 SLOAN AVE
HAMILTON, NJ

INGRESS →
EGRESS →

EXIT 65A
.6 MI | 1 MIN

ROUTE 130
7.2 MI | 13

TP
14.4 MI | 15 MIN

EXIT 7A
11 MI | 14

195
5.8 MI | 6

I-95
11.9 MI | 15

FTZ ELIGIBLE

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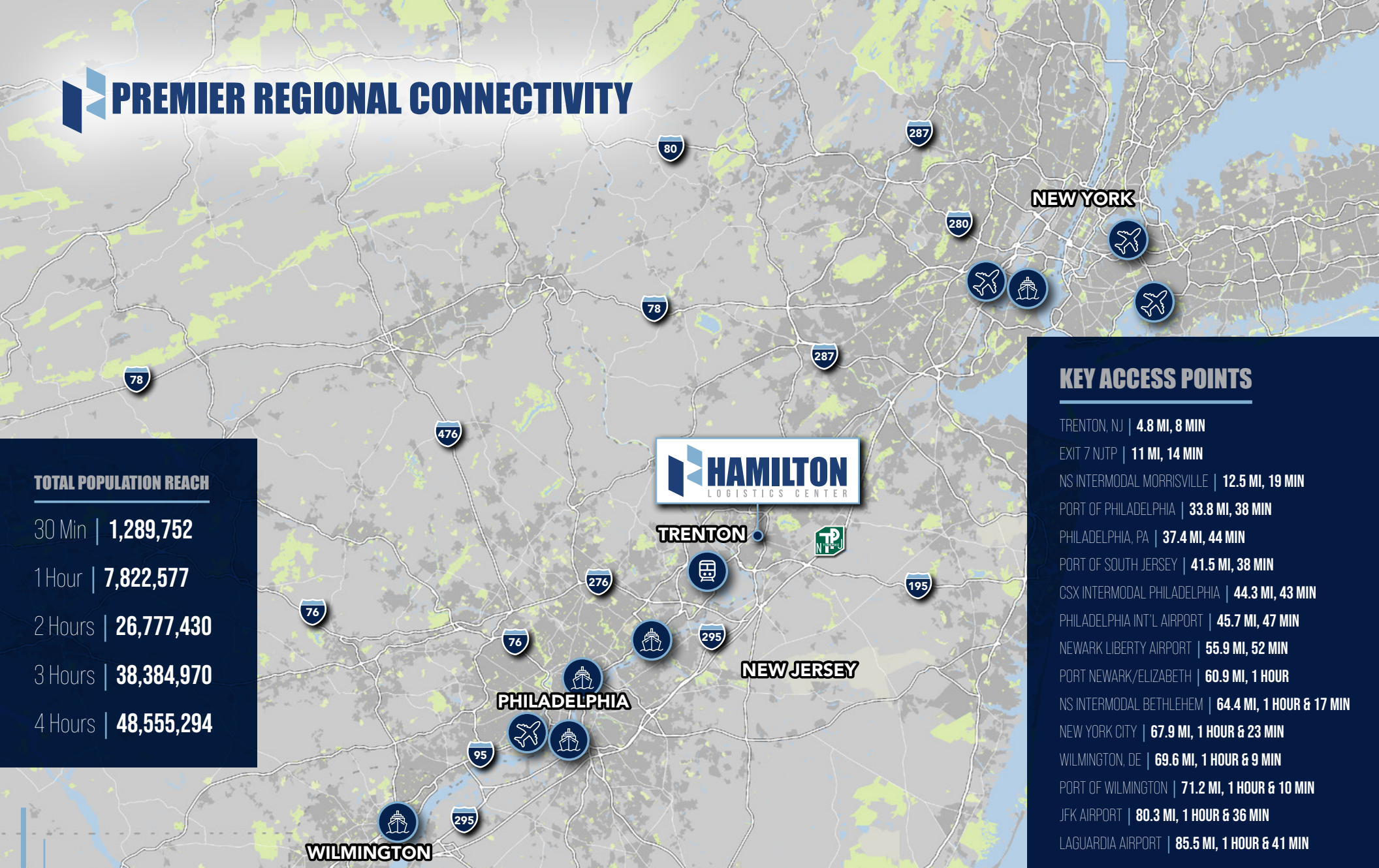
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PREMIER REGIONAL CONNECTIVITY



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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