

ROUTE 38

**1800**

LUMBERTON, NJ

**219,123 SF**  
**AVAILABLE FOR LEASE**  
NEW CONSTRUCTION  
OCCUPANCY READY



[www.dalfen.com](http://www.dalfen.com)

PROPERTY

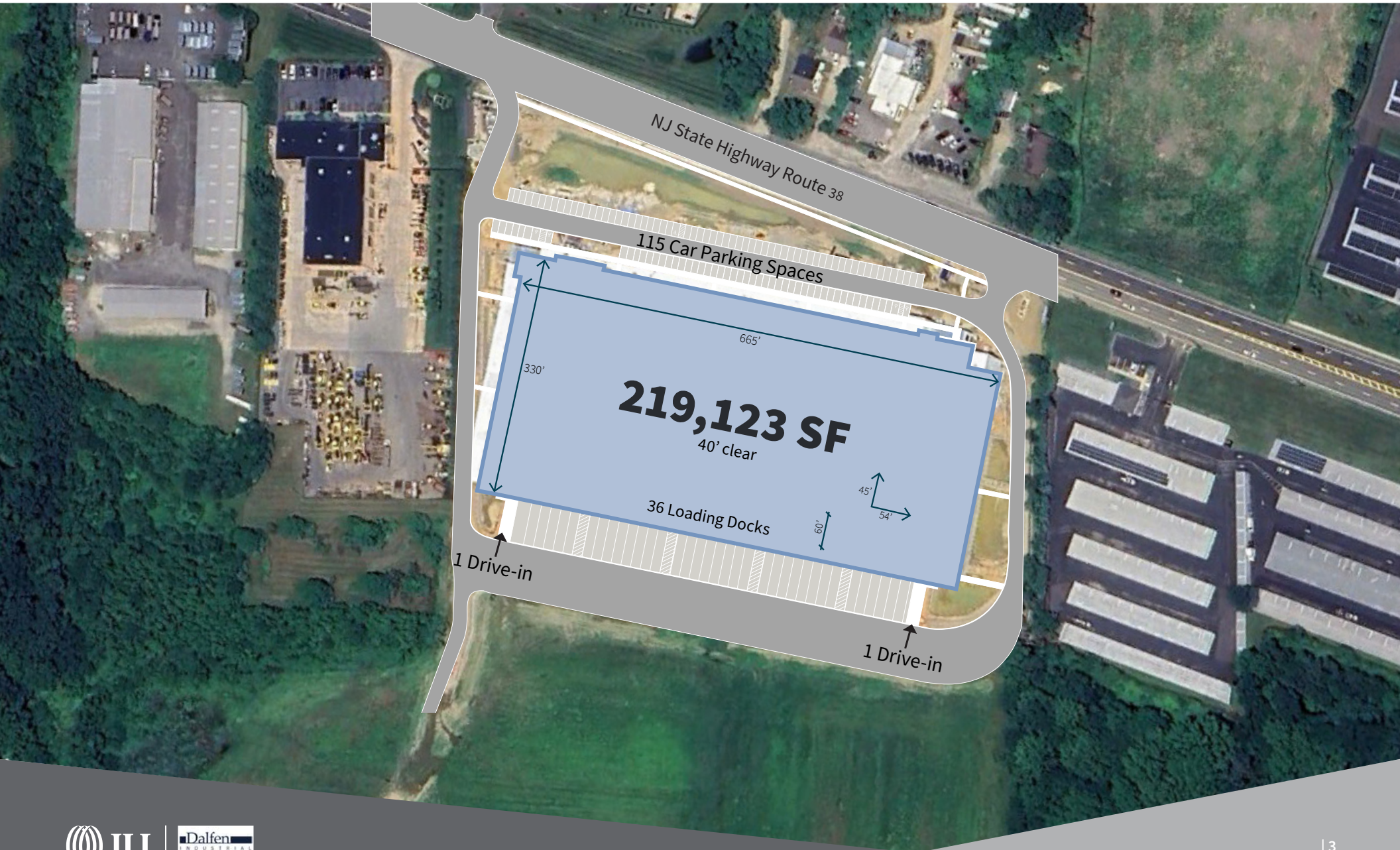
# SPECIFICATIONS

## 219,123 SF AVAILABLE FOR LEASE NEW CONSTRUCTION

<b>TOTAL BUILDING SIZE</b>	219,123 SF
<b>TOTAL AVAILABLE</b>	219,123 SF
<b>LAND AREA</b>	62.1 acres
<b>BUILDING DIMENSIONS</b>	330' x 665'
<b>OFFICE SPACE</b>	±2,000 SF (to be constructed)
<b>CEILING HEIGHT</b>	40' clear
<b>COLUMN SPACING</b>	54' x 45' with 60' speed bays
<b>LOADING DOCKS</b>	36 doors equipped with 35k lb. mechanical levelers, bumpers, seals, z guards, swing lights and 27amp convenience outlets
<b>DRIVE-IN DOORS</b>	Two 12' x 14' doors on grade with electric openers
<b>LOADING COURT DEPTH</b>	130' feet with 60' concrete apron
<b>CAR PARKING</b>	115 spaces
<b>REMOTE RESTROOMS</b>	Two sets (M/F)
<b>SPRINKLERS</b>	ESFR
<b>LIGHTING</b>	LED light fixtures with motion sensors – 20 FC's (avg.) @ 36" AFF (open array)
<b>HEATING</b>	Gas-fired roof top units
<b>WALLS</b>	Insulated concrete panels
<b>POWER</b>	2,000 amp service

