



# CORE5 KELLY LOGISTICS PARK AT CARNEYS POINT

Route 40, Carneys Point, New Jersey 08069

**±3.8 MSF Available for Sale or Lease**



LEASINGAGENTS



DEVELOPERS



# PROPERTY SPECIFICATIONS

**±3.8 MSF**  
ACROSS 5 BUILDINGS

**4.0 MILES**  
TO NJ TURNPIKE

**52,204**  
WORKERS WITHIN 15 MINUTES

**35 MILES**  
TO PHILADELPHIA

**20 MILLION**  
PEOPLE WITHIN 150 MILES

**8%**  
PROJECTED LABOR GROWTH

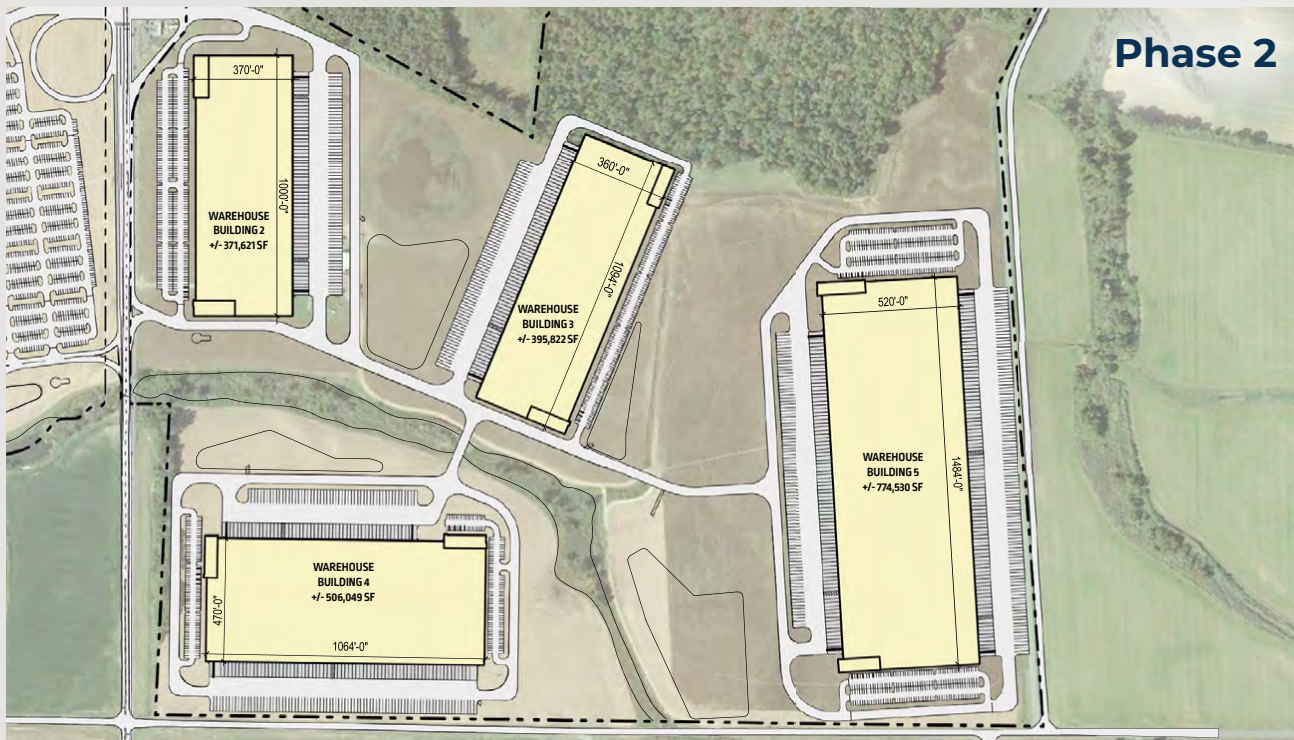
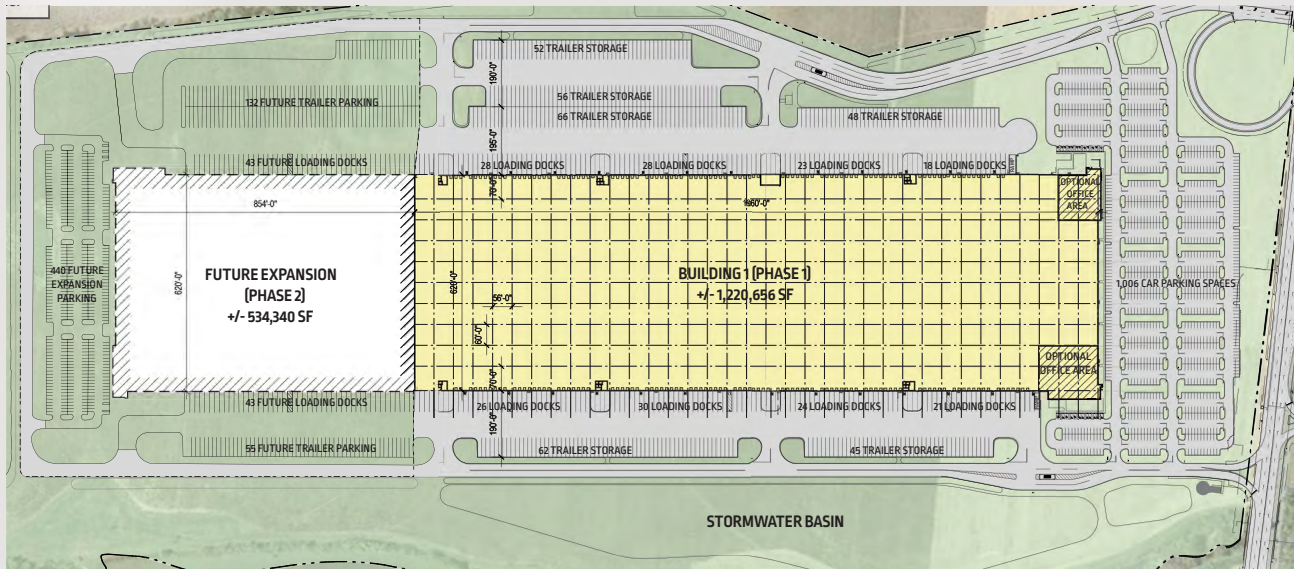
**2.8 MILES**  
TO I-295

