



CORE5 KELLY LOGISTICS PARK AT **CARNEYS POINT - SOUTH**

Route 40, Carneys Point, New Jersey 08069

±1.8 MSF Available for Sale or Lease



LEASING AGENTS



ARBOK PARTNERS

DEVELOPERS

PROPERTY SPECIFICATIONS

±1.8 MSF

ACROSS 1 BUILDING

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

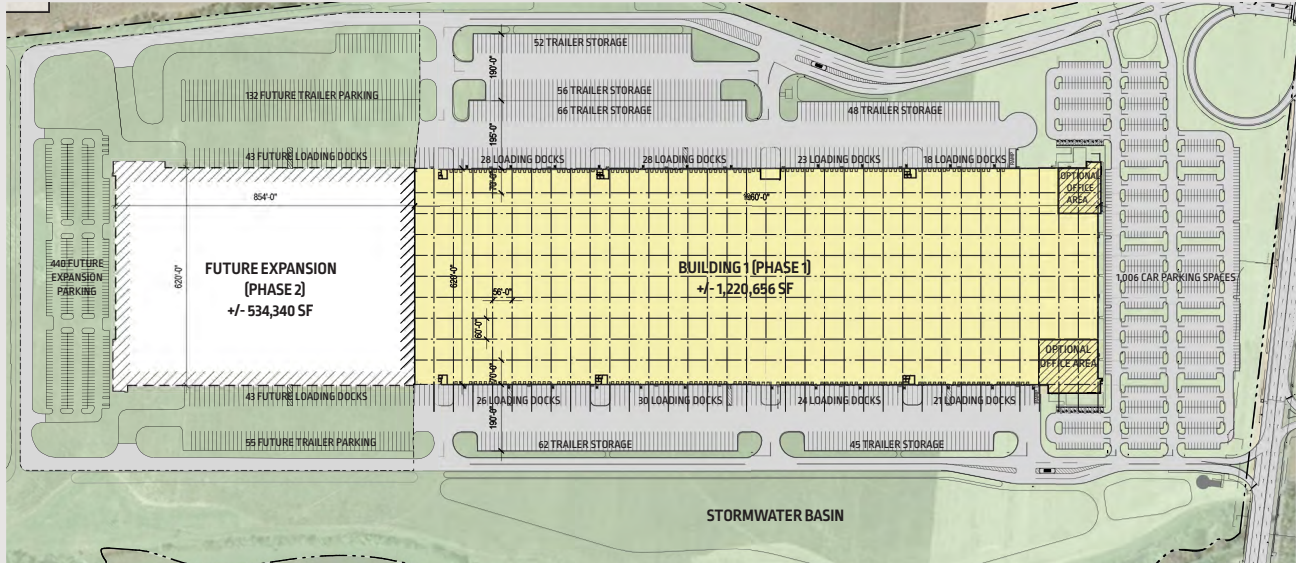
TO I-295

14,894

REGIONAL JOB SEEKERS



SITE PLAN OVERVIEW



±1.8 MSF

1 Building

Core5 Kelly Logistics Park at Carneys Point South is a premier ±1.8 million-square-foot facility located in the Northeast/Mid-Atlantic area in a federal Opportunity Zone.

