FOR LEASE

844,373 SF AVAILABLE

703 Bartley-Chester Road, Mount Olive, New Jersey



OCCUPANCY	38' – 49'	94	±400	6 MILES
Please Call	Clear Height	Docks	Trailer Parking	To I-80 @ Exit 27A Toll Free

JASON GOLDMAN
+1 201 280 5360
JASON.GOLDMAN@KBCADVISORS.COM

MICHAEL KIMMEL
+1 410 241 1815
MICHAEL.KIMMEL@KBCADVISORS.COM

ANDREW SIEMSEN
+1 201 306 5019
ANDREW.SIEMSEN@KBCADVISORS.COM

KBC ADVISORS | NEW JERSEY
90 WOODBRIDGE CENTER DRIVE, SUITE 110
WOODBRIDGE, NJ 07095

AFFINIUS® CAPITAL

KBCADVISORS

PROPERTY SPECS



±844,373 SF
Suite

38′ – 49′
Clear Height

94
Dock High Doors

±400
Trailer Storage Spaces

1,600 Amps
Power

$2.01 PSF
RE Taxes

$0.60 PSF
CAM
*Excludes Snow and Landscaping plus PM Fee

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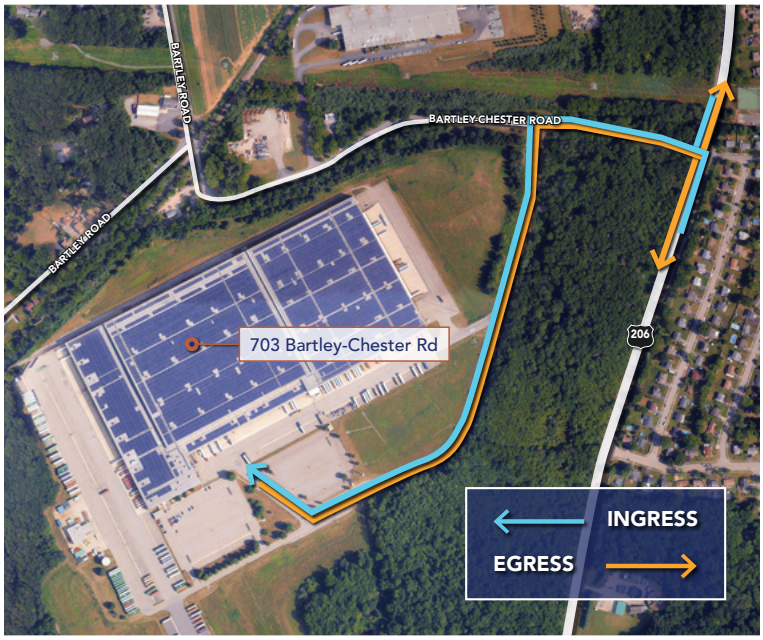
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PREMIER REGIONAL CONNECTIVITY



703 Bartley-Chester Rd

NEWARK LIBERTY AIRPORT

PORT NEWARK/ELIZABETH

NEWARK

MANHATTAN

PHILAPORT

PHILADELPHIA CENTER CITY

KEY ACCESS POINTS

UPS	24 Miles
FEDEX	38 Miles
NEWARK LIBERTY INT'L AIRPORT	43 Miles
PORT NEWARK/ELIZABETH	46 Miles
NEW YORK	50 Miles
PHILAPORT	78 Miles
PHILADELPHIA	82 Miles

