



THE CUBES

AT ALPHA

ALPHA, NJ



270,900 SF & 305,000 SF
BUILDING 1 BUILDING 2

Under Construction | 3Q25 Delivery

CRG | THE ART
& SCIENCE
OF BUILDING

PCCP 

 **JLL**

STRATEGIC LOCATION



DEMOGRAPHICS

**30
MIN**



474,741
total population



249,521
total labor force



16,777
warehouse labor



21%
blue collar workers
(US is 21%)



BUILDING 1

1

270,900
square footage

36'
clear height

48
dock doors

166
car parking spaces

42
dedicated trailer stalls

BUILDING 2

2

305,000
square footage

36'
clear height

59
dock doors

203
car parking spaces

66
dedicated trailer stalls

2.1 MILES

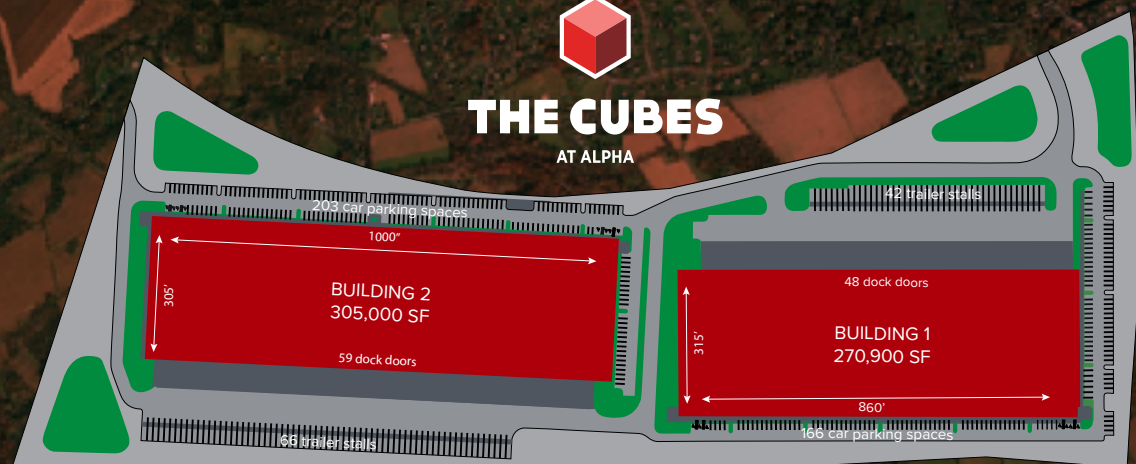
INTERSTATE
78

US
22

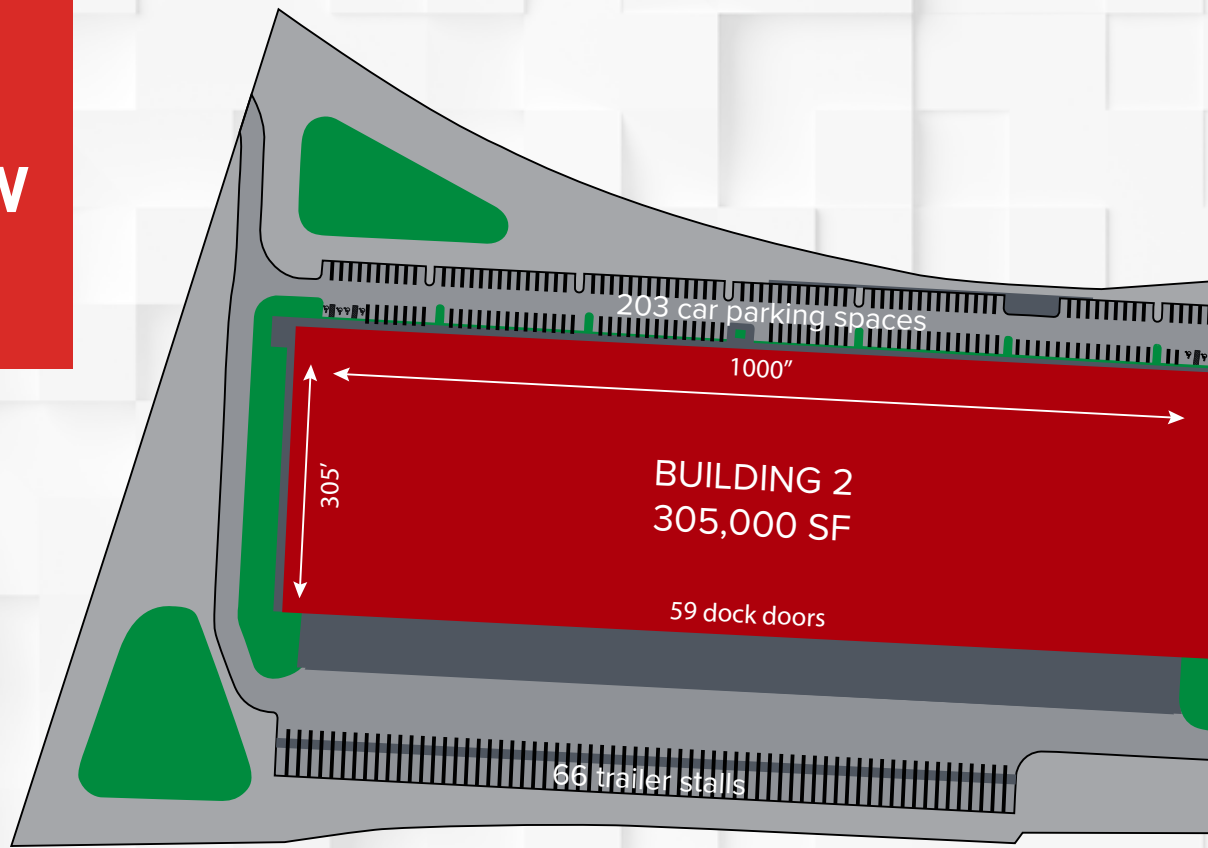


THE CUBES

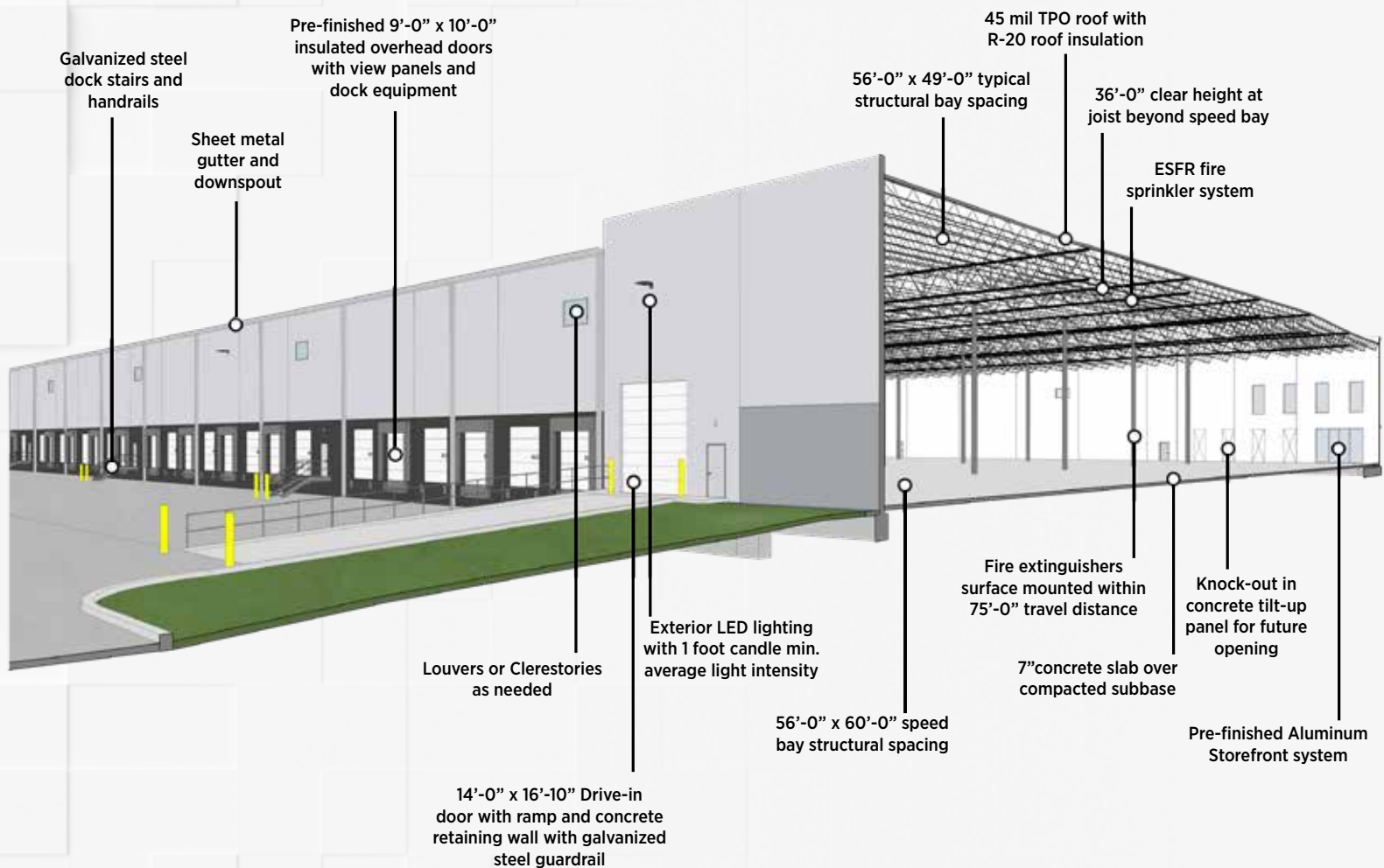
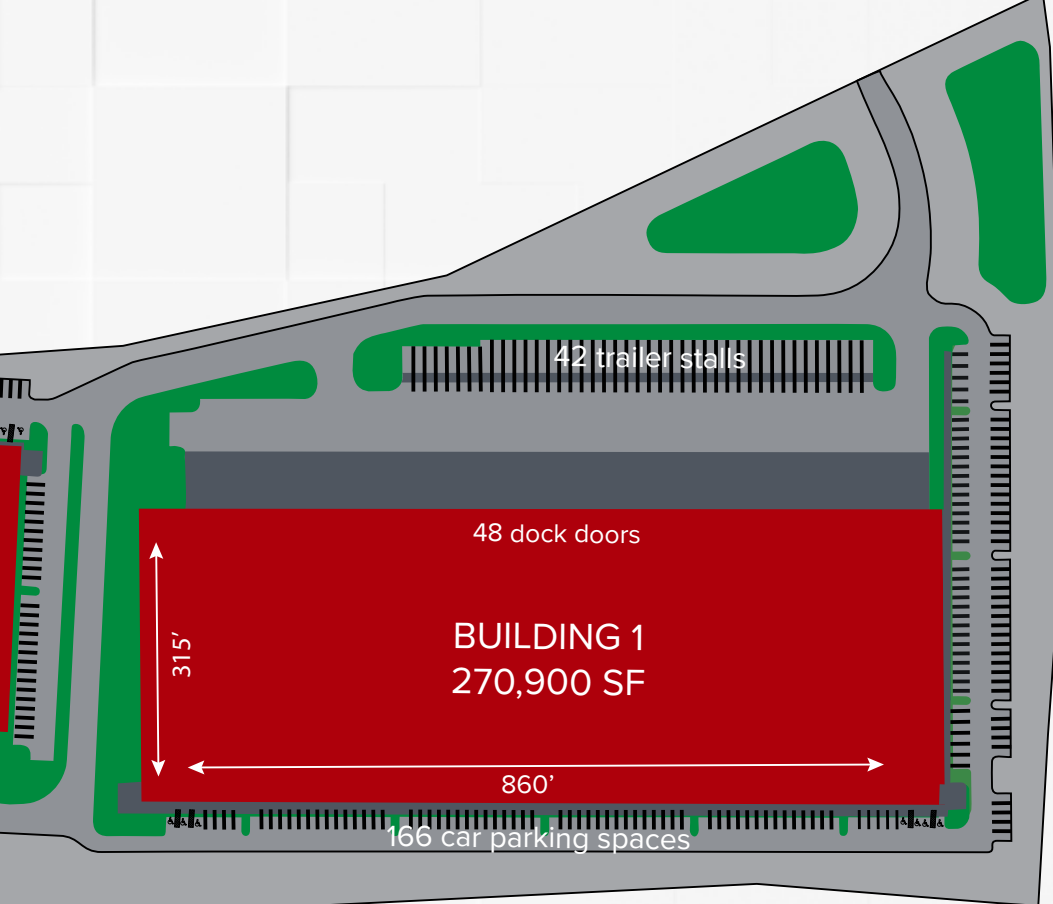
AT ALPHA