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

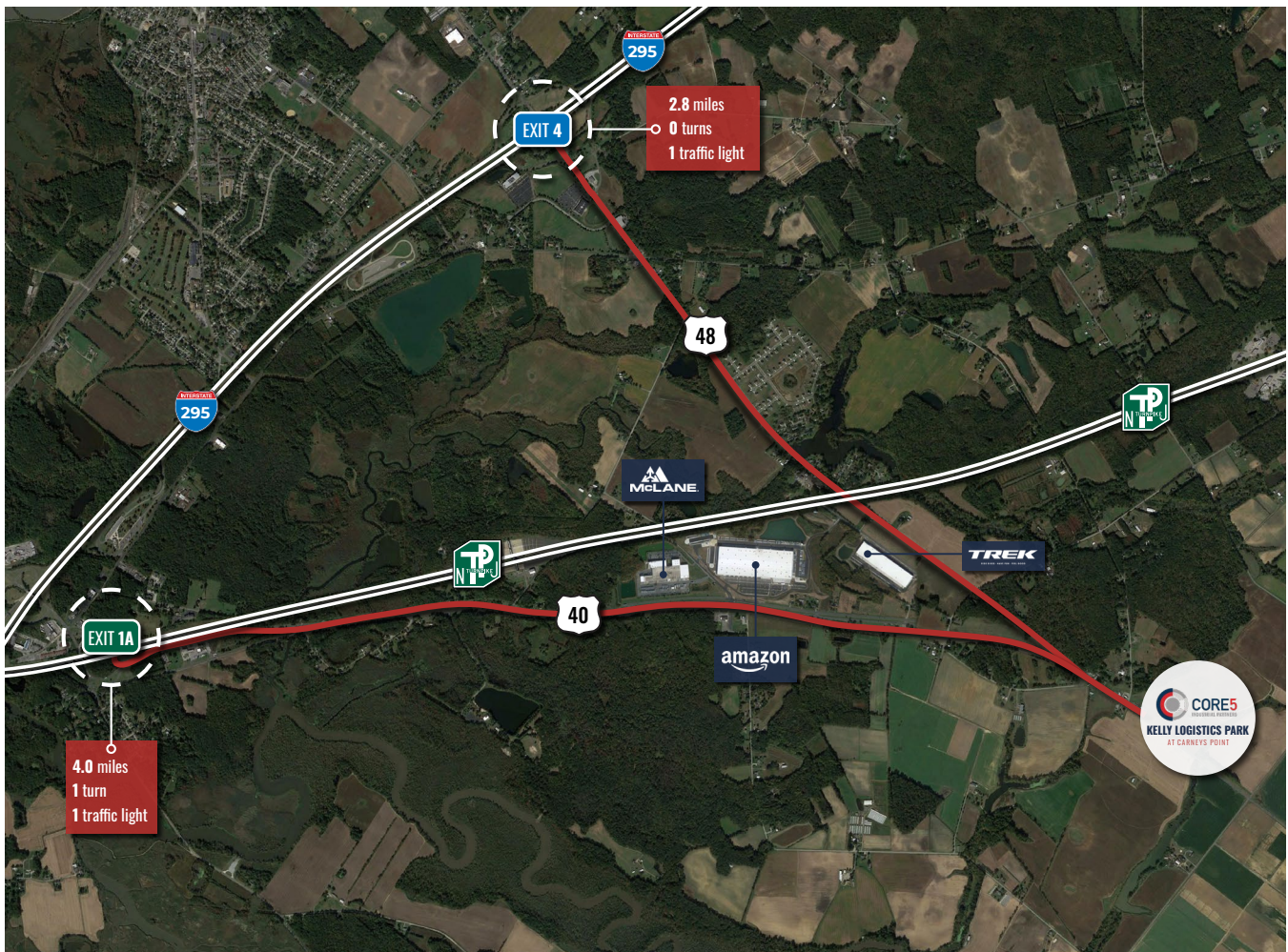
DIRECT ACCESS TO MAJOR HIGHWAYS



2.8 MILES
to Interstate 295
Exit 4



4.0 MILES
to the NJ Turnpike
Exit 1a

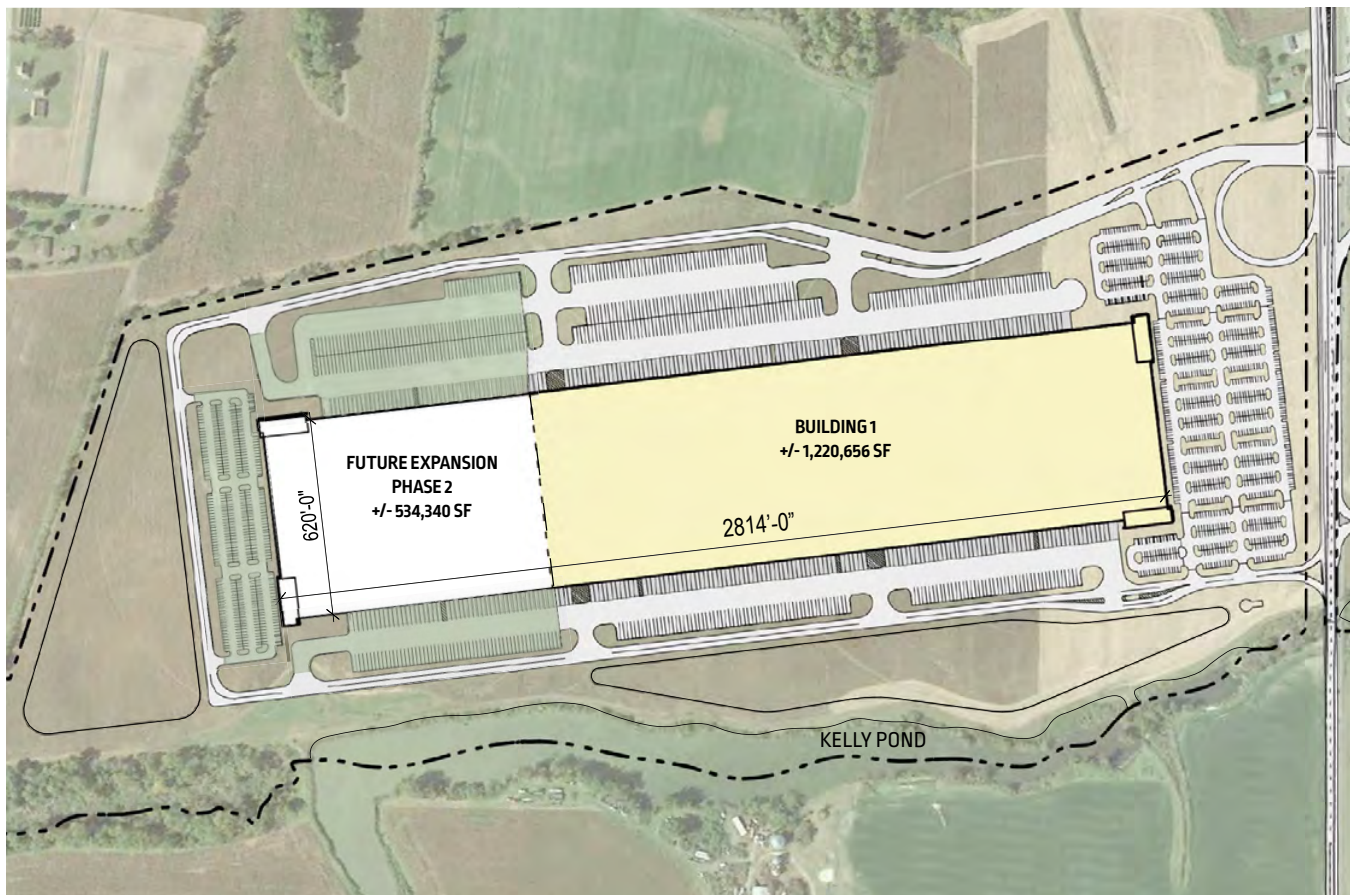


VARIOUS SIZES TO ACCOMMODATE MULTIPLE BUSINESS TYPES



BUILDING 1

