

# BRIDGE POINT CONSTITUTION

10 CONSTITUTION AVENUE PISCATAWAY, NJ 08854



## 147,620 SF | DIVISIBLE

AVAILABLE IMMEDIATELY



MARC PETRELLA +1 732 261 6317  
marc.petrella@kbcadvisors.com

ANDREW SIEMSEN +1 201 306 5019  
andrew.siemsen@kbcadvisors.com

MICHAEL KIMMEL +1 410 241 1815  
michael.kimmel@kbcadvisors.com

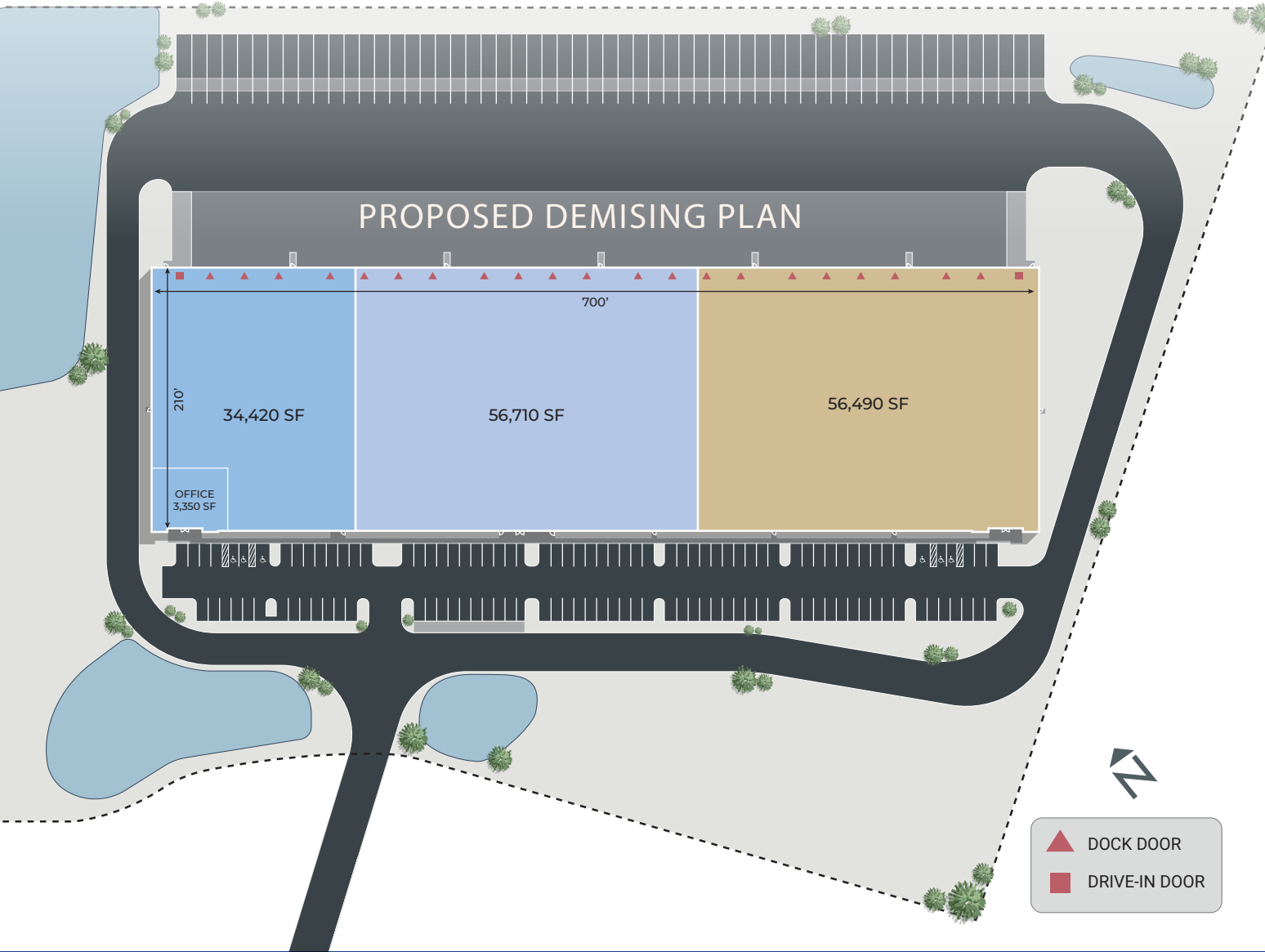
JULES J. NISSIM +1 201 460 3384  
jules.nissim@cushwake.com

