



CONFIDENTIAL OFFERING
MEMORANDUM



MILLSTONE 8 LOGISTICS PARK

505 ROUTE 33 MILLSTONE, NJ



NEW JERSEY CORE
INDUSTRIAL INVESTMENT
OPPORTUNITY

EXIT 8/8A OF THE
NEW JERSEY TURNPIKE

FULLY LEASED WITH
3.80% AVERAGE ANNUAL
ESCALATIONS

EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor to owner, is pleased to present for sale **Millstone 8 Logistics Park** (the "Portfolio") located off of Exit 8 of the New Jersey Turnpike in Millstone, New Jersey. Millstone 8 Logistics Park consists of two, newly constructed, cross-dock Class A buildings totaling 1,218,660 square feet.

The Portfolio presents an investor the rare opportunity to acquire a critical mass of new generation industrial warehouse product located in the heart of Central New Jersey in the Exit 8/8A submarket. The site is strategically positioned on Route 33 providing access to the New Jersey Turnpike (I-95).

Millstone 8 Logistics Park was recently completed in 2022 to provide superior functionality for e-commerce and bulk distribution. The Portfolio is currently 100% leased to two tenants with 6.98 years of weighted average remaining term, providing strong in-place cash flow with 3.80% average annual escalations.

MILLSTONE 8 LOGISTICS PARK

505 ROUTE 33 MILLSTONE, NJ

	Building 1	Building 2
Building Size:	997,965 SF	220,695 SF
Clear Height:	40'	36'
Loading Configuration:	Cross-Dock	Cross-Dock
Loading Doors:	170 Loading Doors	50 Loading Doors
Loading Ratio:	1 per 5,870 SF	1 per 4,414 SF
Drive-in Doors:	4 Drive-In Doors	4 Drive-In Doors
Trailer Parking:	273 Trailer Stalls	34 Trailer Stalls
Car Parking:	458 Parking Spaces	160 Parking Spaces
Tenant:	Logistics Plus	United Legwear
In-Place Rent:	\$15.00	\$14.98
Escalations:	3.75%	4.00%
Lease Expiration:	May 2033	March 2028

Investment Summary



**Extremely Rare Exit
8/8A Investment
Opportunity**



**Fully Leased with
3.80% Avg. Annual
Escalations**



**Strong Tenant
Roster**



**Best-In-Class Building
Specifications**



**Critical Mass of Industrial
Product on the New
Jersey Turnpike**

Building 1

- Represents 1 of 16 Class A buildings over 950k SF between Exit 8 and the Port of Newark. 15 of these are fully leased.
- There are no speculative construction projects in New Jersey over 950k SF set to break ground through the balance of 2025.

Building 2

- Rare opportunity to acquire one of six cross-dock facilities less than 450k SF between Exits 5 and 10.
- Class A vacancy rates are 2.2% at Exit 8/8A for buildings below 400k SF.



INVESTMENT HIGHLIGHTS

Attractive In-Place Cash Flow with 3.80% Average Annual Escalations

- Building 1 is fully leased to U.S. based 3PL, Logistics Plus Inc. through May 2033 with 3.75% increases, providing long-term, in-place income.
- The in-place lease provides **34.2% contractual NOI growth** during the lease term.
- Building 2 is fully leased to United Legwear through March 2028 with 4.00% increases.
- Both tenants' rents are 10% below market today, offering **significant upside for an investor to mark-to-market each tenant upon expiration**.
- **Class A rents have grown at 15.0% year-over-year since 2017 in the Exit 8/8A submarket.**

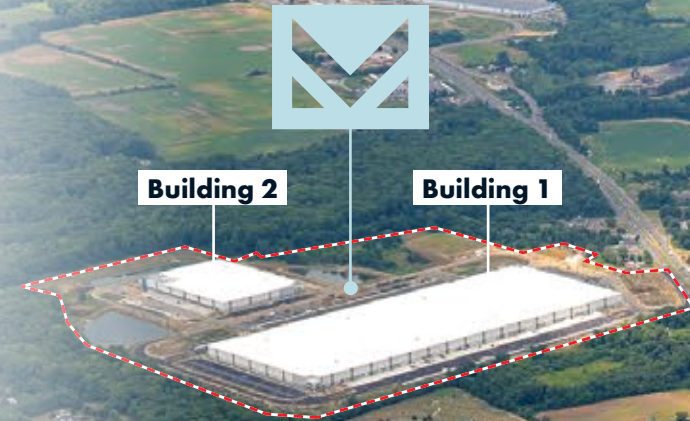
Rare Opportunity to Acquire Scale at Exit 8/8A