**14,894**  
REGIONAL JOB SEEKERS





## Phase 1



**±3.8 MSF**

**5 Buildings**

**2 Phases**

**Core5 Kelly Logistics Park at Carneys Point** is a premier ±3.8 million-square-foot master-planned park located in the Northeast/Mid-Atlantic area in a federal Opportunity Zone.

The property's state-of-the-art design includes full circulation at all buildings, market-leading loading and auto/trailer parking components, 40' clear heights, ESFR sprinkler, and LED lighting.



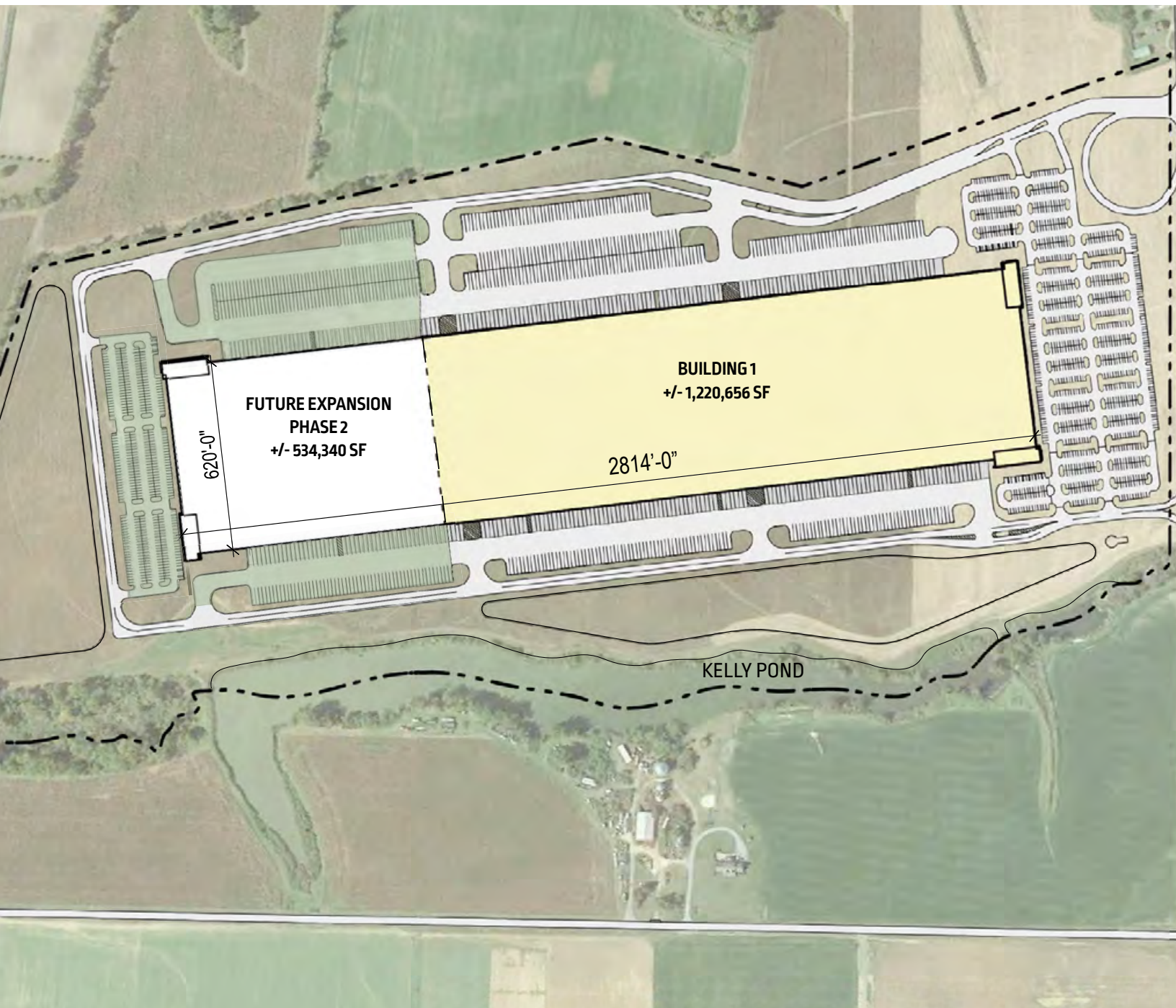
# DIRECT ACCESS TO MAJOR HIGHWAYS



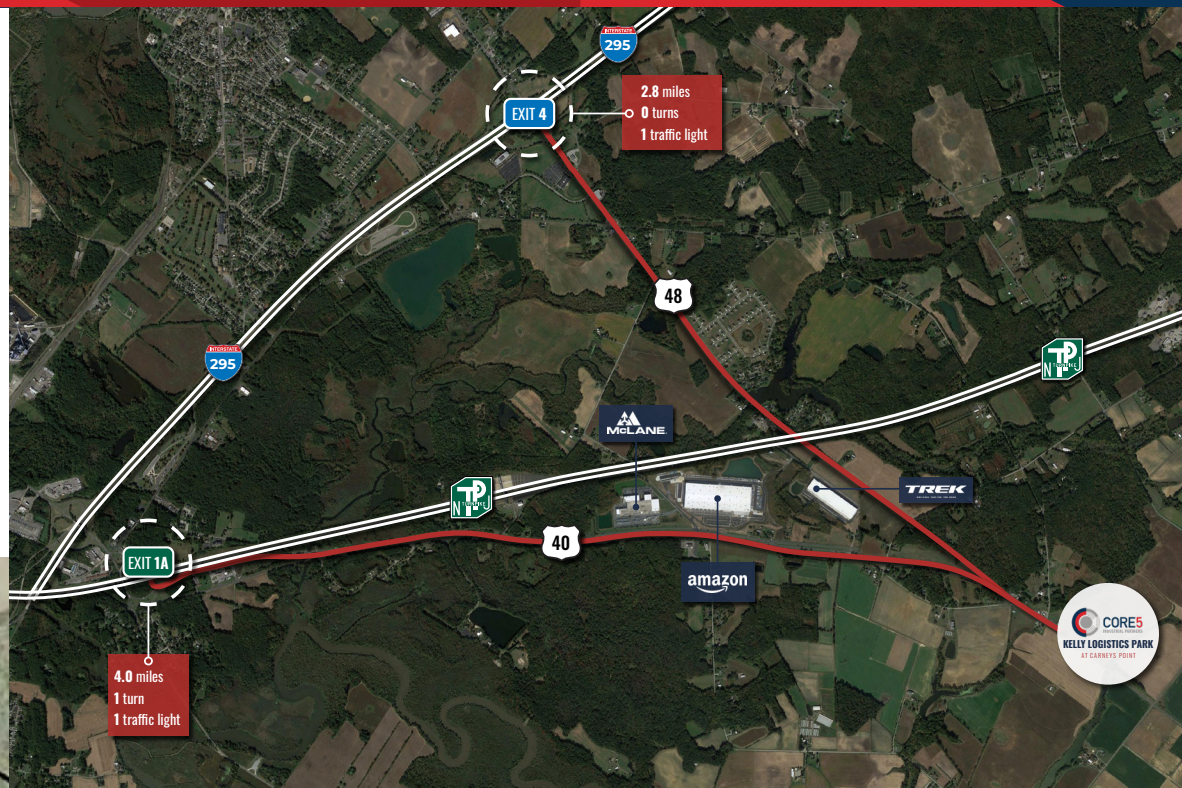
**2.8 MILES**  
to Interstate 295  
Exit 4



