



CLARION PARTNERS

For Lease



Cranbury Logistics Center 3

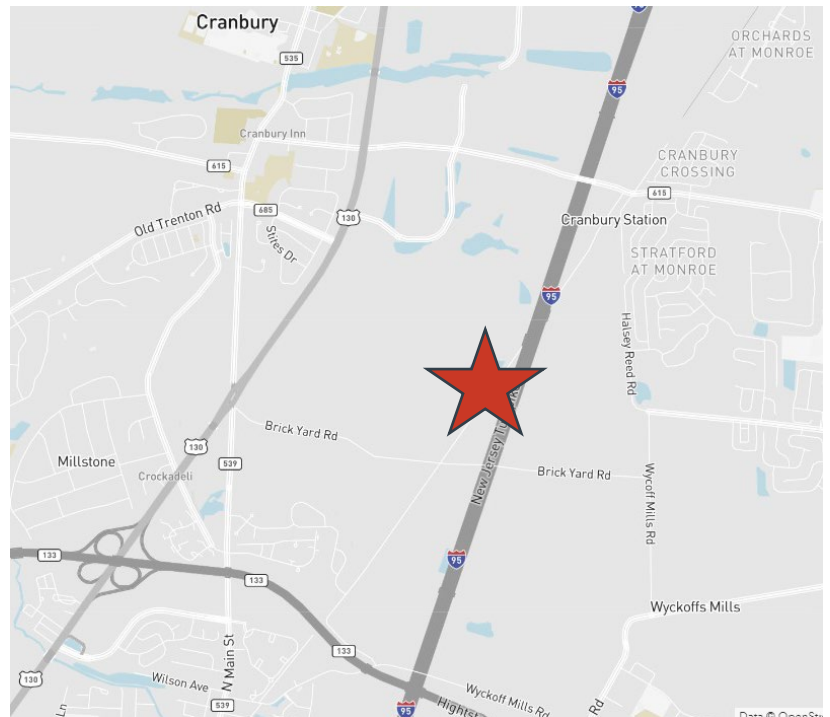
26 Hightstown Cranbury Station Road,
Cranbury, New Jersey 08512