- The Exit 8/8A Submarket is one of the most highly sought after industrial markets in the country from users and investors alike.
- Excluding large portfolio transactions, **over the last 36 months, there have only been 7 sales transactions** of existing product in this market **totaling less than 1.4 million square feet (average deal size of 199k SF)**.
- Further, there has not been a sale over 1M square feet in this market since 2017. **The Exit 8/8A market has some of the highest barriers to entry in the state.**
- **Since 2011, the submarket has only averaged 1.62 million square feet of new deliveries per year.**
- There are **no remaining sites at Exit 8/8A over 950K SF** that are set to break ground on a speculative basis.

OPPORTUNITY FOR AN ADDITIONAL, SUSTAINABLE INCOME STREAM THROUGH COMMUNITY SOLAR

Millstone 8 Logistics Park has approval for community solar and has a roof that was engineered to handle a solar array. This offers the potential for an additional income stream at the Property with the added benefit of fulfilling institutional ESG mandates.

EXIT
8



AVERAGE ANNUAL DELIVERIES (2011 - 2024)

1.62M SF

Exit 8 / 8A
Submarket

11.15M SF

New Jersey
Overall

4.54 SF

Core Lehigh
Valley

Best-In-Class Building Specifications

Millstone 8 Logistics Park was constructed to the highest level of quality and functionality and boasts full truck circulation, clear heights of 40' (Building 1) and 36' (Building 2), **cross dock loading format**, an ESFR sprinkler system, and LED lighting. The Property has impressive loading capacity with 1 loading dock per 5,674 SF, abundant car parking and abundant trailer parking. Millstone 8 Logistics Park features a timeless design well-suited to meet the demands of modern industrial users.



CLEAR HEIGHT

Building 1: 40'

Building 2: 36'



LOADING CAPACITY

Building 1: 1 per 5,870 SF

Building 2: 1 per 4,414 SF



TRAILER PARKING RATIO

Building 1: 1 per 3,642 SF

Building 2: 1 per 6,491 SF



PARKING RATIO

Building 1: 1 per 1,379 SF

Building 2: 1 per 2,179 SF



LIGHTING

LED



Exit 8 / 8A Industrial Submarket

EXIT 8/8A SNAPSHOT

302

Properties

79.0 M SF

Total Inventory

15.0%

YOY Class A Rent
Growth (Since 2017)

4.2%

Overall Vacancy

+26.9M SF

Net Absorption
(2011 - 2024)

22.6M SF

Delivered Since 2011

784K SF

Under Construction

EXIT 8A

EXIT 8

Institutional Ownership & Brand Name Tenancy at Exit 8/8A

Major Institutional Owners



Brookfield



Morgan Stanley



Brand Name Tenancy



HYUNDAI



Exit 8 / 8A Industrial Submarket

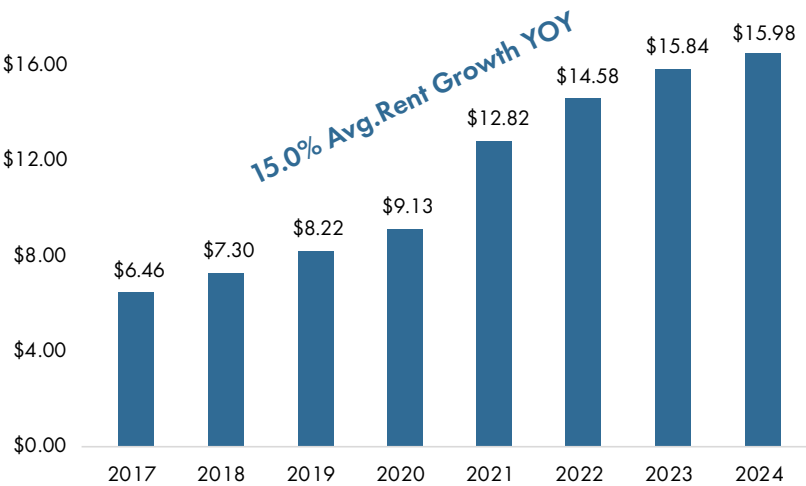
The Exit 8 / 8A Industrial Submarket is one of the **strongest performing submarkets in the United States** and serves as the **mid-point between New York City and Philadelphia**, offering best-in-class connectivity to some of most concentrated population centers in the country. The supply of modern industrial product, coupled with the growth of e-commerce is expected to draw users to this area who are looking to satisfy customer demand for next-day and same-day delivery.

