BGRE

20-40 Harry Shupe Boulevard

WHARTON NJ 07885



FOR LEASE

180,000 SF Available

BGRE

On the ground.
By your side.

Real estate works better when the people behind it understand your business.

That’s why our teams stay close —to our properties, our markets, and the businesses that operate within them. We bring local knowledge and hands-on operating experience to the relationship, backed by the reach and resources of a global real estate platform.

For you, that means a partner who understands what it takes to keep your operation moving. A team that listens, responds, and works alongside you as your needs change. And access to ideas, capabilities, and experience drawn from a global network.

Because the best real estate relationships aren’t managed from a distance. They’re built on the ground.



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90M+
square feet of logistics space

680+
warehouse, distribution and cold storage properties

83M+
square foot logistics development pipeline



Building Highlights

56
Automobile Parking

32’
Clear Height

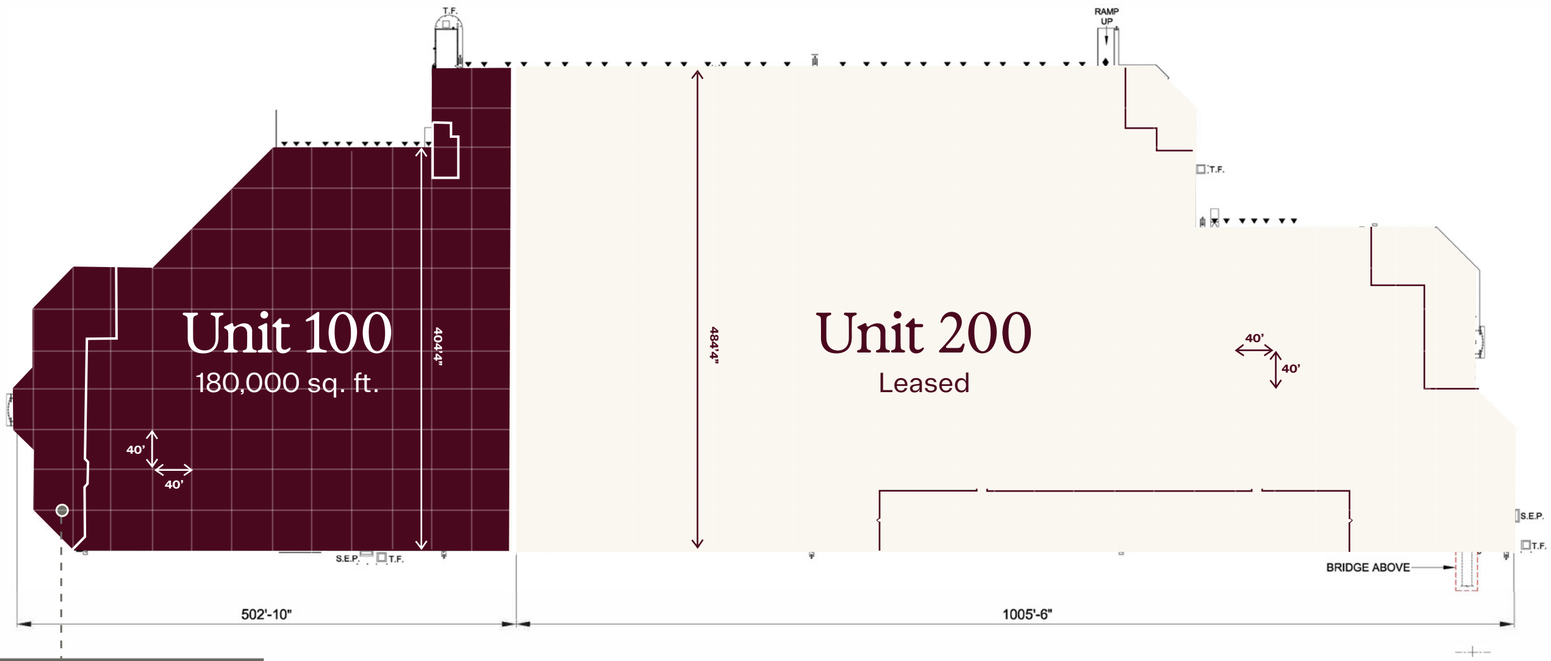
40’x40’
Column Spacing

15
Dock Doors

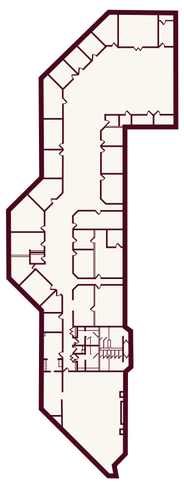
110’
Truck Court Depth

Building Specs

Building Size	609,425 sq. ft.
Available	180,000 sq. ft
Office Space	17,410 sq. ft.
Clear Height	30’6” - 32’
Column Spacing	40’ x 40’
Dimensions	502’10” W × 404’4”– 484’4” D
Dock Doors	15
Automobile Parking	56