444,466 Square Feet Available

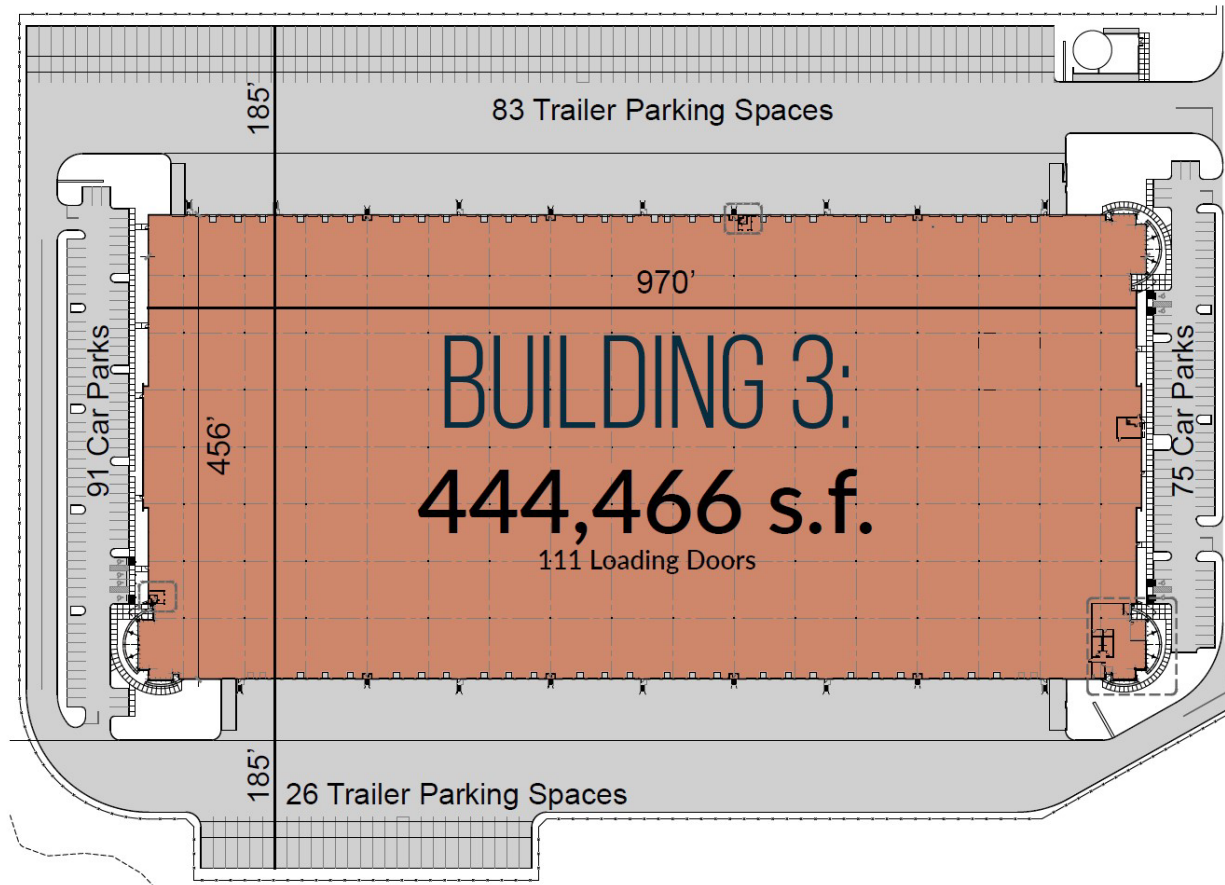


LOCATION: EXIT 8A

This property is situated within the 60+ million square foot Exit 8A Submarket in Central New Jersey at the geographic center of the Boston - Washington DC Corridor; approximately 32 miles southwest of Manhattan and 50 miles northeast of Philadelphia. The submarket is directly south of the Port of New York/New Jersey, which, along with the Ports of Los Angeles and Long Beach, comprise the largest ports in the United States. Exit 8A is one of the most dynamic distribution hubs in the country, hosting a range of Fortune 500 tenants such as Costco, Home Depot, Barnes & Noble, Coca-Cola, FedEx, Ford Motor Company and Amazon; and household names like Wayfair, Volkswagen, Audi, Williams-Sonoma, Crate & Barrel, ShopRite, Hyundai, Petco, L'Oréal, and LVMH. Exit 8A serves as a processing, sorting and distribution hub for products arriving at the Port of NY/NJ.



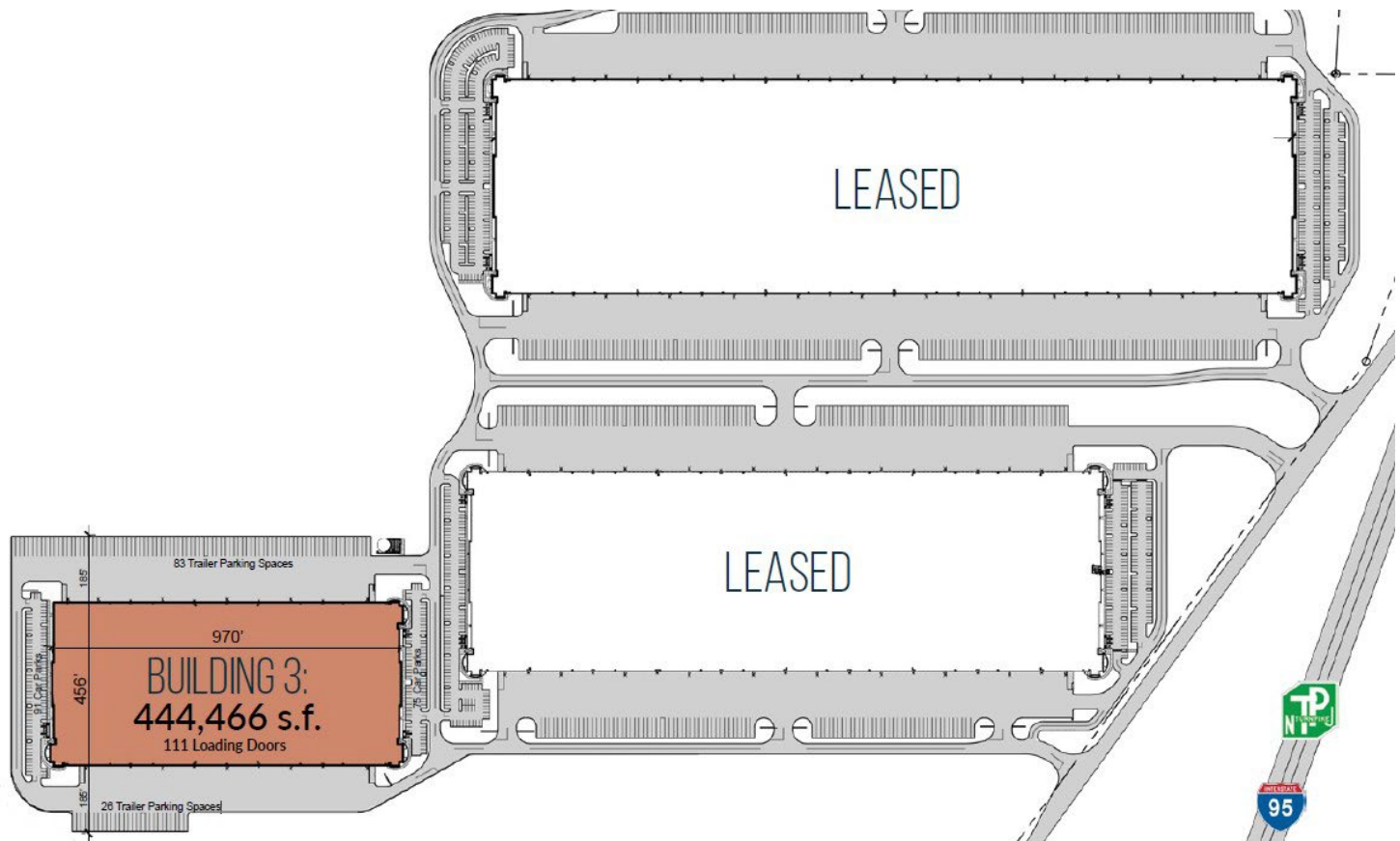
This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