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



ACCESS TO MAJOR DESTINATIONS AND POPULATION HUBS



DISTANCE TO MAJOR DESTINATIONS



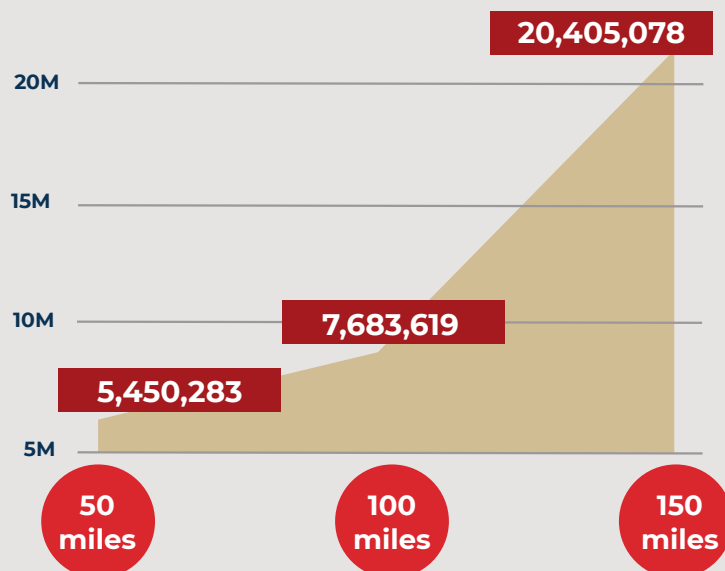
112 MILES
to the Port Newark/
Elizabeth



34 MILES
to Philadelphia

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

PROXIMITY TO PEOPLE