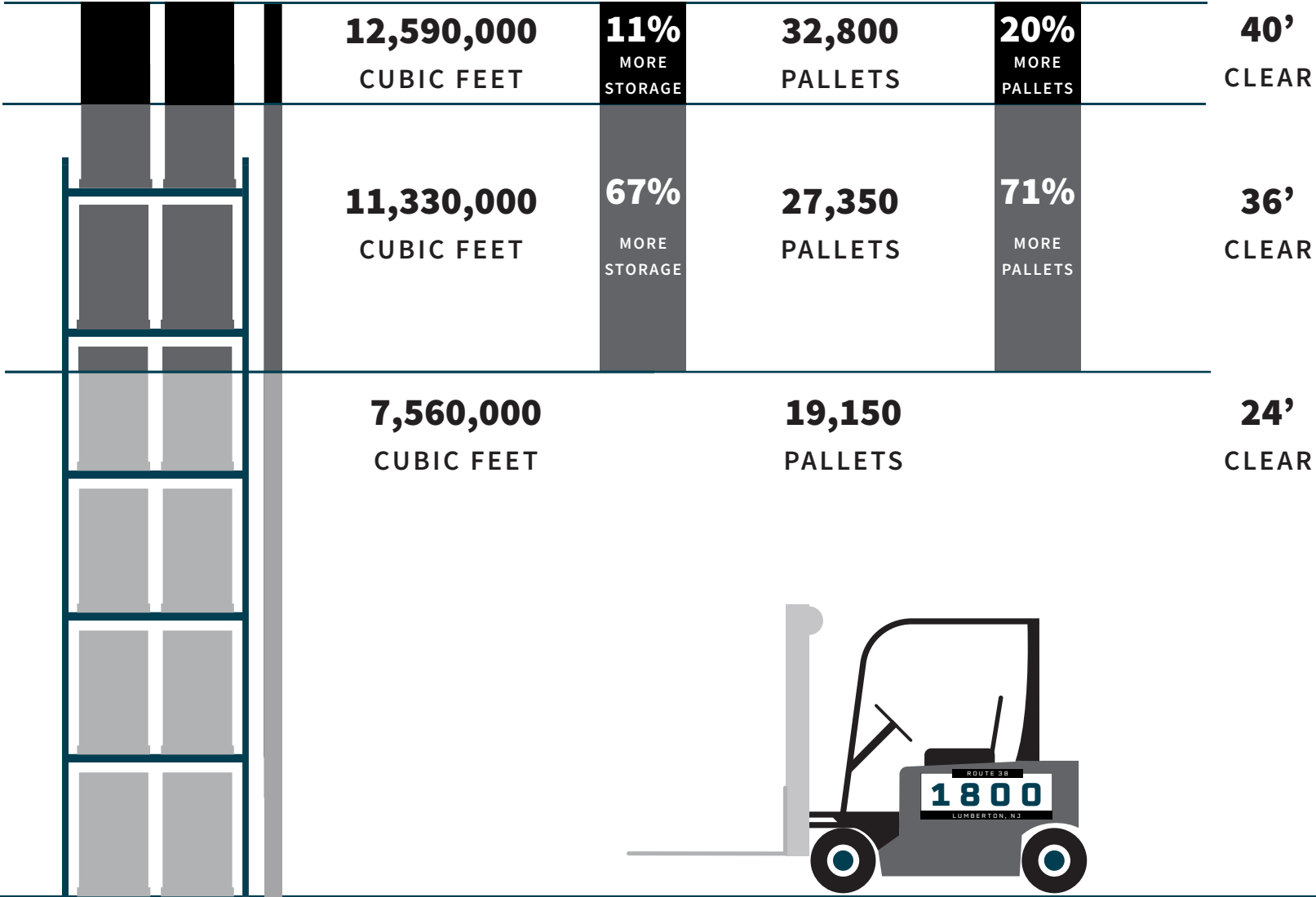
SITE  
**PLAN**

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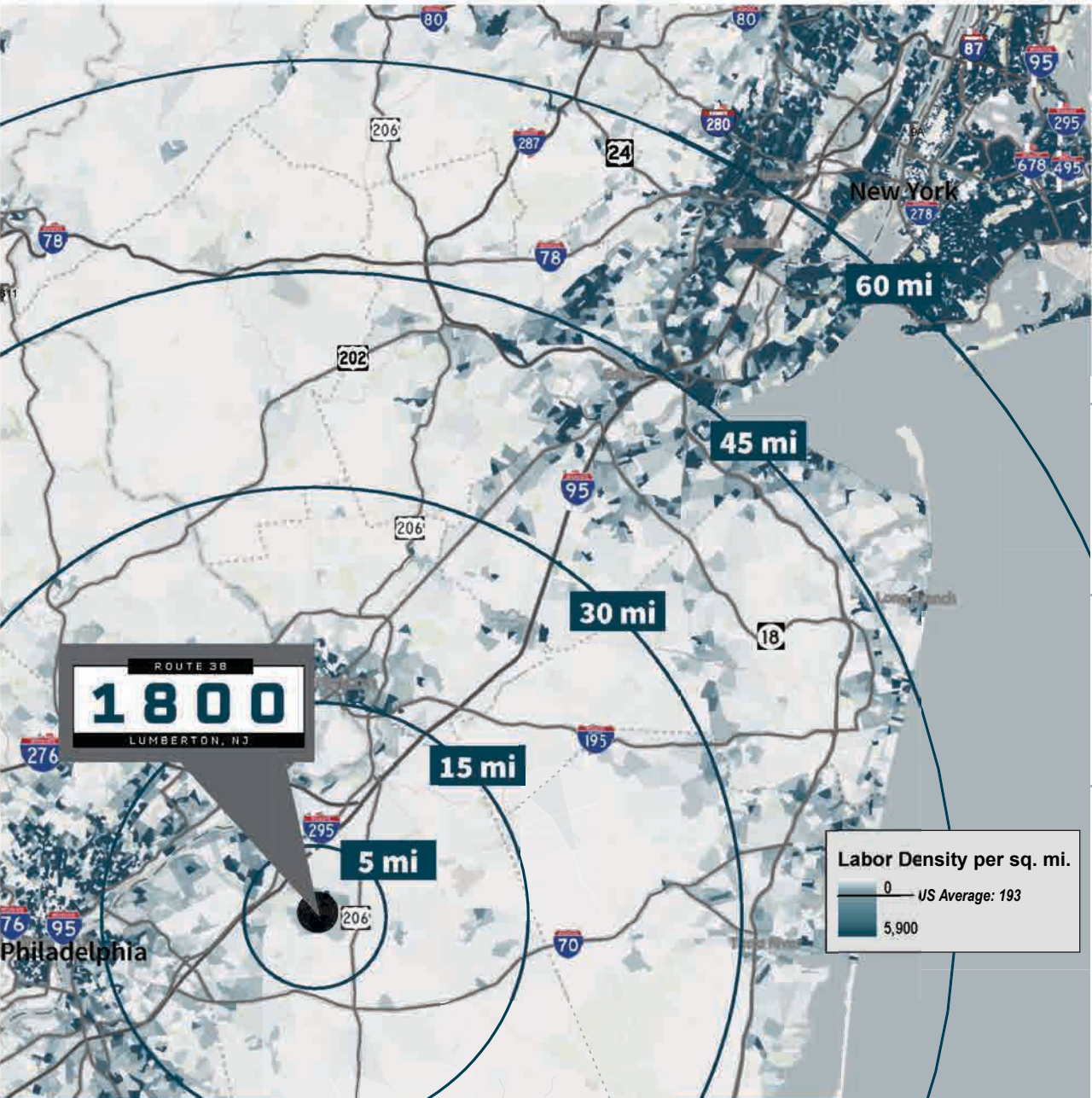
**HIGH CAPACITY**  
**CUBE STORAGE**

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**STRONG LABOR**  
**AVAILABILITY**