As of YE 2024, there is 79.0 million square feet of industrial product in this submarket, yet **Class A vacancy remains extremely low at 4.4%**. Vacancy rates show no signs of slowing down as there are **currently 8.2 MSF of active tenant demand** across 30 requirements in Central New Jersey. There is a **significant pool of brand name tenants occupying multiple buildings** that would consider **consolidation solutions** in the future.

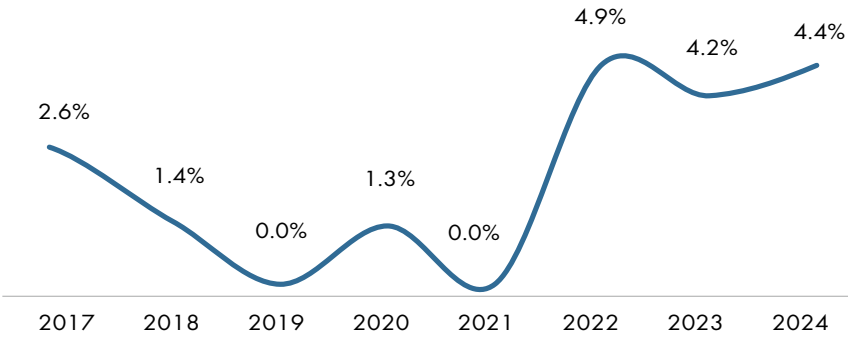
BIG BOX LEASING ACTIVITY

Since the start of 2015, the Exit 8/8A market has seen 14 leases signed over 950k square feet (1.4 leases per year).

CLASS A AVERAGE ASKING RENT



CLASS A VACANCY



Recent Exit 8/8A Lease Transactions

Address	Date Signed	Size (SF)	Tenant	Landlord	Rental Rate	Escalations
600 Fairway Old Bridge, NJ	Oct-24	271,348	Discovery Logistics	2020 Acquisitions	\$16.50 PSF	3.75%
999 Cranbury S River Road Monroe, NJ	Jul-24	291,758	Nylabone	Bridge Industrial	\$16.50 PSF	3.75%
1242 Cranbury S River Road Monroe, NJ	Jul-24	238,000	Staci Group / Amware	Link Logistics	\$16.50 PSF	4.00%

Exit 8 Interchange

- Provides seamless access to Route 33 and Route 133 without a traffic light.
- The most over-improved and under utilized interchange on the New Jersey Turnpike.
- Fully renovated in 2013 to accommodate high-volume commercial traffic.
- Designed to alleviate congestion at Exit 8A, however most trucks continue to use that interchange.

Inbound:
5.0 Miles / 7 Minutes
from Exit 8

Outbound:
6.2 Miles / 9 Minutes
to Exit 8

LOGISTICS⁺
Building 1

**UNITED LEGWEAR
& APPAREL CO.**
Building 2



Access to New Jersey Turnpike

NJ Turnpike Exit 8 (Inbound)	5.0 Miles
NJ Turnpike Exit 8 (Outbound)	6.4 Miles
U.S. Route 130	9.3 Miles
Interstate-195	15.0 Miles
State Route 1	18.7 Miles
Port Newark/Elizabeth	46.7 Miles
Philadelphia	47.7 Miles
New York City	54.8 Miles

Strong Tenant Profiles

Logistics Plus, is a **U.S. based 3PL** headquartered in **Erie, PA**. The company was founded in 1996 with three employees and a single customer and has grown into a global logistics powerhouse. Today, Logistics Plus has expanded its reach to **over 50 countries**, employing more than **1,200 people worldwide**. The company has strategically expanded warehousing footprint across the United States in Arizona, California, Florida, Illinois, Pennsylvania, North Carolina, New Jersey, New York, South Carolina , and Texas.



