

Logistics Center at
Hamilton

FOR LEASE

170,800 SF of Class A Logistics Space

600 Horizon Drive, Hamilton Township, NJ



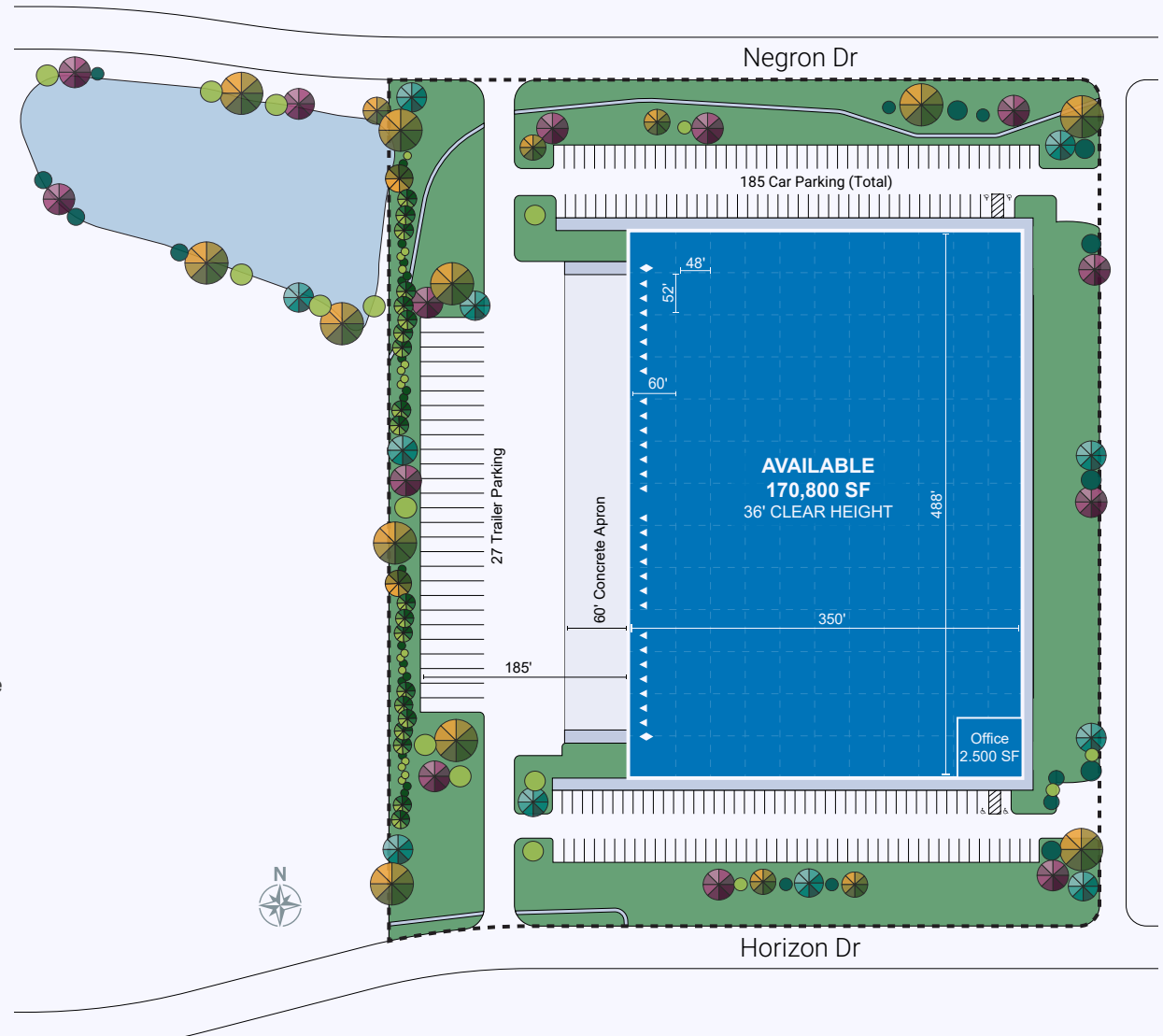
At The Center Of It All – 48.5 Million Consumers Within 4 Hours



170,800 SF of Class A Logistics Space

Clear Height	36'
Office Space	2,500 SF Speculative
Car Parking	185 Spaces
Trailer Parking	27 Spaces
Drive-In Doors	2 (12' x 14')
Loading Doors	27 Fully Equipped with 40,000 lb Levelers, Dock Bumpers & Dock Seals
Lighting	25 FC LED Motion Sensor in Warehouse
Power	2000-Amp Service

Site Plan



Location & Drive Times

Warehouse Workers:

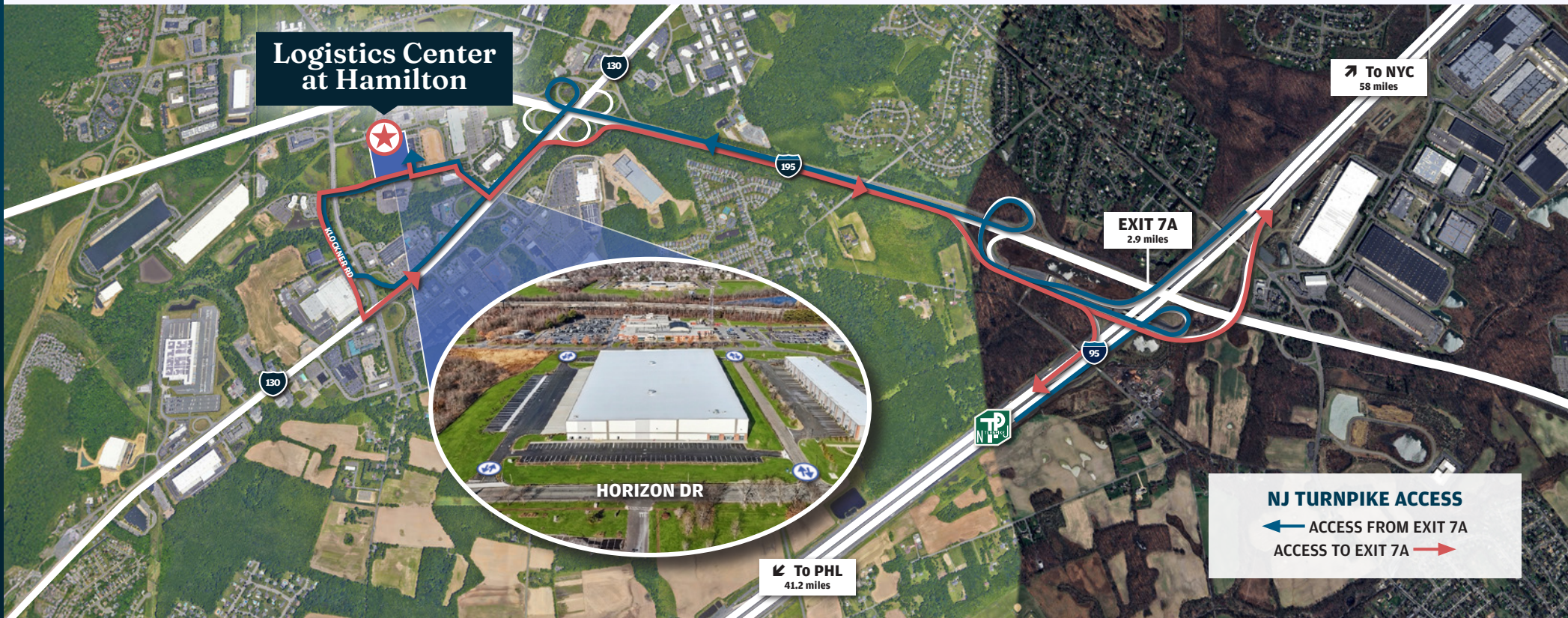
Average Hourly Earnings - **\$19.08**

	2023 Resident Workers	2018 - 2023 Change in Res. Workers	2023 Net Commuters
30 Min	26,866	10%	6,777
1 Hour	223,482	8%	10,252
2 Hours	521,275	7%	18,368
3 Hours	791,985	8%	13,957
4 Hours	950,102	9%	13,042

Forklift Drivers:

Average Hourly Earnings - **\$21.07**

	2023 Resident Workers	2018 - 2023 Change in Res. Workers	2023 Net Commuters
30 Min	1,993	27%	465
1 Hour	16,463	30%	207
2 Hours	45,847	31%	854
3 Hours	72,401	33%	2,275
4 Hours	85,013	32%	818



Corporate Neighbors & Area Amenities

Walmart  Lowe's  ULTA BEAUTY  BJs 

 UNITED STATES
POSTAL SERVICE

amazon 

FedEx 
Ground®


COLGATE-PALMOLIVE

THE HOME
DEPOT 

130

KLOCKNER RD

Logistics Center
at Hamilton



HORIZON DR

NEGRON DR

195

LOGISTICS CENTER AT HAMILTON

Aerial Map

TOTAL POPULATION REACH

30 Min	1,061,517
1 Hour	7,813,693
2 Hours	26,761,517
3 Hours	38,273,666
4 Hours	48,495,262

Logistics Center at Hamilton

KEY ACCESS POINTS

Exit 7A NJTP	2.9 Mi, 5 Min
Trenton, NJ	9.2 Mi, 15 Min
NS Intermodal, Morrisville	17 Mi, 25 Min
Port of Philadelphia	37.2 Mi, 39 Min
Port of South Jersey	39.4 Mi, 44 Min
Philadelphia, PA	41.2 Mi, 46 Min
CSX Intermodal, Philadelphia	42.2 Mi, 47 Min
Newark Liberty Airport	46 Mi, 45 Min
Philadelphia Int'l Airport	49.5 Mi, 50 Min
Port Newark/Elizabeth	51 Mi, 53 Min
New York City	58 Mi, 1 Hour & 8 Min
Wilmington, DE	59.9 Mi, 1 Hour & 10 Min
NS Intermodal, Bethlehem	61.7 Mi, 1 Hour & 28 Min
JFK Airport	70.6 Mi, 1 Hour & 25 Min
Port of Wilmington	72.3 Mi, 1 Hour & 9 Min
LaGuardia Airport	76.2 Mi, 1 Hour & 27 Min

Contacts

Marc Petrella

+1 732-261-6317

marc.petrella@kbcadvisors.com

Jason Goldman

+1 201 280 5360

jason.goldman@kbcadvisors.com

Andrew Siemsen

+1 201 306 5019

andrew.siemsen@kbcadvisors.com

Joe Vacca

+1 804 475 6427

joe.vacca@kbcadvisors.com

Michael Kimmel

+1 410 241 1815

michael.kimmel@kbcadvisors.com



Licensed Real Estate Brokerage

©2026 All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of rental property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions, or estimates are subject to uncertainty and do not signify current or future property performance.