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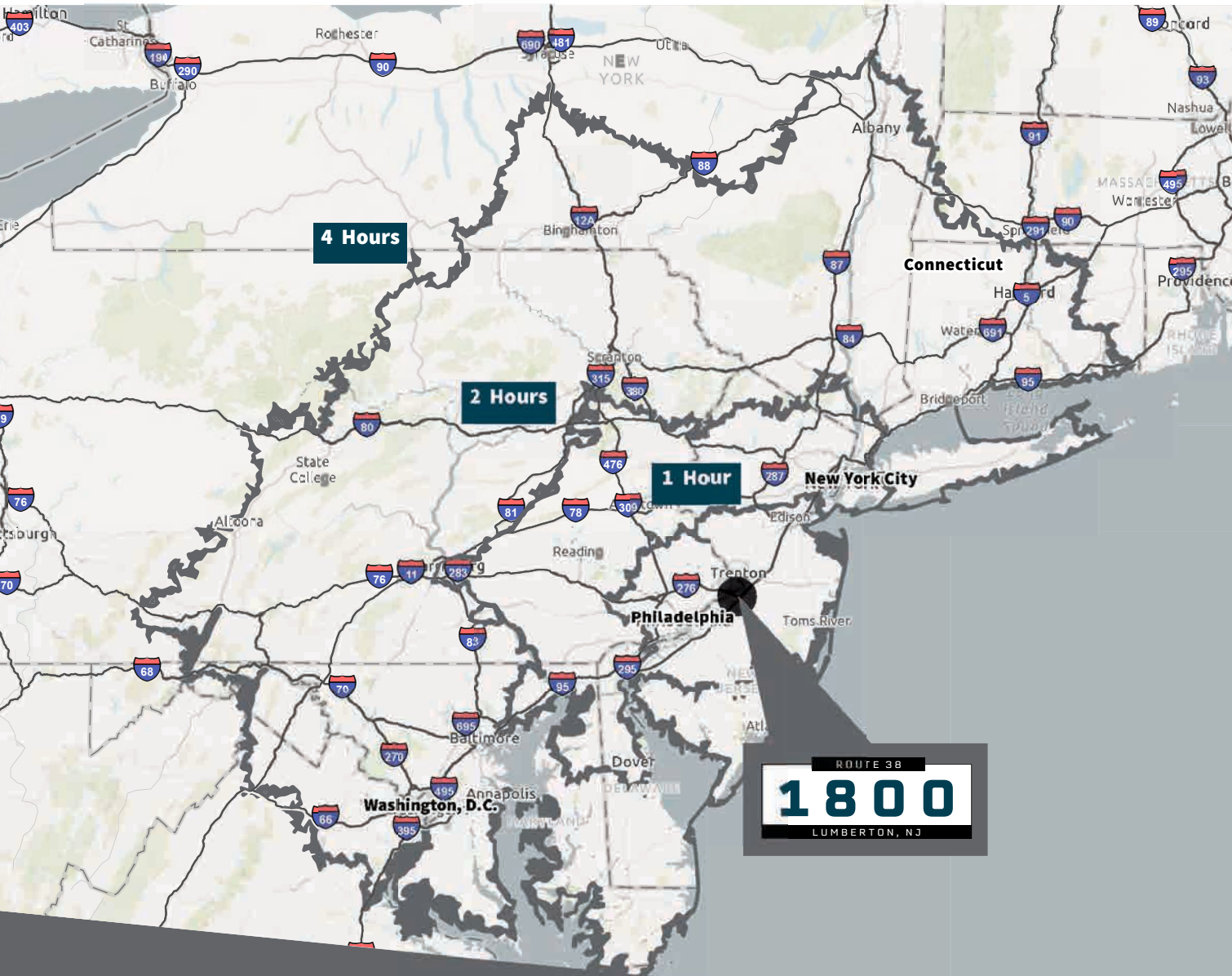


	TRANSPORTATION/ WAREHOUSE LABOR*	TOTAL LABOR FORCE**
<b>5</b> MILES	<b>3,035</b>	<b>27,814</b>
<b>15</b> MILES	<b>41,259</b>	<b>439,243</b>
<b>30</b> MILES	<b>174,803</b>	<b>2,460,308</b>
<b>45</b> MILES	<b>302,727</b>	<b>4,240,310</b>
<b>60</b> MILES	<b>476,259</b>	<b>6,376,983</b>

\*Data Source: Lightcast    \*\*Data Source: ESRI Business Analyst | 5

VAST  
**CONSUMER REACH**

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**4-HOUR**  
 DELIVERY RANGE TO  
 ALL MAJOR POPULATION  
 CENTERS IN THE  
 NORTHEAST U.S.