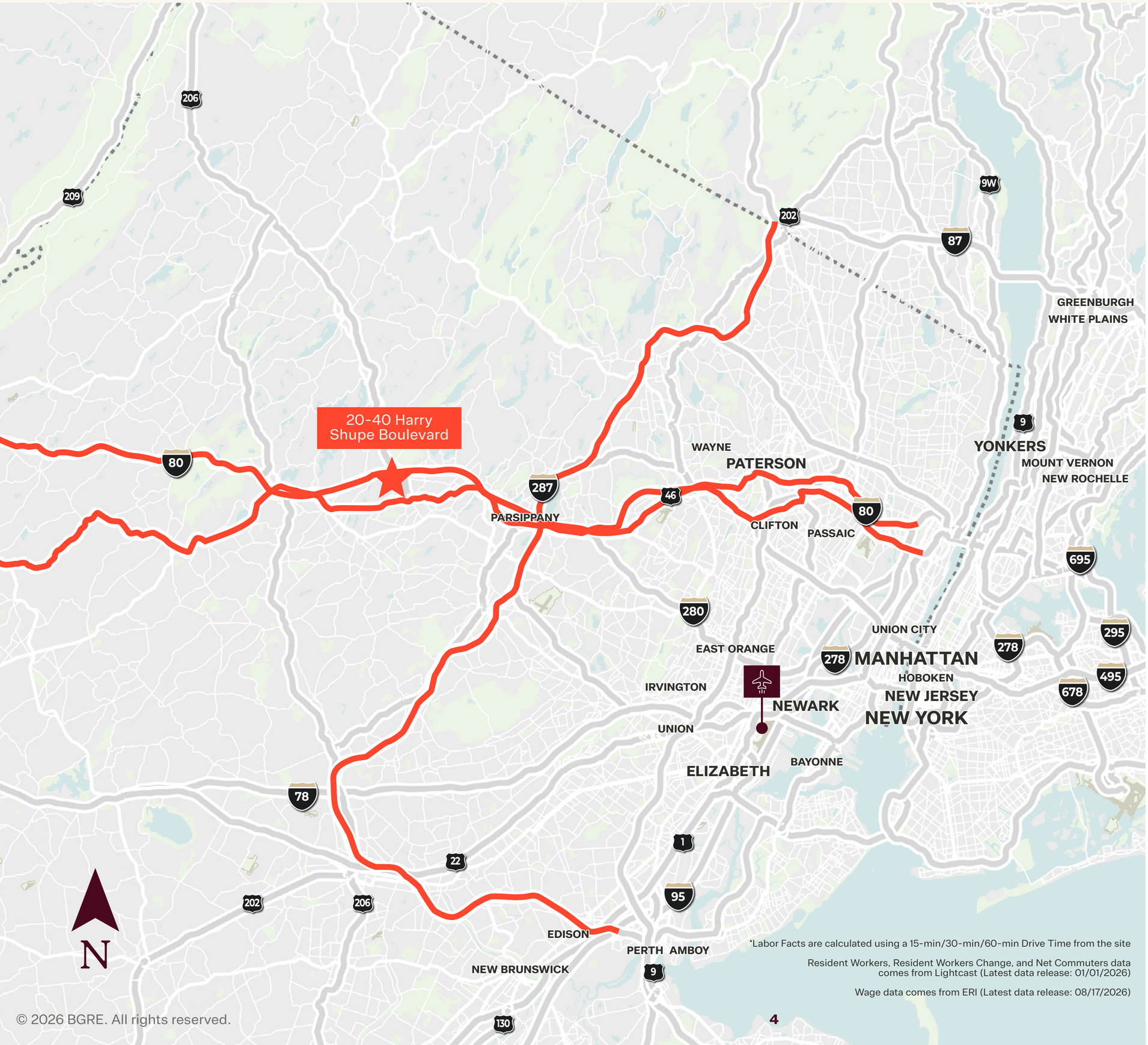


17,410 sq. ft. Office Space



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Area Map & Key Distances



*Labor Facts are calculated using a 15-min/30-min/60-min Drive Time from the site

Resident Workers, Resident Workers Change, and Net Commuters data comes from Lightcast (Latest data release: 01/01/2026)

Wage data comes from ERI (Latest data release: 08/17/2026)

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Key Distances

Route 80	**>1 mi**
Route 46	**>1 mi**
Route 287	**11 mi**
Newark Airport/ Port of Newark	**33 mi**

