



MAIN STREET  
LOGISTICS CENTER  
SPOTSWOOD



EXIT 9  
PREMIER 654,640 SF  
DISTRIBUTION FACILITY



ROCKEFELLER  
GROUP

# KEY FEATURES >>

30-YEAR PILOT AND ACTIVE RAIL LINE

LOCATED IN THE HEART OF CENTRAL NJ  
WITH IMMEDIATE ACCESS TO ROUTE 18  
AND 30 MILES TO THE PORTS OF NJ  
VIA THE NJ TURNPIKE

SUPERB SITE LAYOUT WITH  
FULL-BUILDING CIRCULATION

STATE-OF-THE-ART DESIGN WITH  
40' CLEAR HEIGHT, ESRF, & LEDS

200% STANDARD MARKET TRAILER  
PARKING AT ONE SPACE PER 2,250 SF



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**59.23**  
ACRES

**40'**  
CLEAR HEIGHT

**ESFR**  
SPRINKLER

**291**  
TRAILER PARKS

**322**  
AUTO PARKS

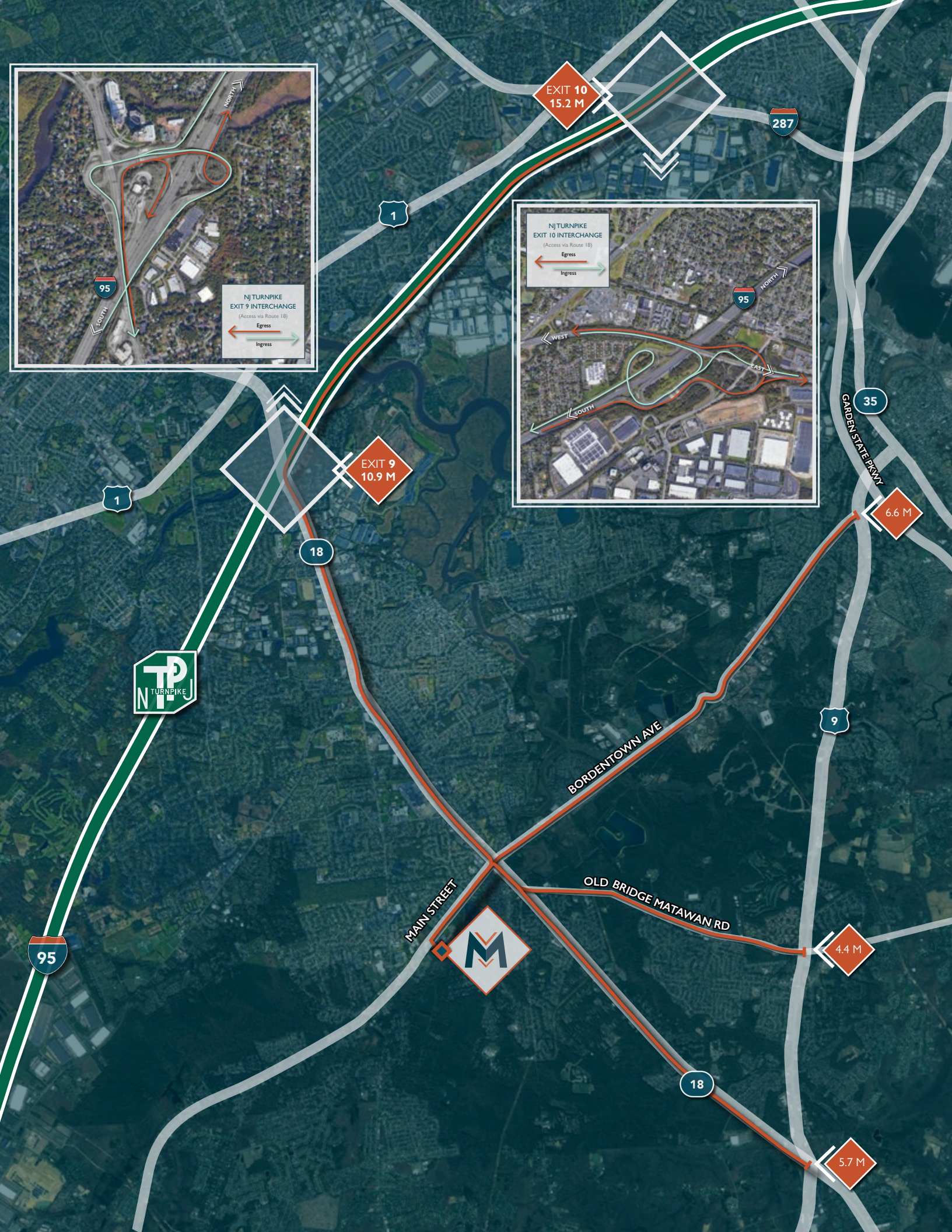
**2**  
(12' X 14')  
DRIVE-IN DOORS

**108**  
(9' X 10')  
LOADING DOORS

**40,000lb**  
LEVELERS,  
DOCK BUMPERS,  
& DOCK SEALS











## WAREHOUSE WORKERS

**15%**

GROWTH IN WORKERS  
OVER LAST FIVE YEARS



## FORKLIFT DRIVERS

**25%**

GROWTH IN WORKERS  
OVER LAST FIVE YEARS

## ACCESS TO LABOR >

30-MIN DRIVE TIME



