

**Brookfield
Properties**



WINDSOR 8

LOGISTICS CENTER

399 Princeton-Hightstown Road, West Windsor, NJ 08512

326,240 sq. ft.
Class A Industrial Development
Delivering Q3 2025

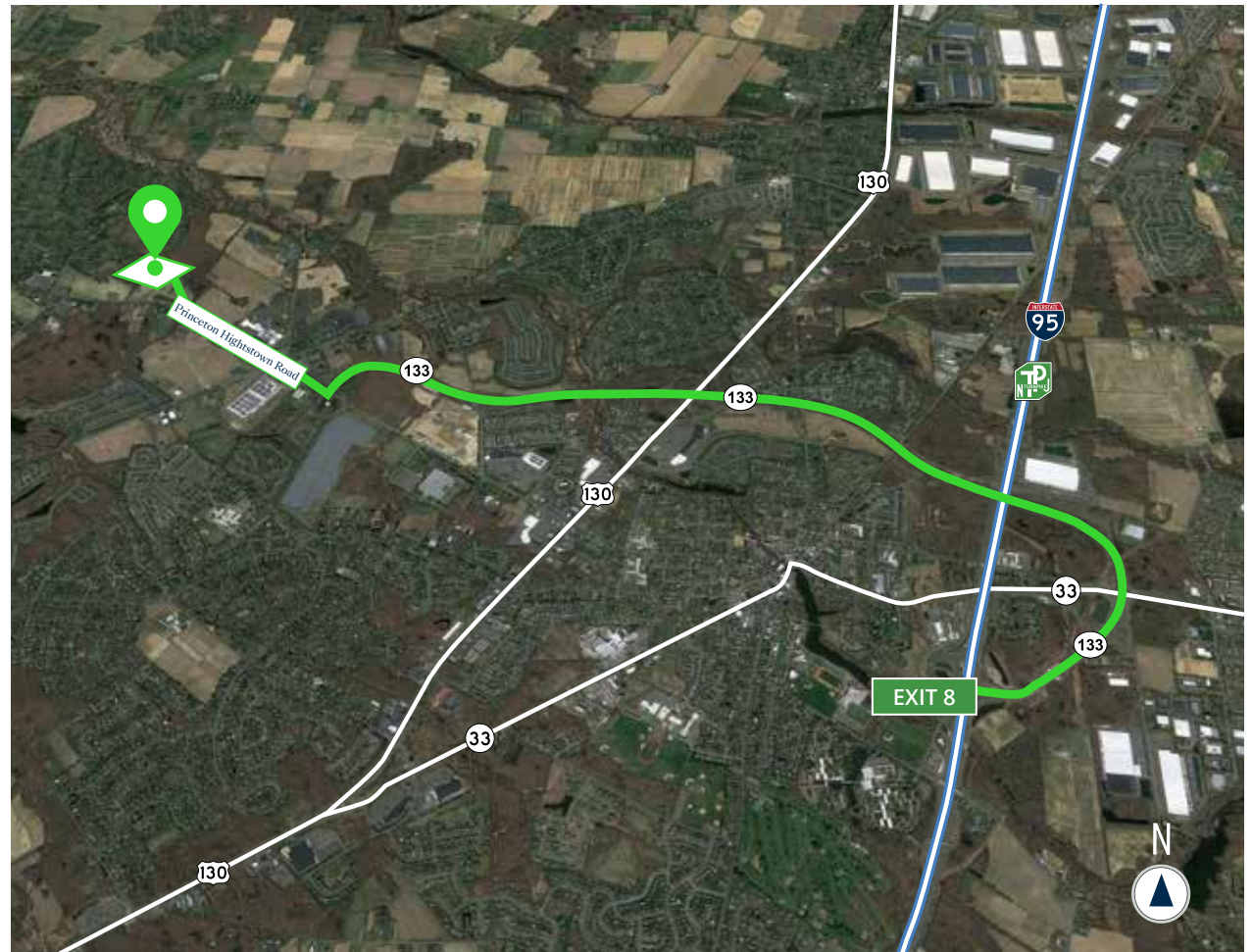
www.windsor8LC.com

WINDSOR 8

LOGISTICS CENTER

Located approximately 5 miles from the NJ Turnpike, 399 Princeton-Hightstown Road is strategically positioned in the Exit 8 submarket with premier access to a major highway network making it an optimal location for logistics, pharma, R&D, tech, and data center users. With access to both a highly educated affluent consumer base, and a pool of warehouse talent, Windsor 8 is well positioned in the region. Corporate neighbors include RK Pharma, Shiseido, Aurobindo, and Getinge.

Available:	326,240 sq. ft.
Office Space:	Approved for 11,880 sq.ft.
Ceiling Height:	36' clear
Dimensions:	1,073' long x 309'
Column Spacing:	56' x 50'
Drive-ins:	2 (12' x 16') drive-ins
Loading Doors:	57 dock doors, 43 to be fully equipped
Trailer Parking:	73 stalls
Car Parking:	178 spaces (73 banked car parking spaces)
Sprinklers:	ESFR
Lighting:	LED
Flooring:	7" concrete slab
Power:	3,000 amp 3-phase/480 volt





36'
Clear Height



57
Dock Doors



56' X 50'
Column Spacing
(60' speed bays)



2 (12' X 16')
Dock Doors
(2 Drive-Ins)



