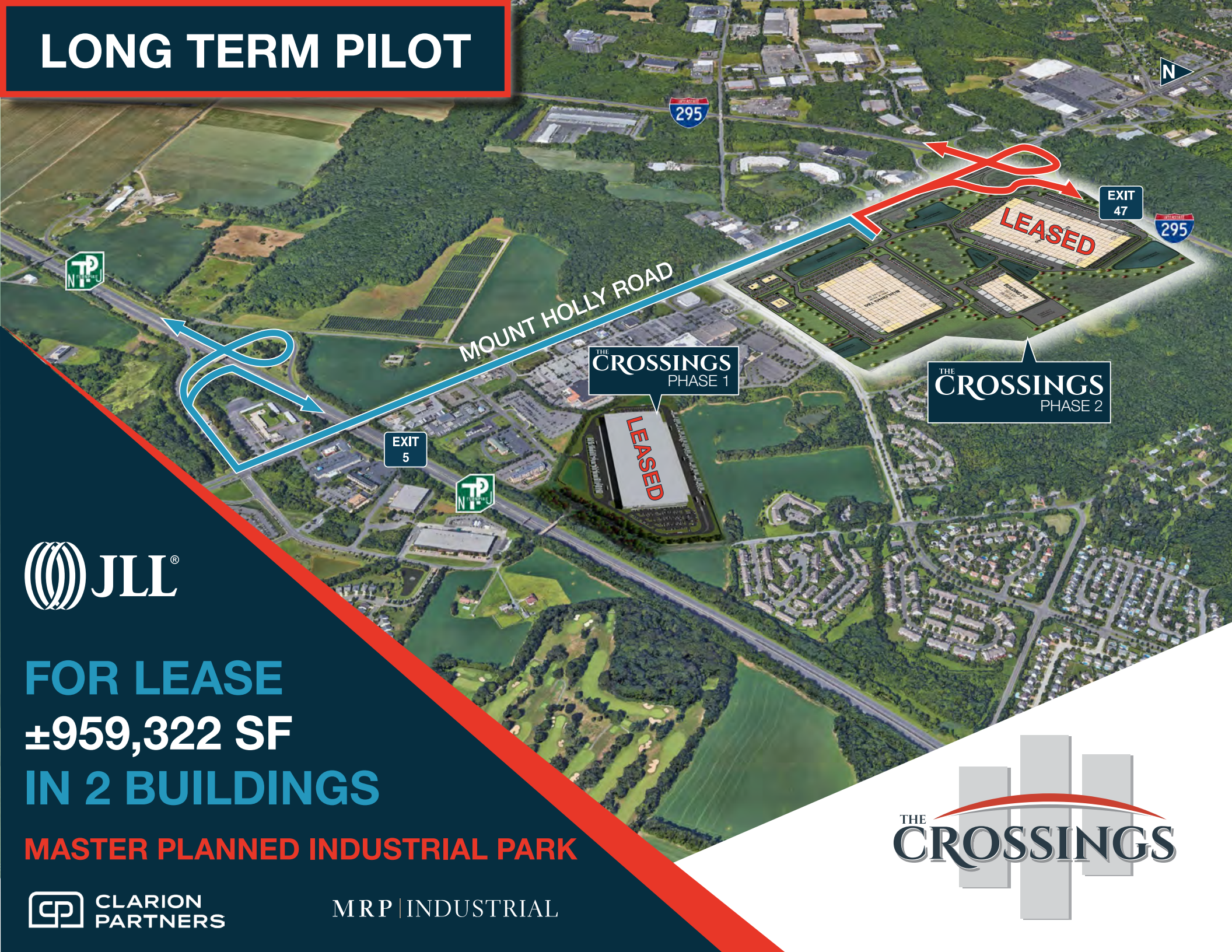


LONG TERM PILOT



FOR LEASE
±959,322 SF
IN 2 BUILDINGS

MASTER PLANNED INDUSTRIAL PARK



MRP | INDUSTRIAL



THE CROSSINGS

PHASE 2



300 CROSSINGS DRIVE (LEASED)

939,918 SF

40' Clear Height

408 Auto Stalls

265 Trailer Stalls

137 Dock Doors

4 Drive in Doors

620' x 1512' Building Dimensions

200 CROSSINGS DRIVE

208,535 SF

36' Clear Height

166 Auto Stalls

32 Trailer Stalls

32 Future Trailer Stalls

34 Dock Doors