**Washington, D.C.**

**Philadelphia  
 Metropolitan Area**

**New York City  
 Metropolitan Area**

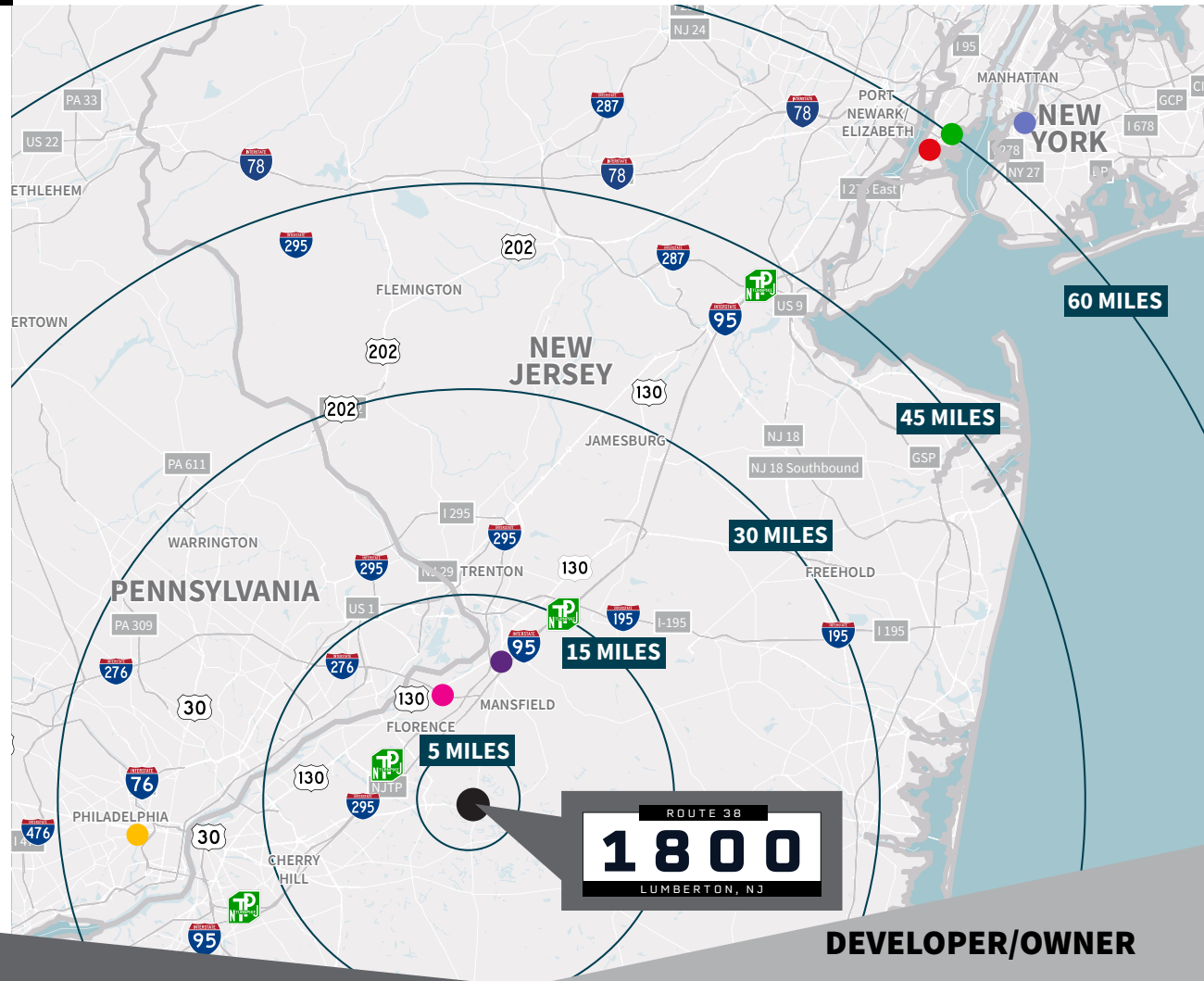
**Connecticut**

SUPERIOR LOCAL  
**ACCESSIBILITY**

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**KEY DISTANCES**

- **11.5 Miles**  
to I-295 (Exit 56)
- **12.2 Miles**  
to NJ Tpke (Exit 7)
- **23.4 Miles**  
to Philadelphia
- **61.2 Miles**  
to Newark Airport
- **67.2 Miles**  
to Port Newark/Elizabeth
- **74.1 Miles**  
to New York City



**EXCLUSIVE LEASING**

**DEVELOPER/OWNER**



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