73
Trailer Parking Stalls



WINDSOR 8

LOGISTICS CENTER

Storage Capacity



Labor & Population

10 MILES:

- Total Population: 241,819
- Transportation/Warehouse workers: 10,298
- Total Labor Force: 123,264
- Median Household Income: \$120,160
- Median Warehouse related Hourly Wage: \$18.13
(US Average is \$16.48)

20 MILES:

- Total Population: 682,819
- Transportation/Warehouse workers: 26,509
- Total Labor Force: 337,645
- Median Household Income: \$102,197
- Median Warehouse related Hourly Wage: \$17.40
(US Average is \$16.48)

30 MILES:

- Total Population: 1,260,494
- Transportation/Warehouse workers: 55,554
- Total Labor Force: 634,231
- Median Household Income: \$102,922
- Median Warehouse related Hourly Wage: \$17.40
(US Average is \$16.48)















WINDSOR 8

LOGISTICS CENTER

Corporate Neighbors



- | | |
|---|---|
| 1.  | 14.  |
| 2.  | 15.  |
| 3.  | 16.  |
| 4.  | 17.  |
| 5.  | 18.  |
| 6.  | 19.  |
| 7.  | 20.  |
| 8.  | 21.  |
| 9.  | 22.  |
| 10.  | 23.  |
| 11.  | 24.  |
| 12.  | 25.  |
| 13.  | 26.  |

Key Distances

U.S. Route 130
4 Miles

Interstate-295
4 Miles

NJ Turnpike (Exit 8)
5 Miles

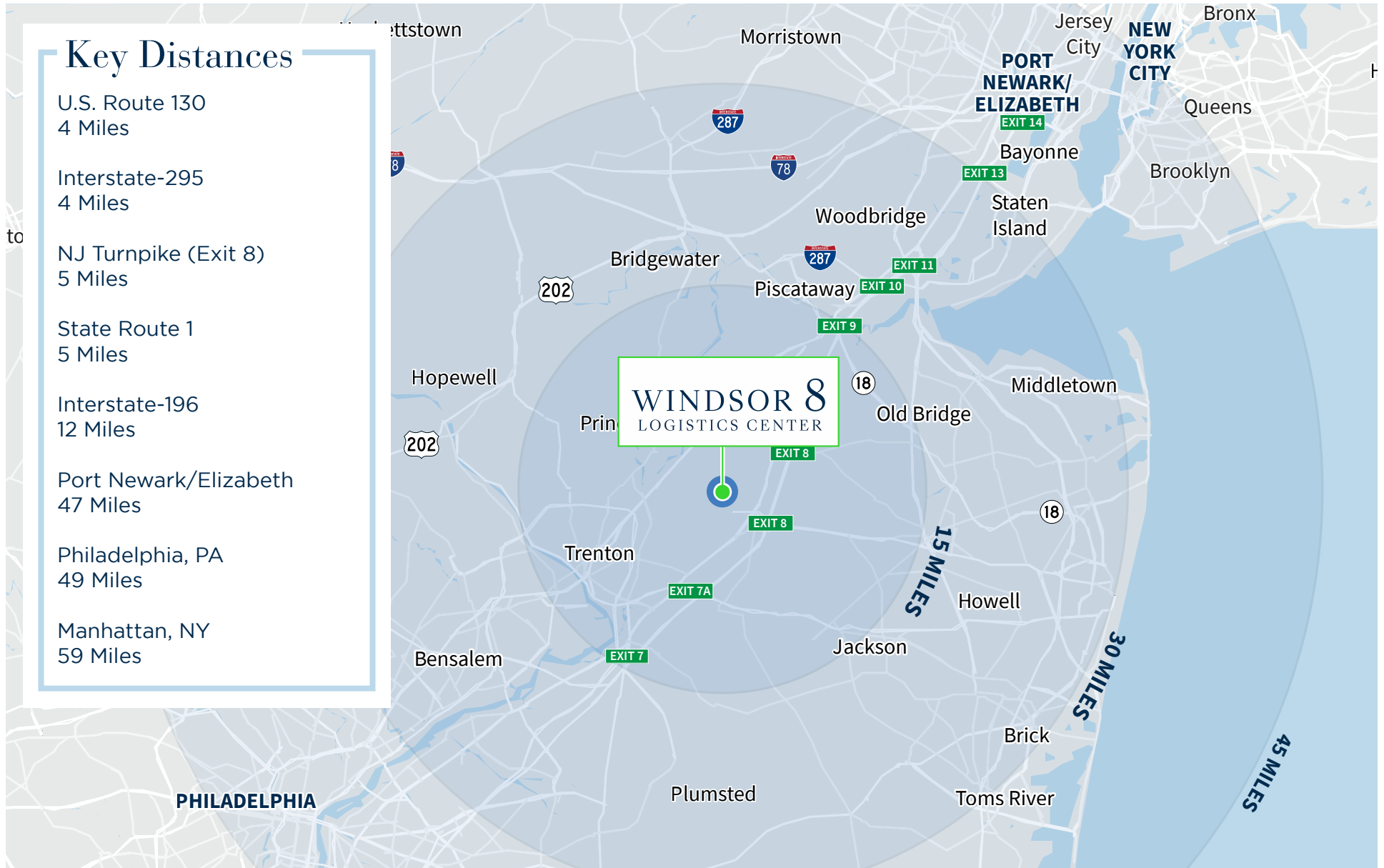
State Route 1
5 Miles

Interstate-196
12 Miles

Port Newark/Elizabeth
47 Miles

Philadelphia, PA
49 Miles

Manhattan, NY
59 Miles



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For more information, or to set up a tour, please contact:

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