2 Drive in Doors

310' x 672' Building Dimensions

100 CROSSINGS DRIVE

750,787 SF

40' Clear Height

350 Auto Stalls

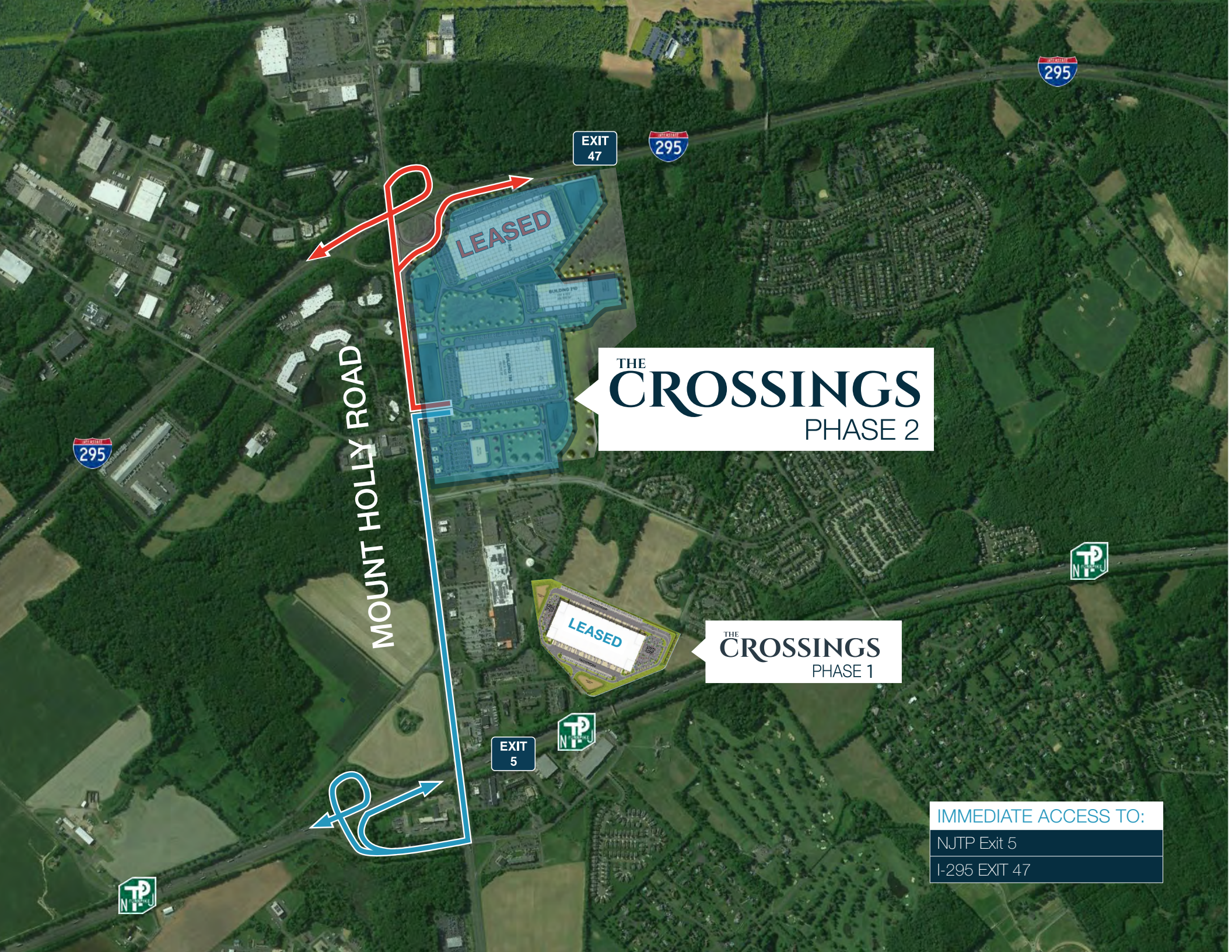
116 Future Auto Stalls

206 Trailer Stalls

122 Dock Doors

4 Drive in Doors

600' x 1250' Building Dimensions



EXIT
47

I-295

I-295

LEASED

THE
CROSSINGS
PHASE 2

MOUNT HOLLY ROAD

I-295

LEASED

THE
CROSSINGS
PHASE 1

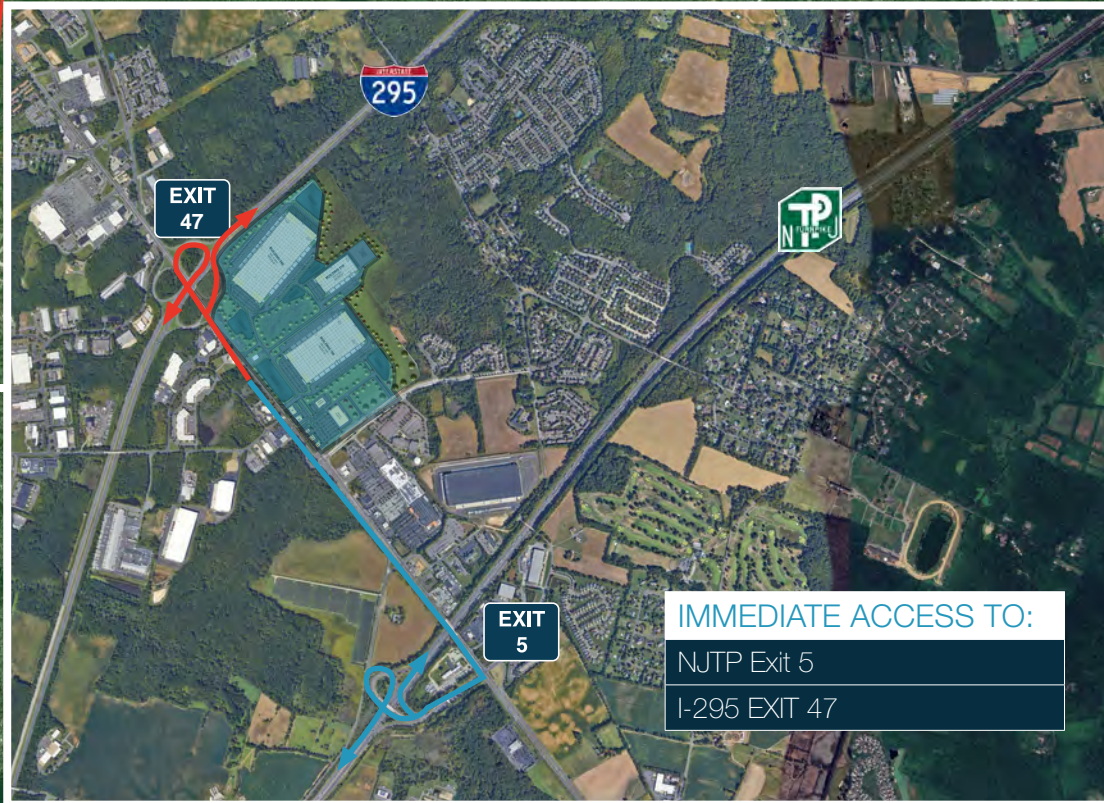
EXIT
5

NJTP

NJTP

NJTP

IMMEDIATE ACCESS TO:
NJTP Exit 5
I-295 EXIT 47



Driving distances from The Crossings: Phase 2

Port of Philadelphia	21 miles
CBD Philadelphia, PA	24 miles
Port of Newark	67 miles
New York, NY	77 miles



PROJECT HIGHLIGHTS

- LONG TERM PILOT
- IMMEDIATE ACCESS TO NJ TURNPIKE AT EXIT 5 AND INTERSTATE 295 AT EXIT 47
- LOCAL/DENSE AVAILABILITY OF LABOR
- BEST IN CLASS PROJECT DESIGN FEATURES
- INSTITUTIONAL/PROFESSIONAL JOINT-VENTURE PARTNERSHIP WITH LONG-TERM COMMITMENT TO OWNERSHIP IN CENTRAL NEW JERSEY