BUILDING SPECIFICATIONS

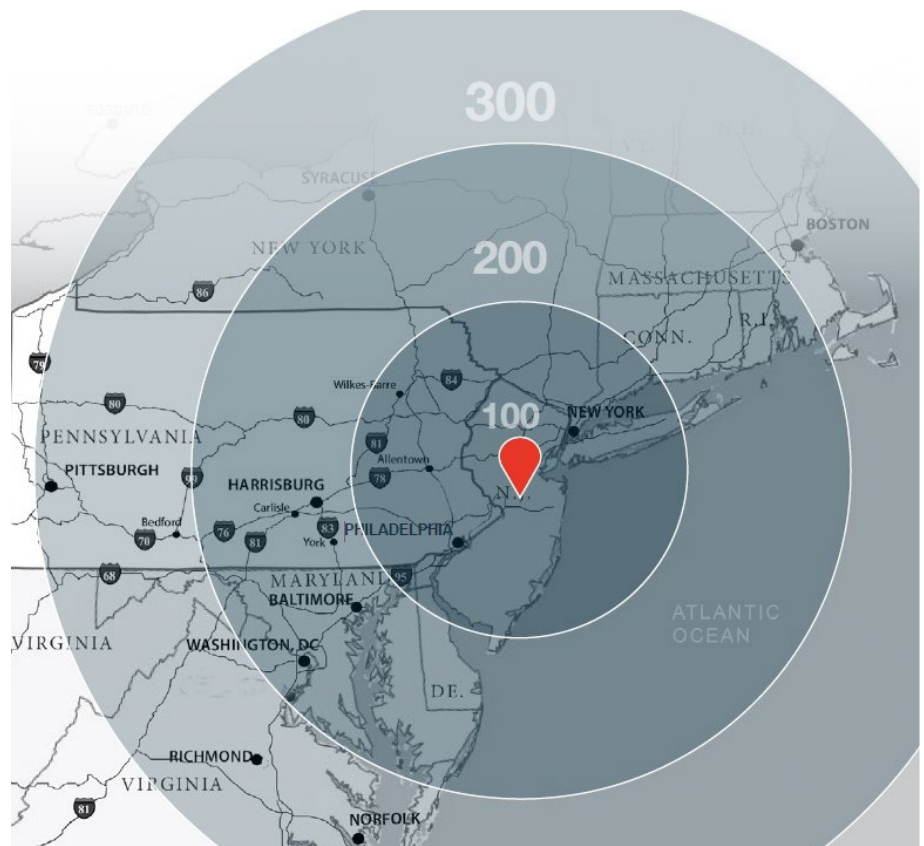
Building Size	444,466 SF
Available SF	444,466 SF
Loading Format	Cross-Dock
Building Dimensions	456' x 970'
Column Spacing	56' x 60'
Speed Bay	60' x 60'
Clear Height	40' (Measured at 1 st Column Line)
Existing Office	3,737 SF
Warehouse Restrooms	2 Unisex Remote Restrooms

Drive-in Doors	4 - 12'x14' Doors on Grade
Loading Docks	111 Positions, 52 Outfitted with Pit Levelers Bumpers and Seals
Truck Court Depth	185'
Trailer Parking Spaces	109
Car Parking Spaces	166
Sprinkler System	ESFR
Lighting	LED Light Fixtures
Heating	Roof-mounted Cambridge Gas-Fired Heaters
Power	3000-amp, 277/480 volt, 3 phase service



LOCATION HIGHLIGHTS:

- Cranbury Logistics Center 3 is located in one of the most strategic locations on the eastern seaboard being 32 miles from Manhattan and 25 miles from the Port of NY/NJ.
- The New York metropolitan area is the most affluent consumer market in the world with a gross metropolitan product of over \$2.16 trillion (2022).
- The Port of NY/NJ continues to experience unprecedented growth, moving 9.4 million TEU containers in 2022.
- The Exit 8A sub-market is consistently stabilized with a strong labor force in the Central New Jersey market.





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CRANBURY
LOGISTICS CENTER 3

ACCESS/VISIBILITY:

This site is located less than three miles from the New Jersey Turnpike Interchange 8A and offers prominent frontage along this critical roadway. The site also provides immediate access to Route 130.

Parcel Carrier		Mileage to Cranbury Logistics Center 3
	South Brunswick	9 miles
	Trenton	14 miles
	Trenton	12 miles
	Dayton	6 miles
	Hamilton	12 miles
	Monmouth Junction	10 miles



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www.clarionpartners.com

For more information on this opportunity, please contact



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