Logistics Plus’s expertise spans a wide range of services, including warehousing, freight forwarding, 4PL services, truckload and less-than-truckload transportation. This diversification has contributed to the company's resilience and consistent growth, as evidenced by its **expanding customer base, which grew from over 1,700 at the end of 2022 to more than 2,100 by September 2024**. Additionally, none of the groups in the company’s customer base individually accounts for more than 10% of the revenue, ensuring Logistics Plus can maintain a strong market position and hedge against unpredictable conflicts.

In 2024, the company was named a **Top 150 3PL by Global Trade Magazine** for fifth time consecutive. With **over 25 locations, including 11-12 full-service distribution centers, and approximately 8 million square feet** of managed space, Logistics Plus is well-positioned to continue providing specialized supply chain solutions tailored to the specific operations and market demands of various industries, capitalizing on the growing trend towards outsourced supply chains and omnichannel distribution.

Logistics Plus’s ESG initiatives reflect their intentions to grow and modernize how the logistics companies operate. This is evident in the fact that they were the **first global logistics company in the world to obtain plastics neutrality** through the Blue Ocean Program. ESG consciousness drives long-term growth by ensuring regulatory compliance, enhancing brand reputation, and spurring innovation. This approach also improves access to capital, attracts talent, and positions the company for future market demands.

TENANT HIGHLIGHTS

\$600M+
Global Sales (2024)

±20%
YOY Revenue Growth
(2019-2024)

1,200
Employees (2023)

+2,100
2024 Customer
Base

+8M SF
Company’s Industrial
Footprint

16
Locations Across the
United States



Strong Tenant Profiles

United Legwear & Apparel Co.

("ULA") is a leading global apparel distributor. Founded in 1998 in New York City, ULA has evolved from a small sock retailer to a major player in the industry, today the company employs 450 individuals and operates across **18 locations globally**. ULA serves as a key third-party logistics provider for licensed branded and private-label apparel.



In 1999 ULA formed a **partnership with Puma** North America in the legwear category and today operates in a joint venture with Puma. This joint venture has allowed ULA to act as the exclusive manufacturer and distributor for a broad range of Puma products across activewear, legwear, bodywear, loungewear, kid's apparel, and swimwear. This collaboration leverages ULA's expertise in design, manufacturing, and distribution, while capitalizing on Puma's brand recognition and global reach. Along with their joint venture with Puma, ULA's portfolio boasts a diverse range of brands, including partnerships with renowned names like **DKNY, Hurley, Puma, Sketchers, Scotch & Soda, Ted Baker, Van Heusen** and a broad range of others.

This strategic approach allows ULA to cater to a wide spectrum of consumers, spanning luxury department stores to mass-market retailers and high-volume warehouse clubs. The company's global sourcing network encompasses several key manufacturing partnerships in Bangladesh, Cambodia, Vietnam, China, Egypt, and Sri Lanka, enabling efficient production and distribution. This broad reach is evident in ULA's impressive customer base, which includes major retailers such as **Costco, Walmart, Sam's Club, Dicks Sporting Goods, Kohls**, and **TJ Maxx**, among others.

ULA's **11 apparel warehouses, covering over 3 million square feet** across the United States, Canada, and Europe, facilitate the production and shipment of more than 180 million units annually across **75+ product categories**. This robust infrastructure, combined with strategic partnerships and a focus on innovation, positions ULA for continued success in the dynamic global apparel market.

TENANT HIGHLIGHTS

45%

Revenue Growth
2019-2022
(Annualized)

+180M

Units Shipped
Annually

+3M SF

Company's Industrial
Footprint

6 CONTINENTS

Products Shipped
Globally

75+

Product Categories

BRAND PARTNERSHIPS INCLUDE:

DKNY Hurley



SCOTCH & SODA
AMSTERDAM COUTURE

SKECHERS

TED BAKER
LONDON

VAN HEUSEN

MAJOR RETAILERS INCLUDE:



KOHL'S

sam's club



Demographics & Labor Force

Located in Central New Jersey, Millstone 8 Logistics Park benefits from a deep and affordable labor pool compared to locations further south, as the location pulls from the highly populated and concentrated areas to the north.