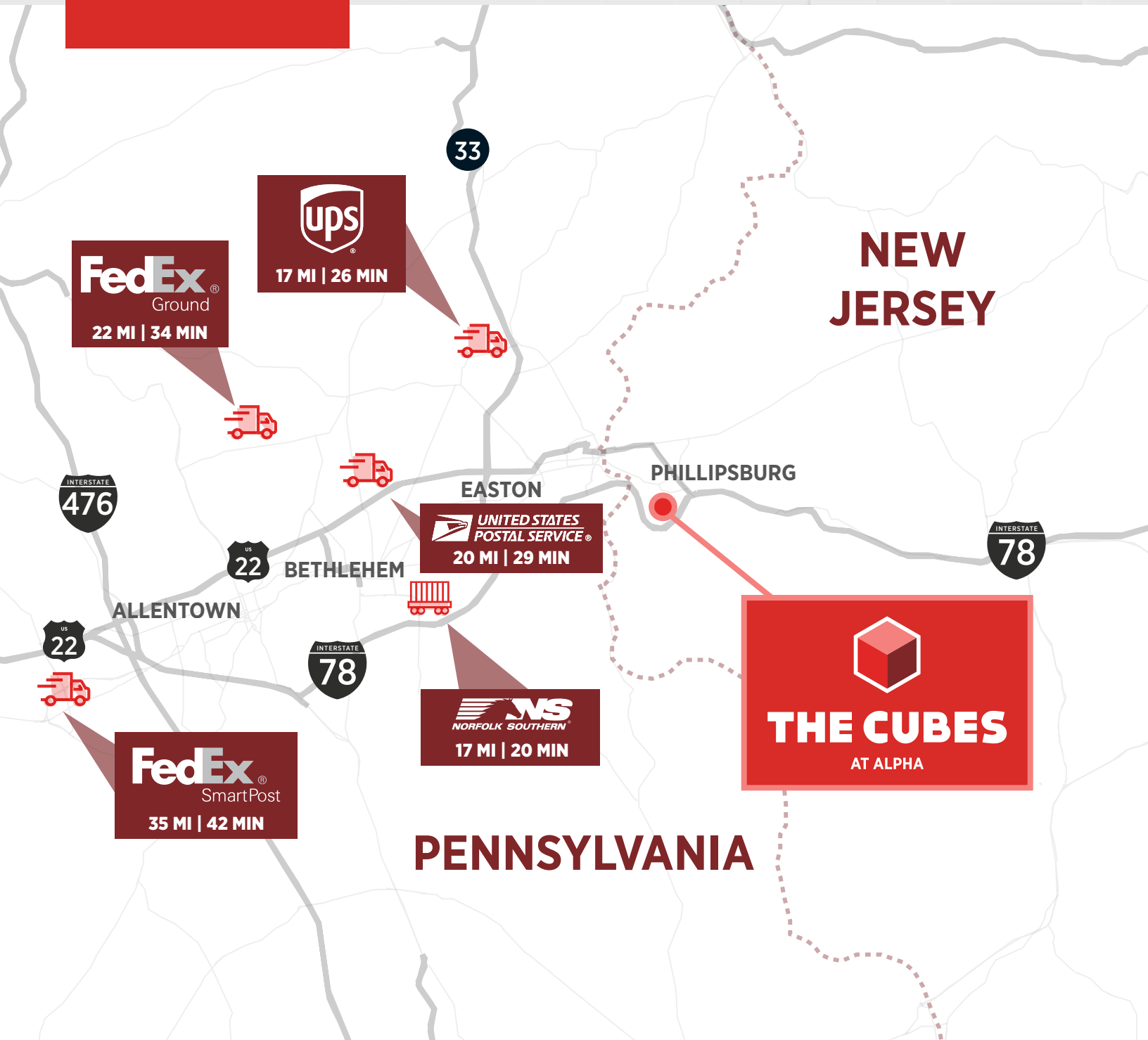
SITE OVERVIEW



	BUILDING 1	BUILDING 2
BUILDING AREA	270,900 SF	305,000 SF
DIMENSIONS	315' depth x 860' width	305' depth x 1,000' width
COLUMN SPACING	56' wide x 49' depth typical, 60' depth speed bay	56' wide x 49' depth typical, 60' depth speed bay
CLEAR HEIGHT	36' minimum from inside 1st column line from dock wall	36' minimum from inside 1st column line from dock wall
DOCK DOORS	48 (9' x 10') dock doors 25 equipped w/ 40,000 lb. mechanical levelers & seals	59 (9' x 10') dock doors 27 equipped w/ 40,000 lb. mechanical levelers & seals
DRIVE-IN DOORS	2 (14' x 16')	2 (14' x 16')
CAR PARKING	166 spaces	203 spaces
TRAILER PARKING	42 dedicated stalls	66 dedicated stalls
LIGHTING	LED fixtures on motion sensors	LED fixtures on motion sensors
SPRINKLER	ESFR system	ESFR system
HVAC	Direct fired, roof mounted, make up air units to maintain 50°F inside at 0°F outside	Direct fired, roof mounted, make up air units to maintain 50°F inside at 0°F outside
POWER	3,000 amp, 277/480 volt, 3 phase, 4 wire service	3,000 amp, 277/480 volt, 3 phase, 4 wire service
EXTERIOR WALL CONSTRUCTION	Tilt-up concrete panels	Tilt-up concrete panels
ROOF	45-mil mechanically fastened TPO roof (R-20 insulation)	45-mil mechanically fastened TPO roof (R-20 insulation)
FLOOR	7", 4,000 psi non-reinforced concrete slab	7", 4,000 psi non-reinforced concrete slab