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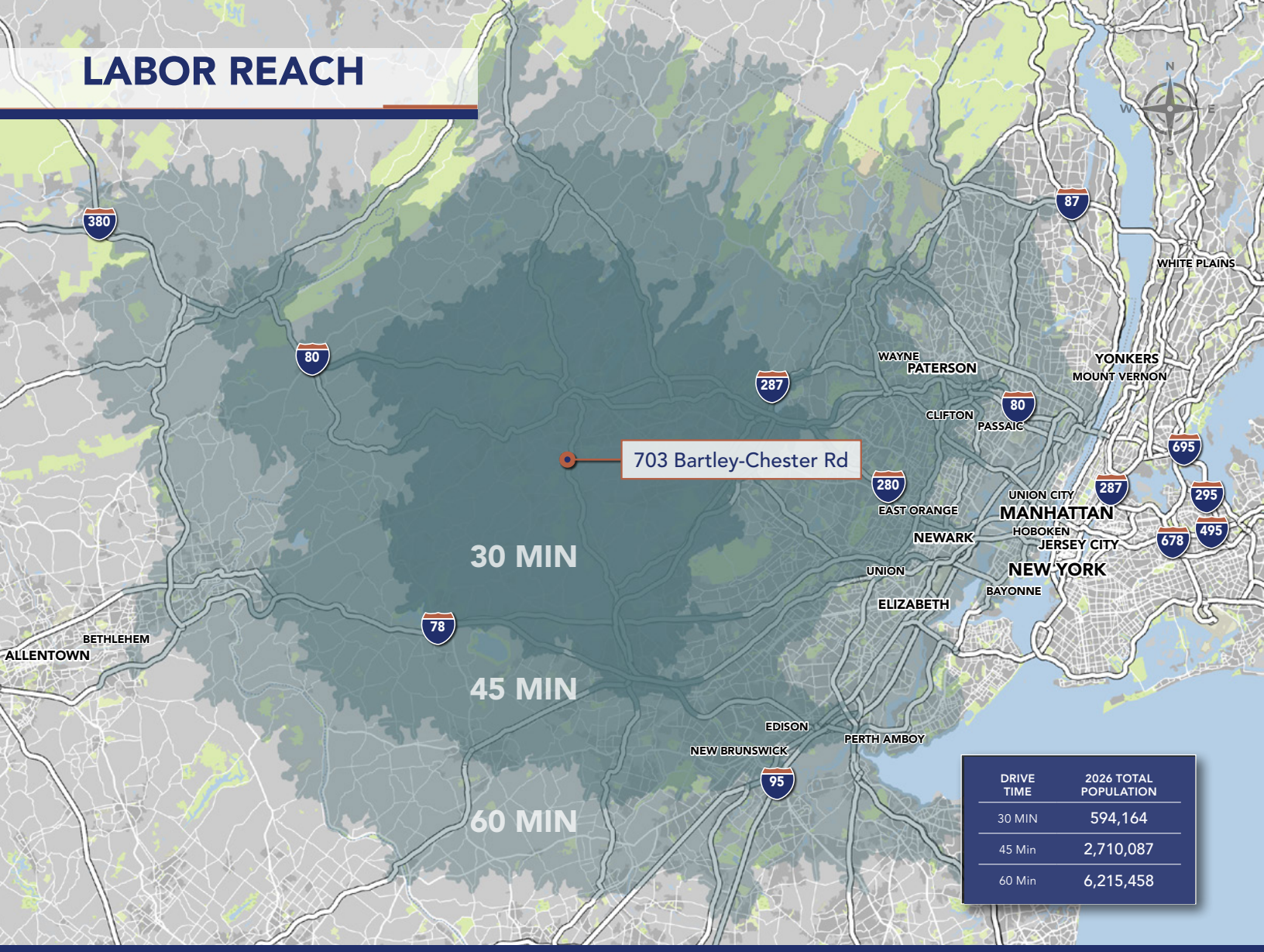
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LABOR REACH



DRIVE TIME	2026 TOTAL POPULATION
30 MIN	594,164
45 Min	2,710,087
60 Min	6,215,458

WAREHOUSE WORKERS

$20.14 Average Hourly Earnings

	2020 - 2025 Δ in Res. Workers	2025 Net Commuters	2025 Resident Workers
30 MIN	7%	-1,086	8,986
45 Min	7%	-52	49,313
60 Min	5%	11,765	158,511

FORKLIFT DRIVERS

$22.41 Average Hourly Earnings

	2020 - 2025 Δ in Res. Workers	2025 Net Commuters	2025 Resident Workers
30 MIN	16%	-110	488
45 Min	20%	-433	3,135
60 Min	16%	296	11,688

ASSEMBLERS & FABRICATORS

$22.61 Average Hourly Earnings

	2020 - 2025 Δ in Res. Workers	2025 Net Commuters	2025 Resident Workers
30 MIN	6%	-16	1,353
45 Min	8%	989	6,663
60 Min	5%	1,378	18,097

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