SURPLUS OF WAREHOUSE LABOR WITHIN A 45 MINUTE COMMUTE TIME



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

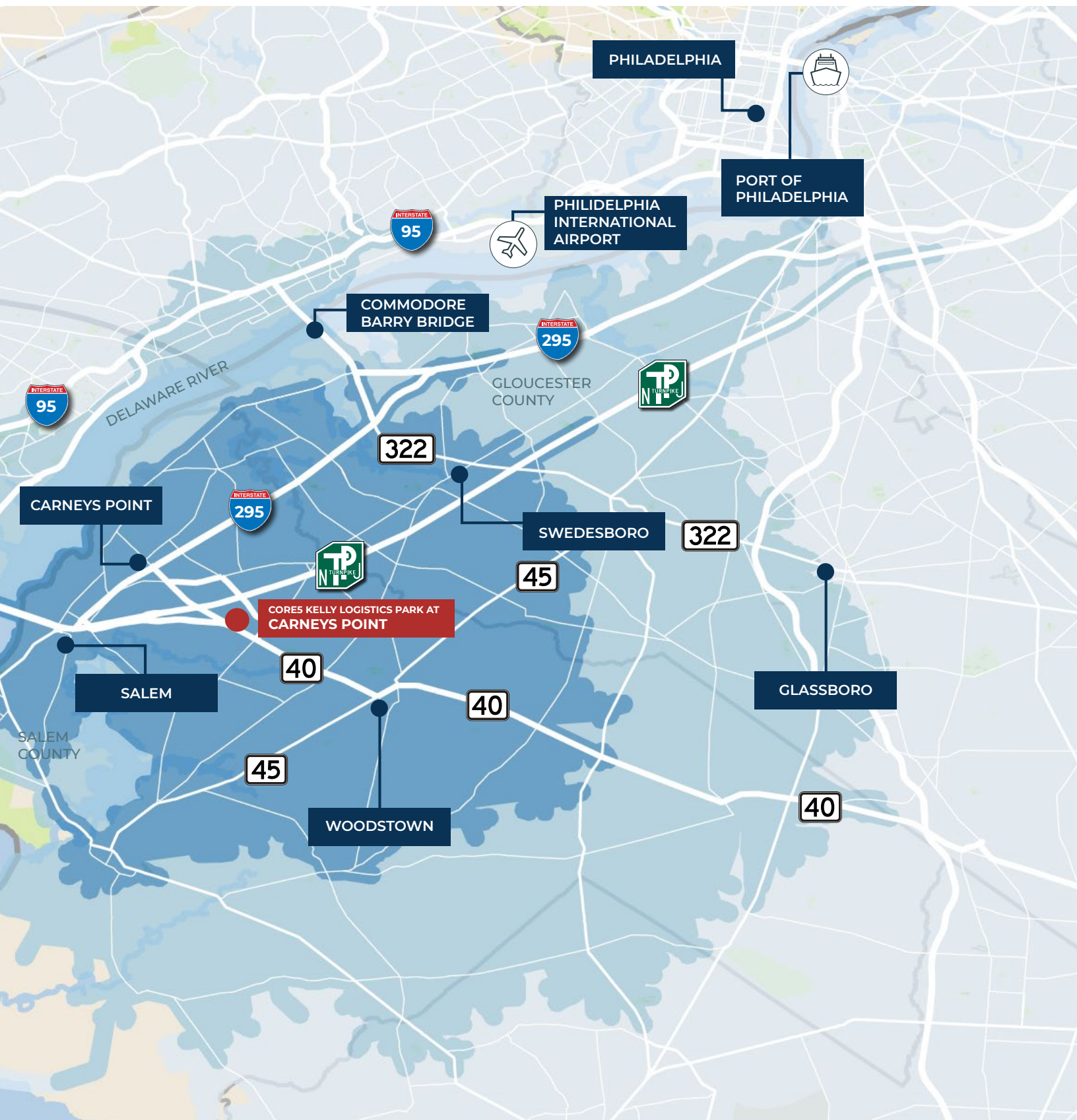
OCCUPATIONS: Industrial Truck and Tractor Operators, Laborers and Freight, Stock, and Material Movers, Hand, Packers and Packagers, Hand, Stockers and Order Fillers, Material Moving Workers, All Other