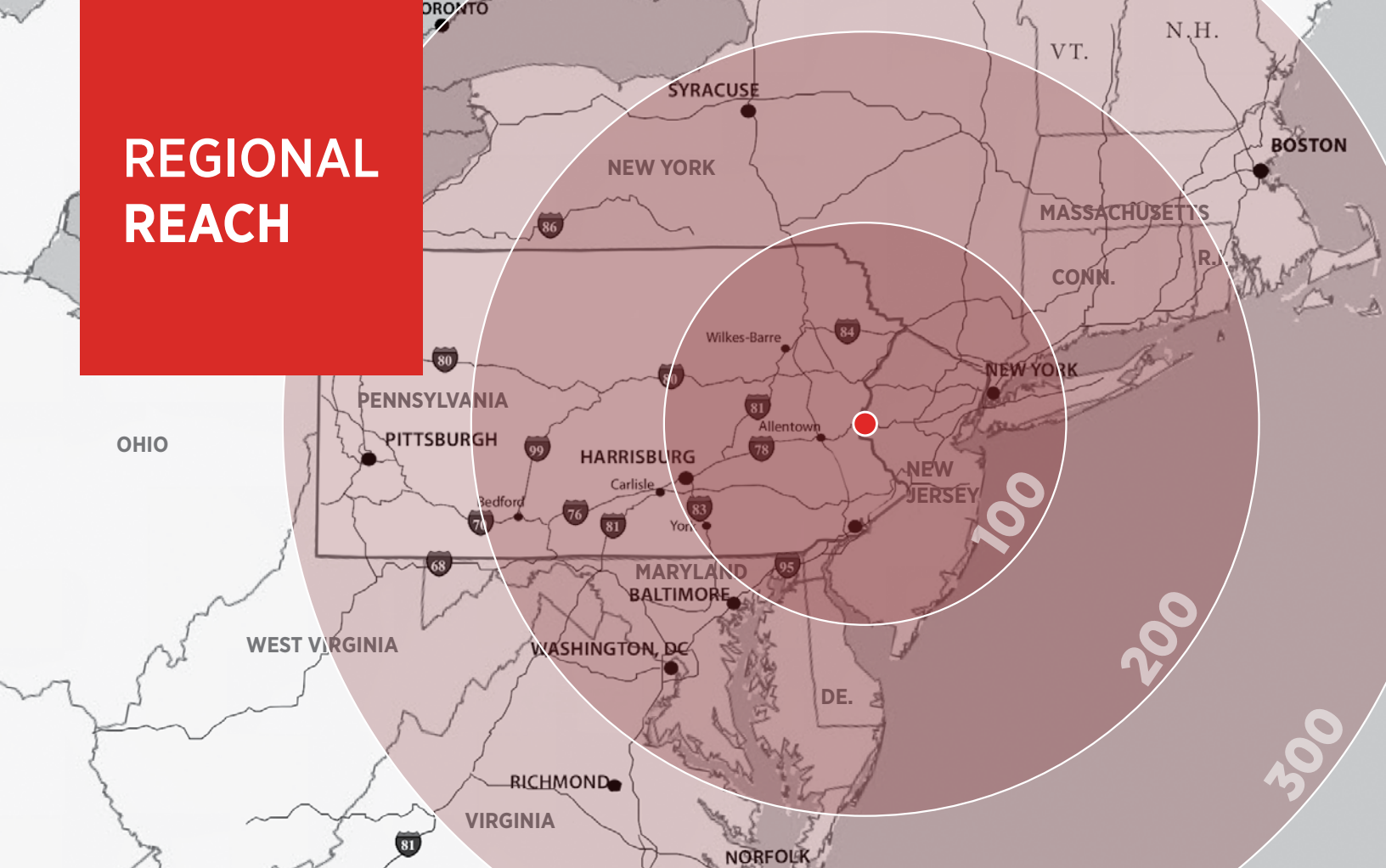


PRIME LOGISTICS HUBS





REGIONAL REACH



DISTANCES TO CITIES

New York, NY	55 miles	1 hr.
Philadelphia, PA	72 miles	90 min.
Baltimore, MD	162 miles	2 hr. 50 min.
Washington, DC	205 miles	3 hr. 30 min.
Boston, MA	290 miles	4 hr. 30 min.



DISTANCES TO PORTS

Port of NY & NJ	55 miles	1 hr.
Port of Philadelphia	90 miles	2 hr.
Port of Baltimore	172 miles	2 hr. 40 min.



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