**TOTAL
LABOR FORCE**
291,800
5.9% of states total
labor force



**MEDIAN HOURLY
WAREHOUSE RELATED WAGE**
\$17.93
\$17.58 (NJ Average)



**TRANSPORTATION/
WAREHOUSE EMPLOYEES**
9,917
8.4% of the state's
transportation/warehouse workforce



2023 TOTAL POPULATION
536,453
5.6% of the state's population

* WITHIN A 10 MILE RADIUS

THE CROSSINGS

PHASE 2

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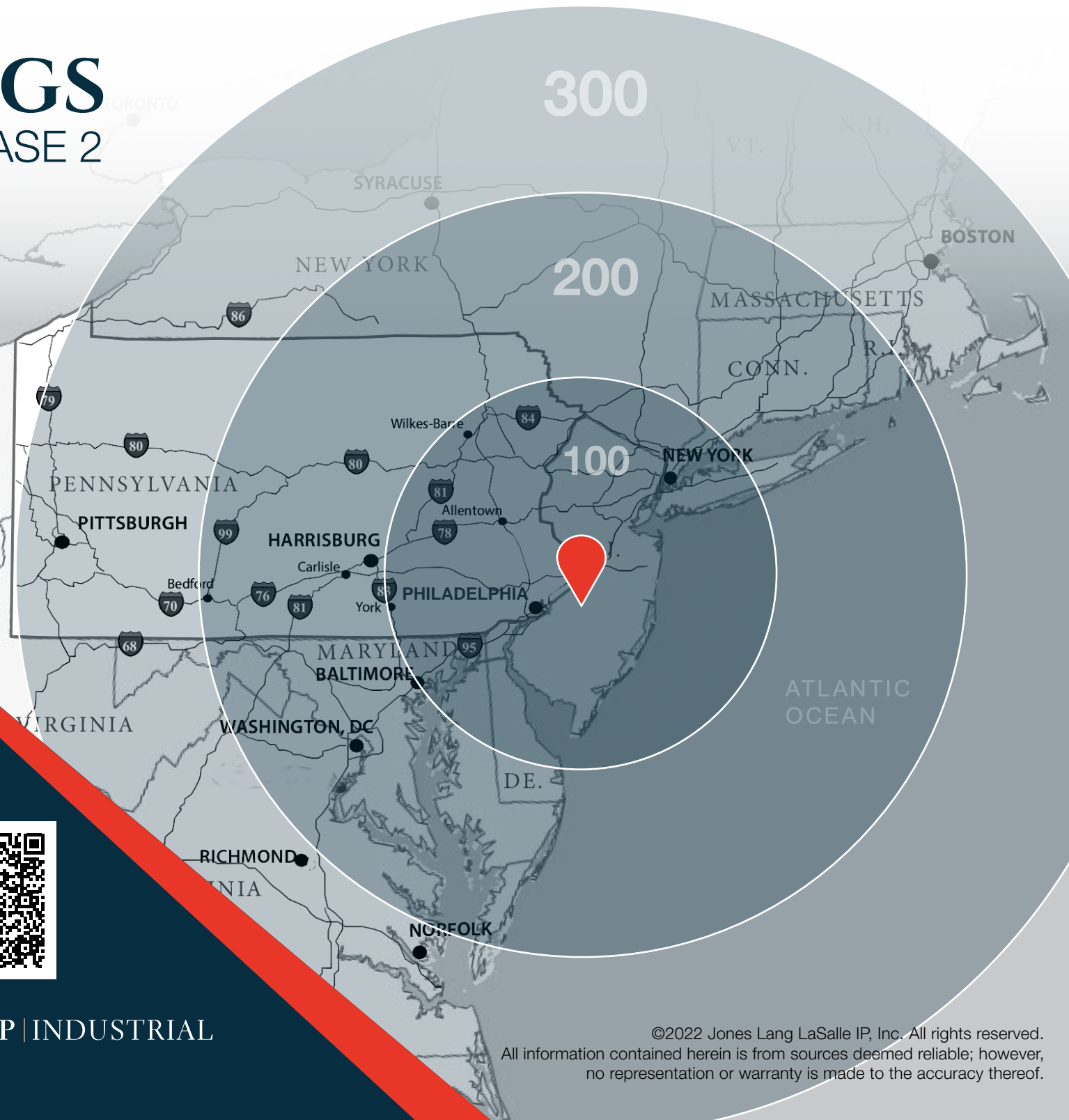
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