**4.0 MILES**  
to the NJ Turnpike  
Exit 1a









# VARIOUS SIZES TO ACCOMMODATE MULTIPLE BUSINESS TYPES



## BUILDING 1

<b>Building Area</b>	1,754,996 SF
<b>Loading Docks</b>	284
<b>Drive-In Doors</b>	2
<b>Trailer Parking</b>	516
<b>Car Parking</b>	1,450



## BUILDING 2

<b>Building Area</b>	371,621 SF
<b>Loading Docks</b>	51
<b>Drive-In Doors</b>	2
<b>Trailer Parking</b>	71
<b>Car Parking</b>	345



## BUILDING 3

<b>Building Area</b>	395,822 SF
<b>Loading Docks</b>	59
<b>Drive-In Doors</b>	2
<b>Trailer Parking</b>	71
<b>Car Parking</b>	219



## BUILDING 4

<b>Building Area</b>	506,049 SF
<b>Loading Docks</b>	105
<b>Drive-In Doors</b>	4
<b>Trailer Parking</b>	139
<b>Car Parking</b>	232



## BUILDING 5

<b>Building Area</b>	774,530 SF
<b>Loading Docks</b>	161
<b>Drive-In Doors</b>	4
<b>Trailer Parking</b>	211
<b>Car Parking</b>	470

# ACCESS TO MAJOR DESTINATIONS AND POPULATION HUBS





## DISTANCE TO MAJOR DESTINATIONS



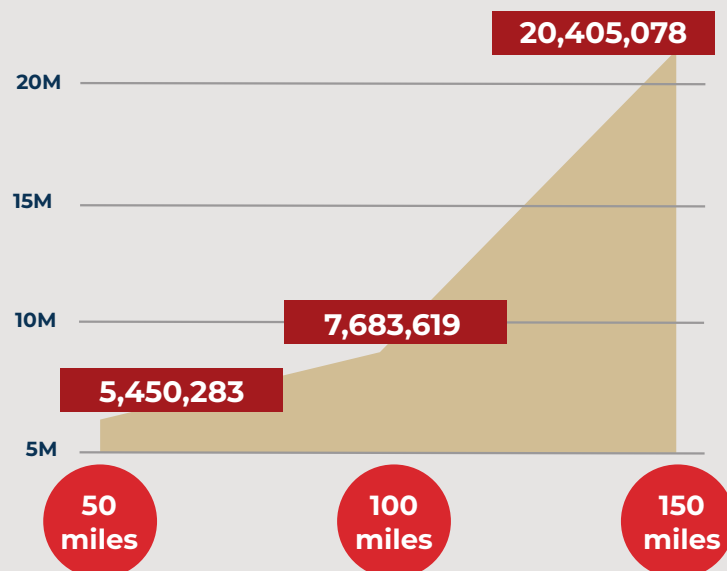
**112 MILES**  
to the Port Newark/  
Elizabeth



**34 MILES**  
to Philadelphia

<b>Port of Wilmington</b>	11 Miles
<b>Port of Philadelphia</b>	35 Miles
<b>Baltimore</b>	76 Miles
<b>Newark Airport</b>	110 miles
<b>Washington D.C.</b>	113 Miles
<b>New York</b>	135 miles
<b>Boston</b>	332 Miles

## PROXIMITY TO PEOPLE



# SURPLUS OF WAREHOUSE LABOR WITHIN A 45 MINUTE COMMUTE TIME

0-15  
minutes

16-25  
minutes

26-45  
minutes

## DRIVE TIME

	0-15 minutes	16-25 minutes	26-45 minutes
Total Labor Population	52,204	610,376	1,633,116
2021 Labor Force Employed	30,953	357,448	981,244
Labor Force Participation Rate	63.90%	59.50%	64.90%
Transportation/ Warehouse workers	1,866	21,377	48,772