KIM BACH +1 732 403 7714  
kimberly.bach@cushwake.com



90 Woodbridge Center Drive, Ste. 110, Woodbridge, NJ 07095

# SITE PLAN AND KEY FEATURES



**FREE-STANDING**  
Opportunity

**147,620 SF | DIVISIBLE**  
Available

**41**  
Dock Doors

**57**  
Trailer Parking Spaces

**118**  
Auto Parking Spaces

**36'**  
Clear Height

**3,350 SF**  
Spec Office Complete



# ACCESS MAP



## LABOR FACTS

### WAREHOUSE WORKERS

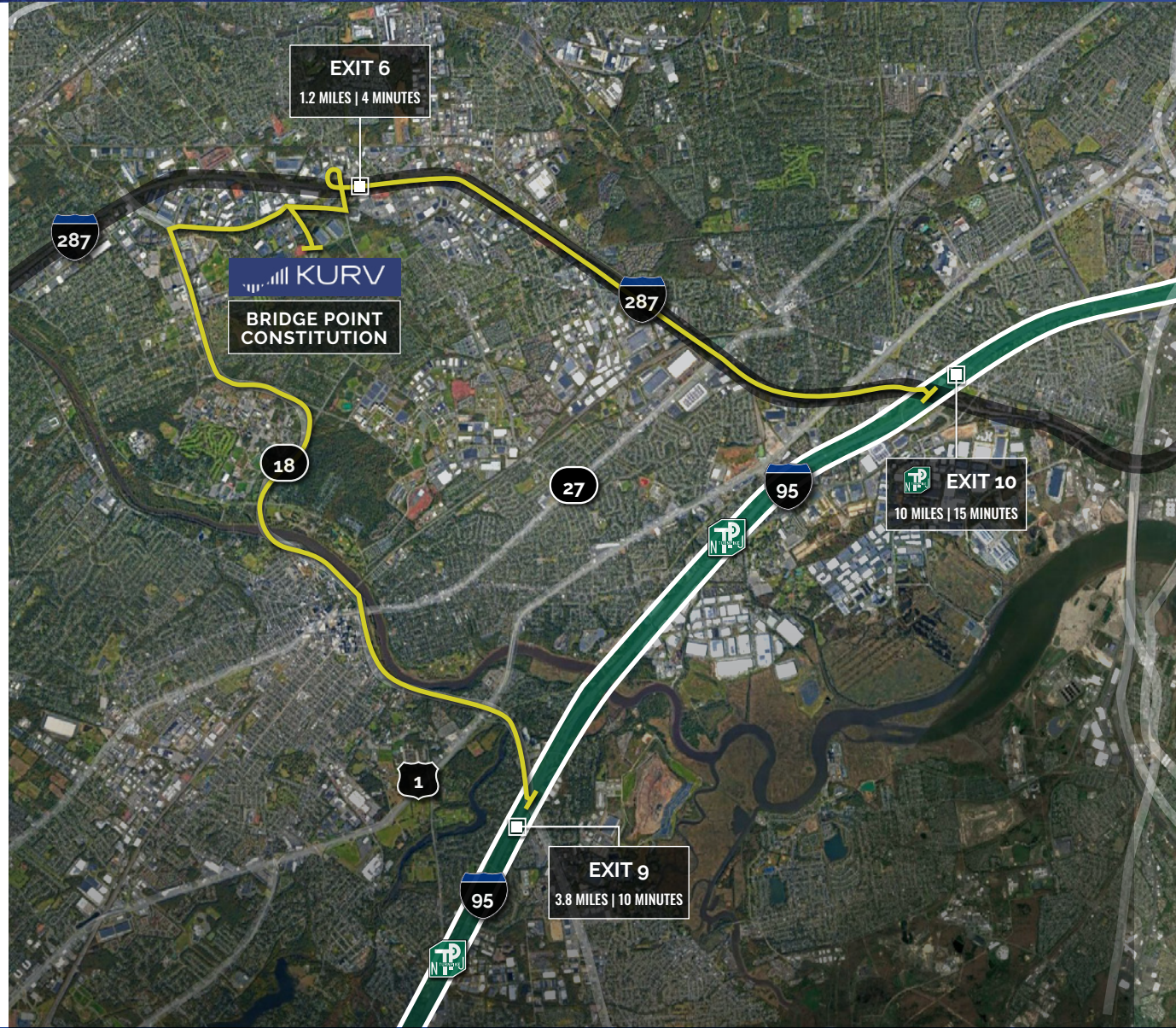
**15%** GROWTH IN WORKERS  
OVER LAST FIVE YEARS