**Net Commuters:** People are acclimated to commuting for work in this area, making talent easier to find and attract.



**Average Hourly Earnings:** Very low when compared to competing sites across the market.

## LOCAL AVERAGE EARNINGS



**\$17.<sup>99</sup>**



**\$20.<sup>30</sup>**



## DISTRIBUTION REACH MID-ATLANTIC & NORTHEAST

**~50%**

REACHABLE  
WITHIN 2 HOURS

**~90%**

REACHABLE  
WITHIN 3 HOURS

DISTRIBUTION NETWORKS REACHABLE WITHIN  
2-3 TRUCKING HOURS FROM ROCKEFELLER SITE

## POPULATION REACH MID-ATLANTIC & NORTHEAST

**7.5 M**

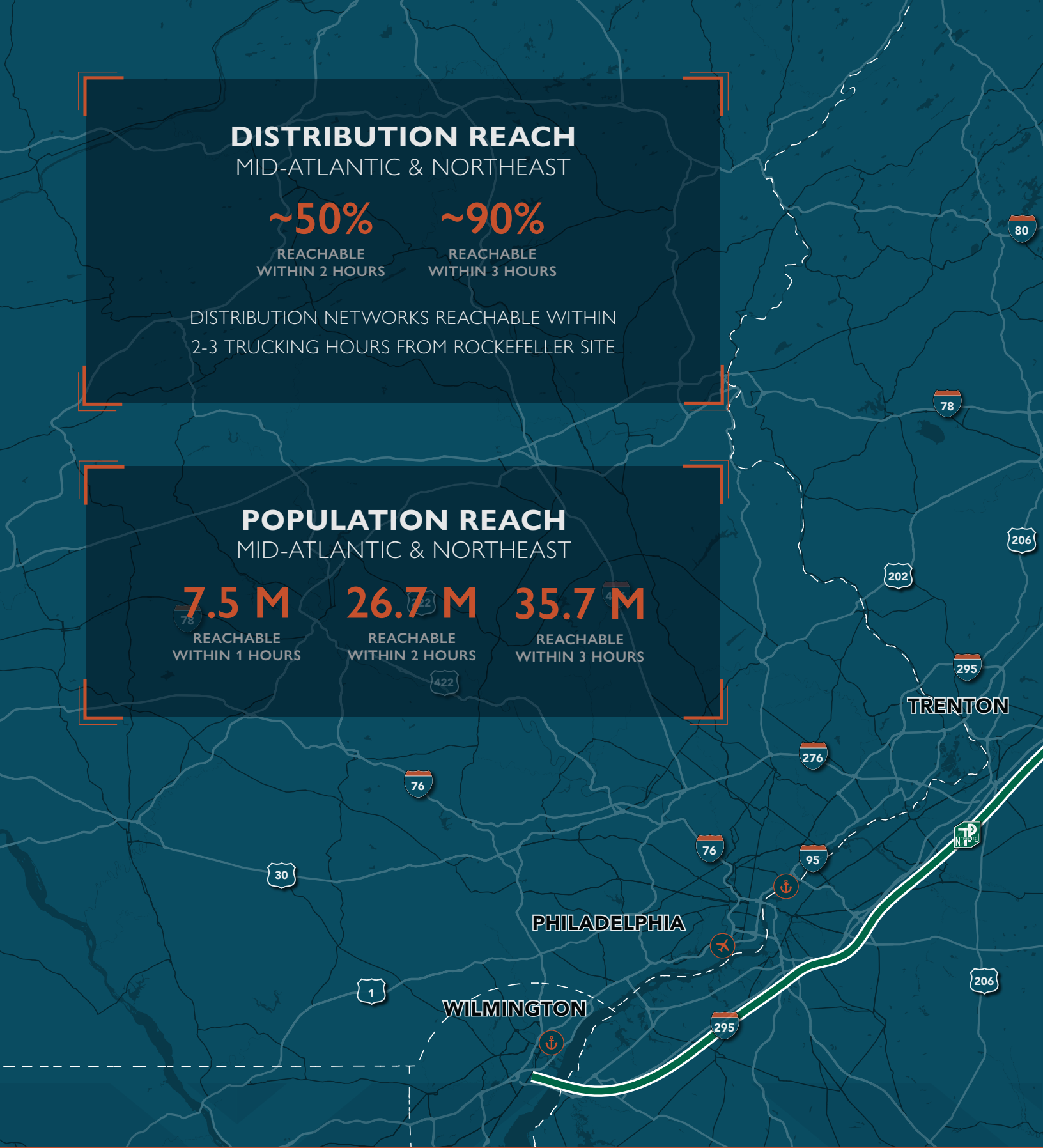
REACHABLE  
WITHIN 1 HOURS

**26.7 M**

REACHABLE  
WITHIN 2 HOURS

**35.7 M**

REACHABLE  
WITHIN 3 HOURS



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**Marc Petrella** 732 261 6317  
marc.petrella@kbcadvisors.com

**Jason Goldman** 201 280 5360  
jason.goldman@kbcadvisors.com

**Michael Kimmel** 410 241 1815  
michael.kimmel@kbcadvisors.com

**Andrew Siemsen** 201 306 5019  
andrew.siemsen@kbcadvisors.com

90 Woodbridge Center Drive, Suite 110 Woodbridge, NJ 07095 **KBCADVISORS.COM**