OCCUPATIONS: Industrial Truck and Tractor Operators, Laborers and Freight, Stock, and Material Movers, Hand, Packers and Packagers, Hand, Stockers and Order Fillers, Material Moving Workers, All Other

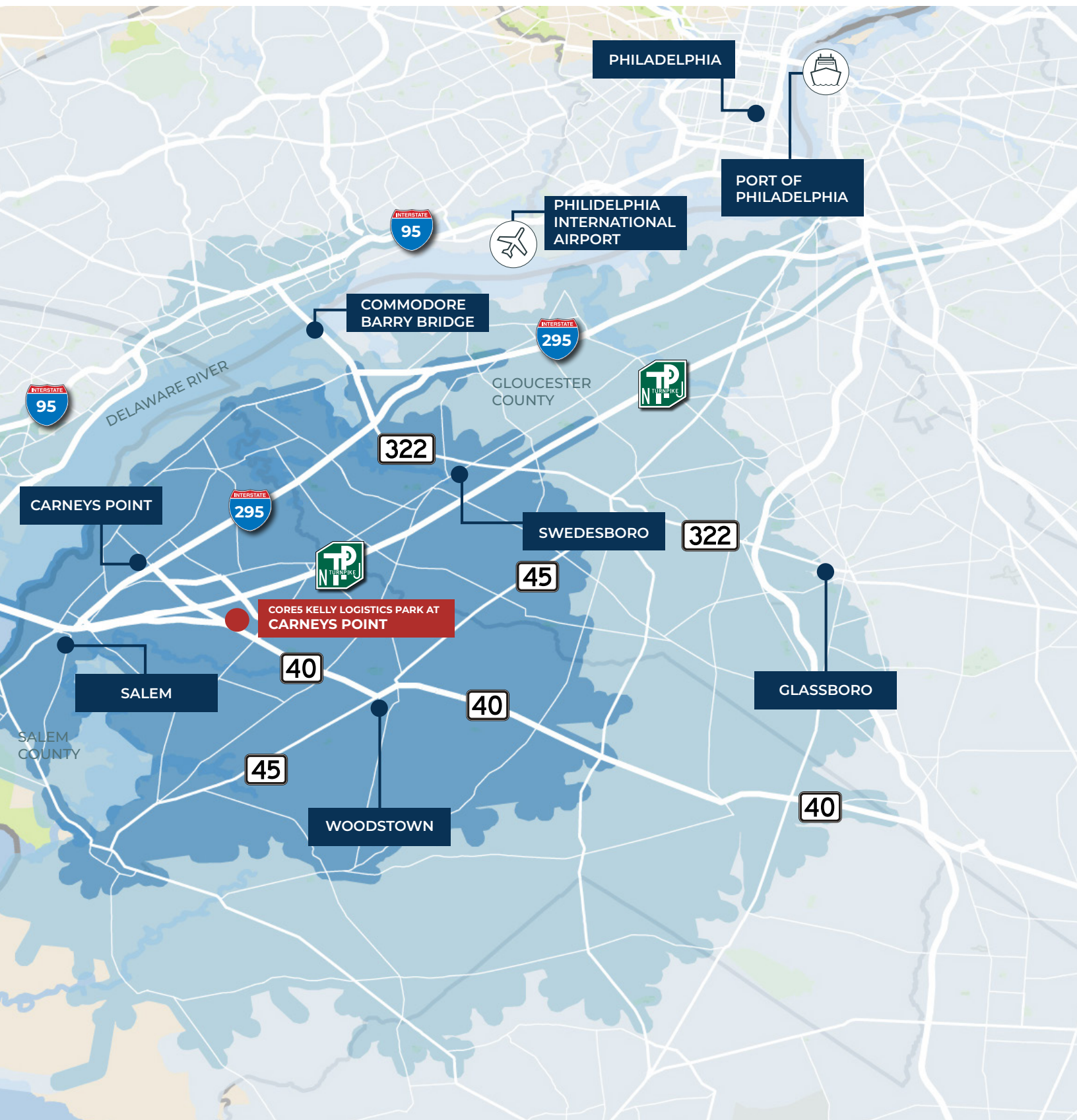
Source: EMSI, 2021

PORT OF  
WILMINGTON

INTERSTATE  
95

DELAWARE  
MEMORIAL  
BRIDGE





# DEEP SUPPLY OF EXISTING REGIONAL TALENT

## COMPARISON TO NATIONAL AVERAGES

### Supply (Job Seekers)



The national average for an area this size is 12,899\* employees, while there are 14,894 within 45 min.