Source: EMSI, 2021

PORT OF WILMINGTON



DELAWARE
MEMORIAL
BRIDGE



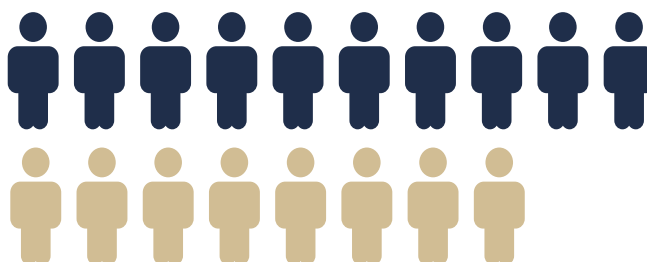
DEEP SUPPLY OF EXISTING REGIONAL TALENT

COMPARISON TO NATIONAL AVERAGES

Supply (Job Seekers)

14,894
Regional Average

12,899
National Average



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

Compensation

\$30,085
Regional Average

\$30,685
National Average



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

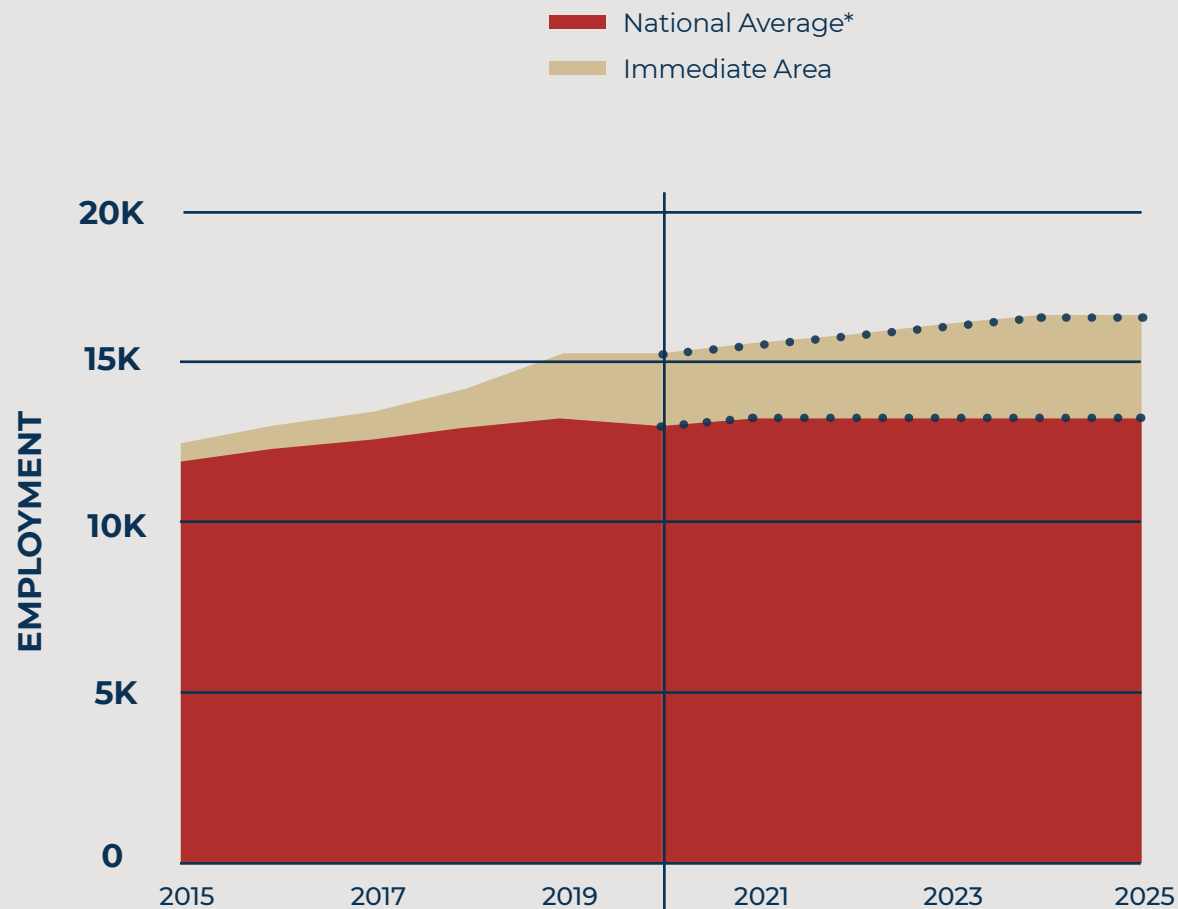
*National average values are derived by taking the national value for your occupations and scaling it down to account for the difference in overall workforce size between the nation and your area. In other words, the values represent the national average adjusted for region size.

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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