**\$19.57** AVERAGE HOURLY  
EARNINGS

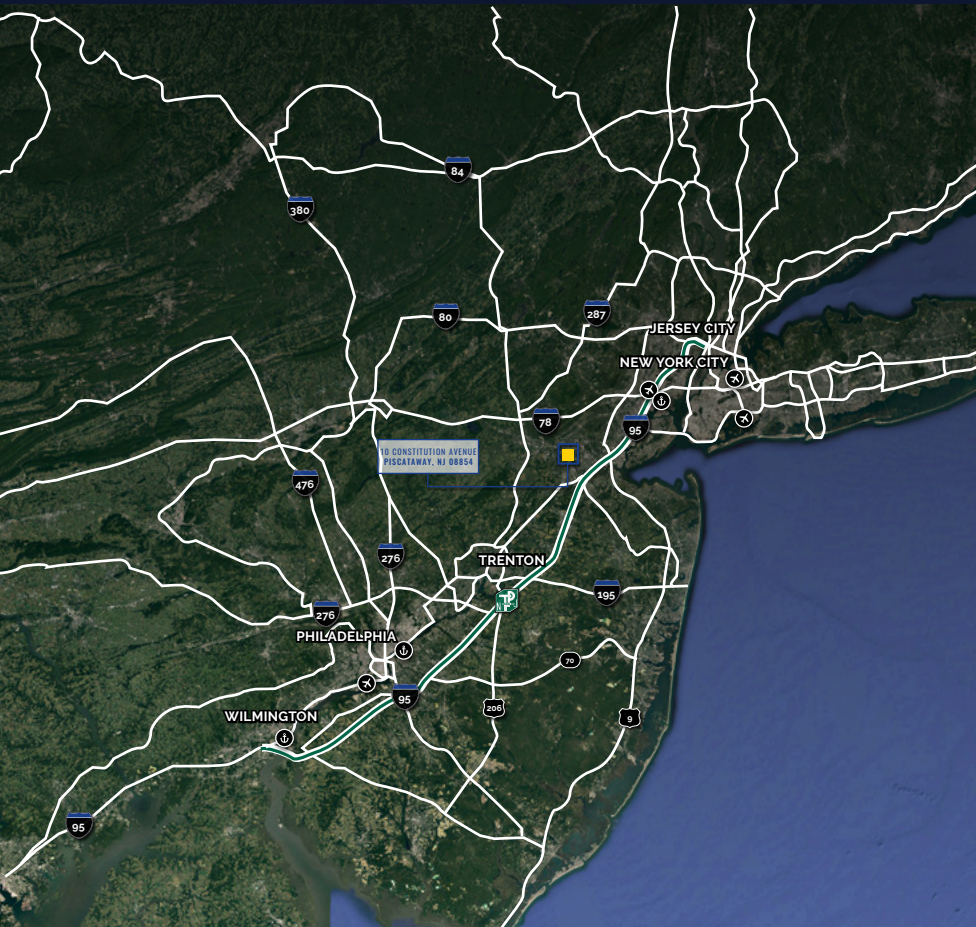
### FORKLIFT DRIVERS

**46%** GROWTH IN WORKERS  
OVER LAST FIVE YEARS

**\$22.10** AVERAGE HOURLY  
EARNINGS



# REGIONAL ACCESS AND DISTRIBUTION REACH



## KEY ACCESS POINTS

	NEWARK LIBERTY INT'L AIRPORT	25 MI	30 MIN
	PORT NEWARK/ ELIZABETH	25 MI	30 MIN
	TRENTON, NJ	35 MI	50 MIN
	HOLLAND TUNNEL	40 MI	50 MIN
	NEW YORK, NY	40 MI	55 MIN
	JOHN F. KENNEDY AIRPORT	50 MI	1.1 HRS
	LaGUARDIA AIRPORT	50 MI	1.1 HR
	PHILAPORT	70 MI	1.2 HRS
	PHILADELPHIA, PA	70 MI	1.2 HRS
	PHILADELPHIA INT'L AIRPORT	80 MI	1.5 HRS
	WILMINGTON, DE	100 MI	1.8 HRS
	PORT OF WILMINGTON	100 MI	1.8 HRS

## DISTRIBUTION REACH

2022 TOTAL POPULATION

**1.6M**

30 MIN

**9.4M**

60 MIN

**28M**

120 MIN

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# ABOUT KURV INDUSTRIAL



## 72+ MILLION SF WORLDWIDE

KURV is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



### AWARDS

Developer of the Year, NAIOP SoCal	2023	Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
Green Lease Leader with Gold Recognition	2023	Developer of the Year, NAIOP Chicago	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2023, 2021	Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
BOMA TOBY Award, Miami & Southern Region	2023, 2022	Deal of the Year, NAIOP New Jersey	2020, 2018
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017	Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018	Community Appearance Award, City of Fort Lauderdale	2019, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022	Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Project of the Year, NAIOP SoCal	2024, 2022	Project of the Year, NAIOP South Florida	2017
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021	Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014
Industrial TOBY Award Pacific Northwest Region	2024	Deal of the Year - San Francisco Business Journal	2024
Industrial TOBY Award Seattle King County	2023		