Demographics

15 min	**130,999**
30 min	**886,057**
45 min	**3,619,075**

Warehouse Workers

2025 Resident Workers

15 min	**671**
30 min	**18,780**
60 min	**85,821**

Average Hourly Earnings: **$20.24**

Forklift Labor

2025 Resident Workers

15 min	**45**
30 min	**1,282**
60 min	**6,765**

Average Hourly Earnings: **$20.24**

Manufacturers & Fabricators

2025 Resident Workers

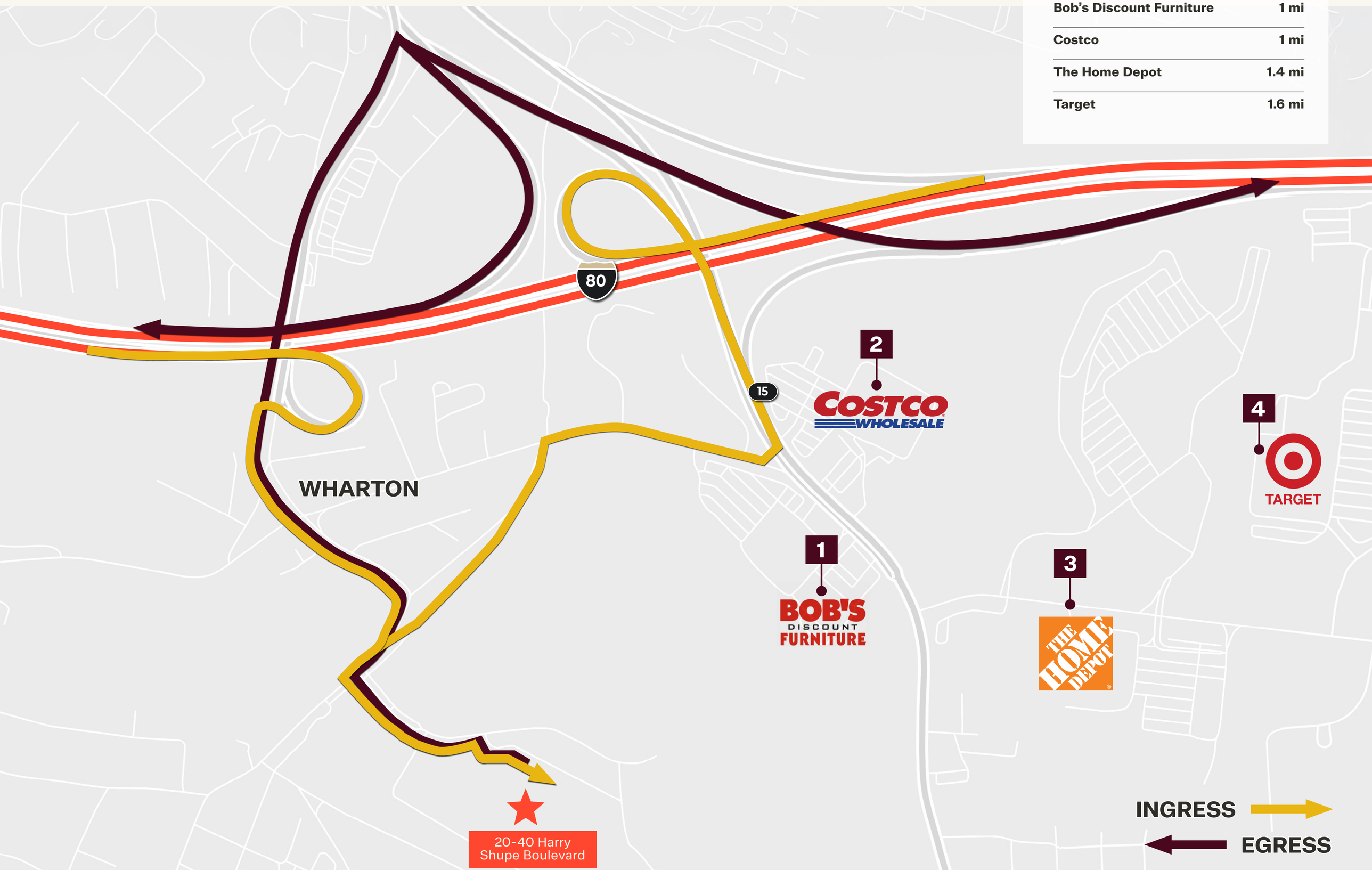
15 min	**119**
30 min	**3,090**
60 min	**11,721**

Average Hourly Earnings: **$20.24**

Connectivity & Corporate Neighbors

Key Distances

Bob's Discount Furniture	**1 mi**
Costco	**1 mi**
The Home Depot	**1.4 mi**
Target	**1.6 mi**



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Sustainability that *delivers value.*

We focus on practical sustainability improvements that can lower utility use and costs, improve building performance and strengthen resilience — while working alongside you to explore energy solutions shaped around your needs.

- **Efficiency that can lower costs.** Energy-efficient building improvements can reduce utility use and costs while supporting a more comfortable workplace.
- **Better information.** Building performance data gives you greater visibility into how your space is operating, helping inform decisions, and support ESG reporting.
- **Energy, shaped around your needs.** We start with your operation and your priorities. Together, we can explore renewables, battery storage, EV charging and emerging technologies — focusing on what makes sense for your business.
- **A partner as your needs evolve.** We work alongside you throughout your lease, with solutions that can adapt as your operational and energy needs change.

GREEN LEASE LEADER
GOLD



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