30-MINUTE DRIVE TIME

515,563

Total Population

67,162

Blue Collar Workforce

275,253

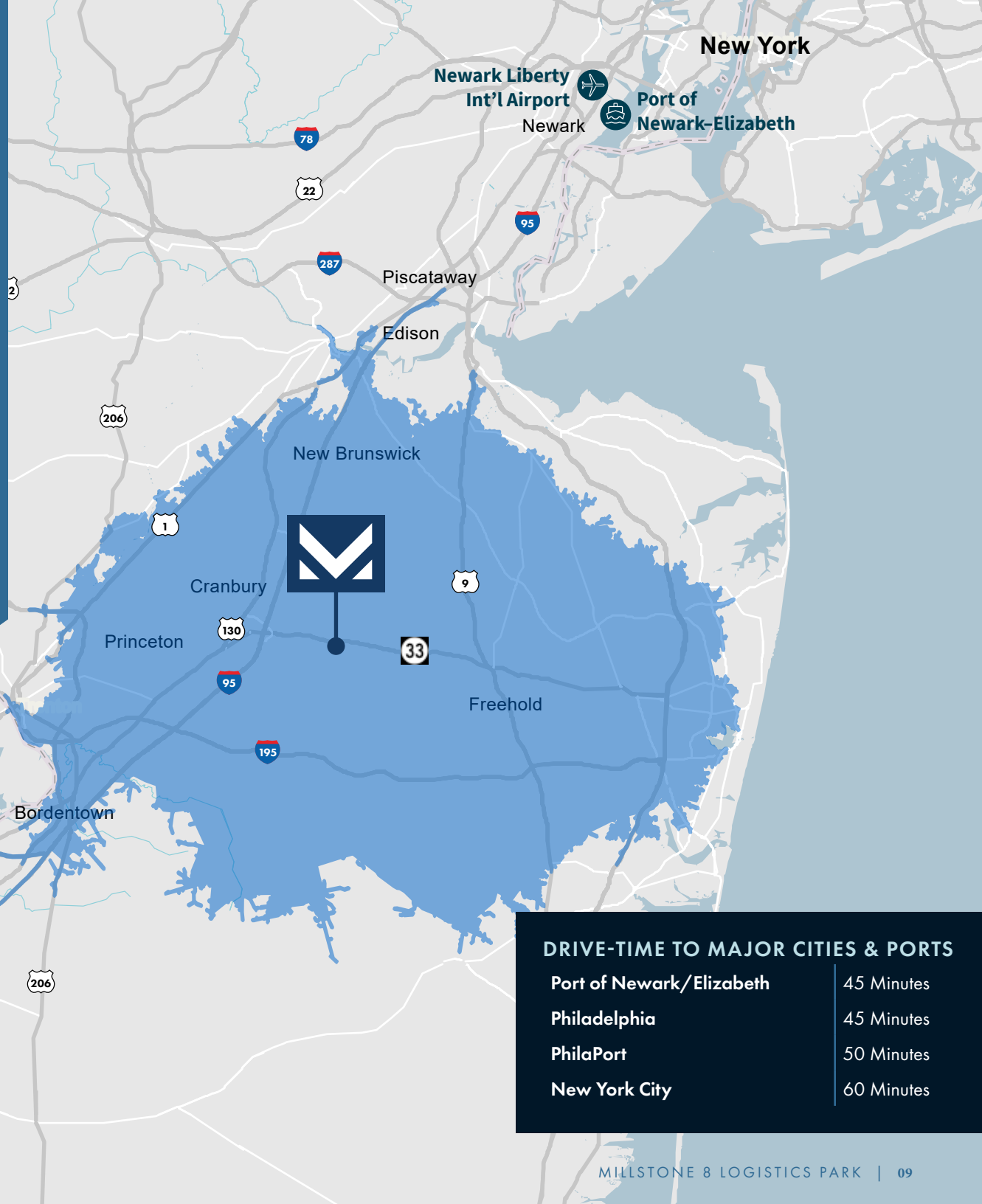
Workforce

\$177,014

Average HH Income

\$19.3 B

Total Annual
Expenditure



DRIVE-TIME TO MAJOR CITIES & PORTS

Port of Newark/Elizabeth	45 Minutes
Philadelphia	45 Minutes
PhilaPort	50 Minutes
New York City	60 Minutes

Philadelphia Int'l Airport

PhilaPort

INDUSTRIAL CAPITAL MARKETS

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