### Compensation



The national median salary for this occupations is \$30,685, while the average is \$30,085 within 45min.

\*National average values are derived by taking the national value for your occupations and scaling it down to account for the difference in overall workforce size between the nation and your area. In other words, the values represent the national average adjusted for region size.

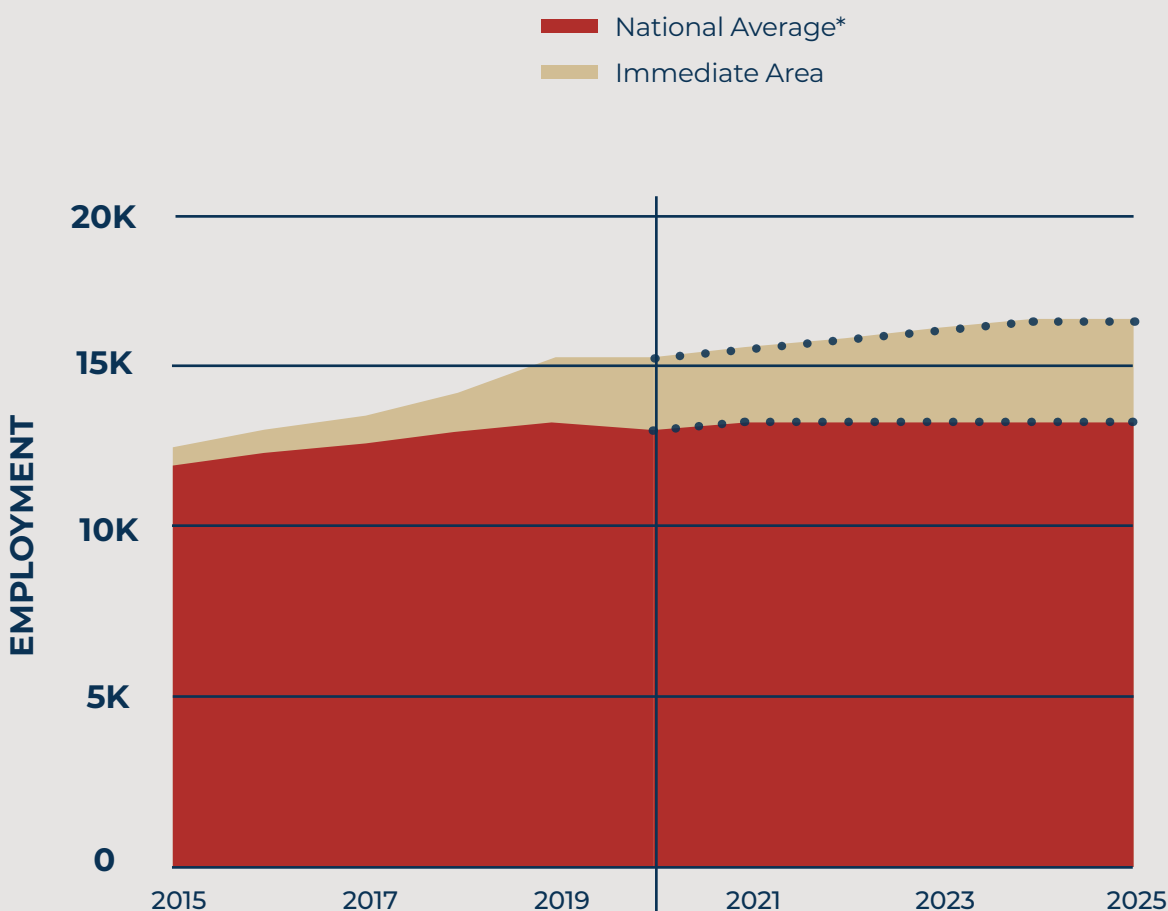
Source: EMSI, 2021



# FUTURE LABOR SUPPLY GROWTH REMAINS HIGHER THAN THE NATIONAL AVERAGE

## REGIONAL VS. NATIONAL AVERAGE EMPLOYMENT

**8%** Projected Growth  
(2020 - 2025)



OCCUPATIONS: Industrial Truck and Tractor Operators, Laborers and Freight, Stock, and Material Movers, Hand, Packers and Packagers, Hand, Stockers and Order Fillers, Material Moving Workers,

Source: EMSI, 2021



# KELLY LOGISTICS PARK

## AT CARNEYS POINT



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