



# THE CUBES

AT ALPHA

ALPHA, NJ



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

**Under Construction | 1Q26 Delivery**

# STRATEGIC LOCATION



UNI QLO

SO

US 22

PHILLIPSBURG

flexport

Scotts Miracle-Gro

ROMARK Logistics  
PERSONALIZED SERVICE. ALWAYS

INTERSTATE 78

EASTON

ALPHA

PENNSYLVANIA

NEW JERSEY



## DEMOGRAPHICS

30 MIN



474,741  
total population



249,521  
total labor force



16,777  
warehouse labor



21%  
blue collar workers  
(US is 21%)



US 22

INTERSTATE 78

2.1 MILES

### 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

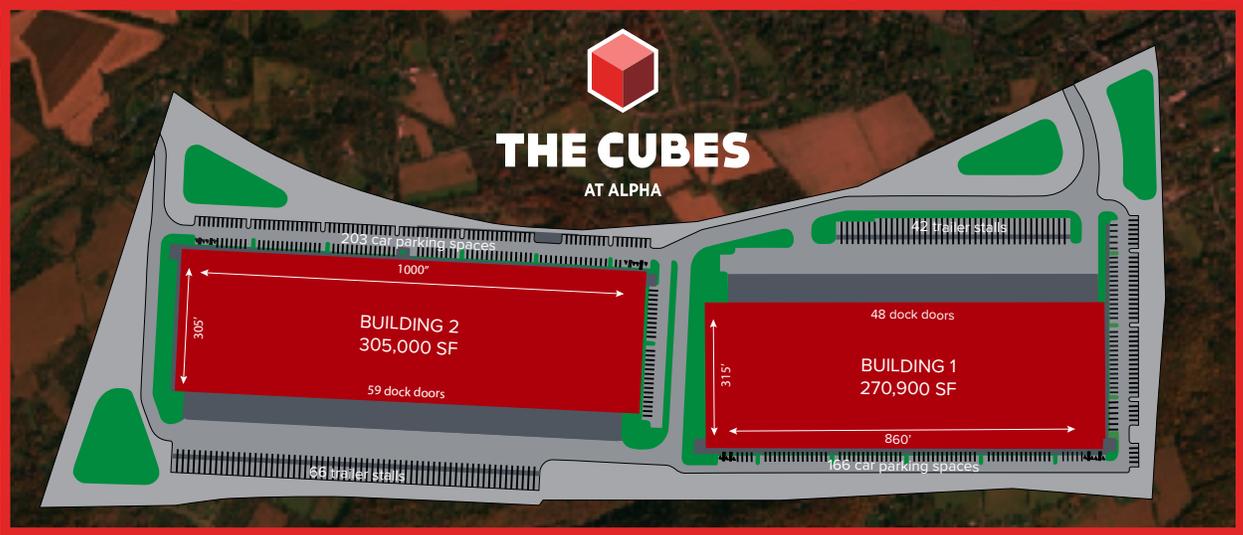
203 car parking spaces

66 dedicated trailer stalls

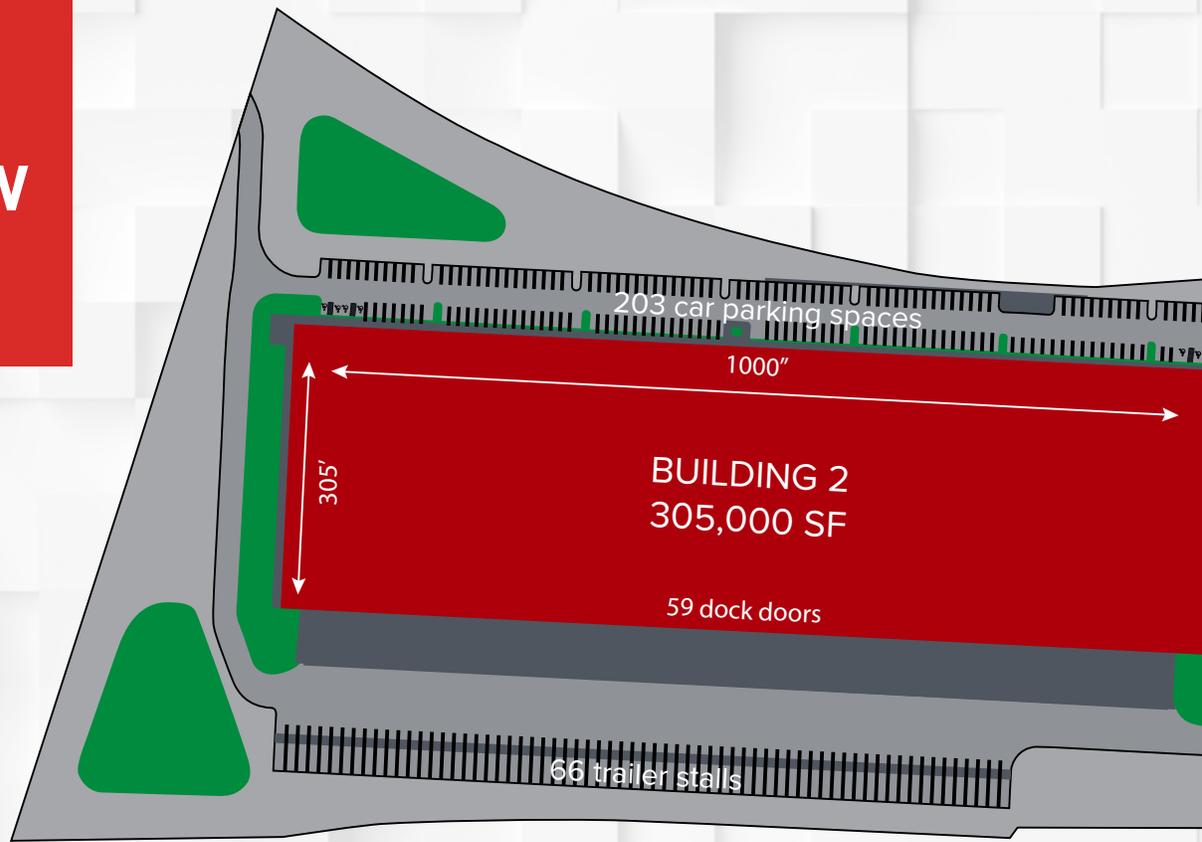


## THE CUBES

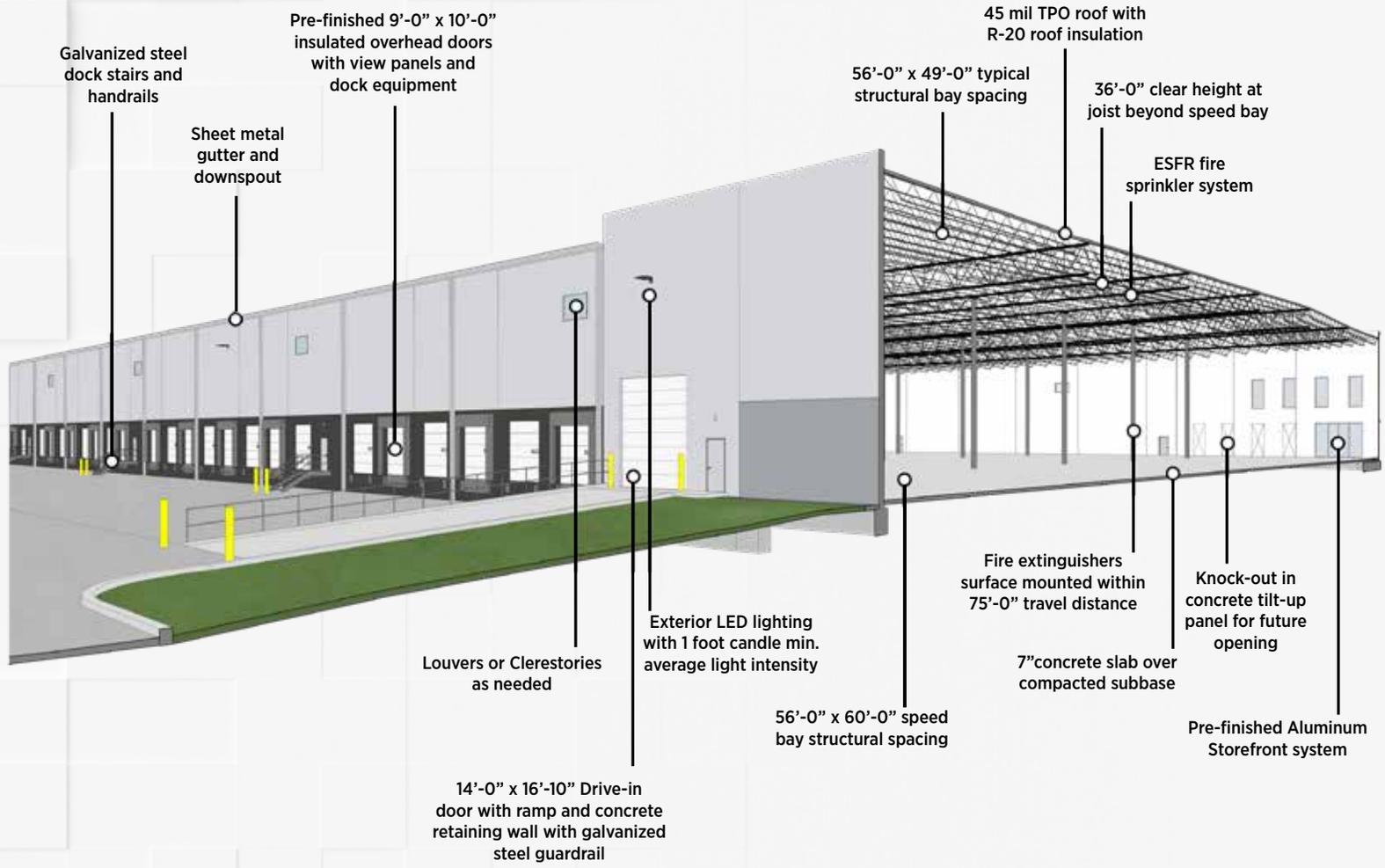
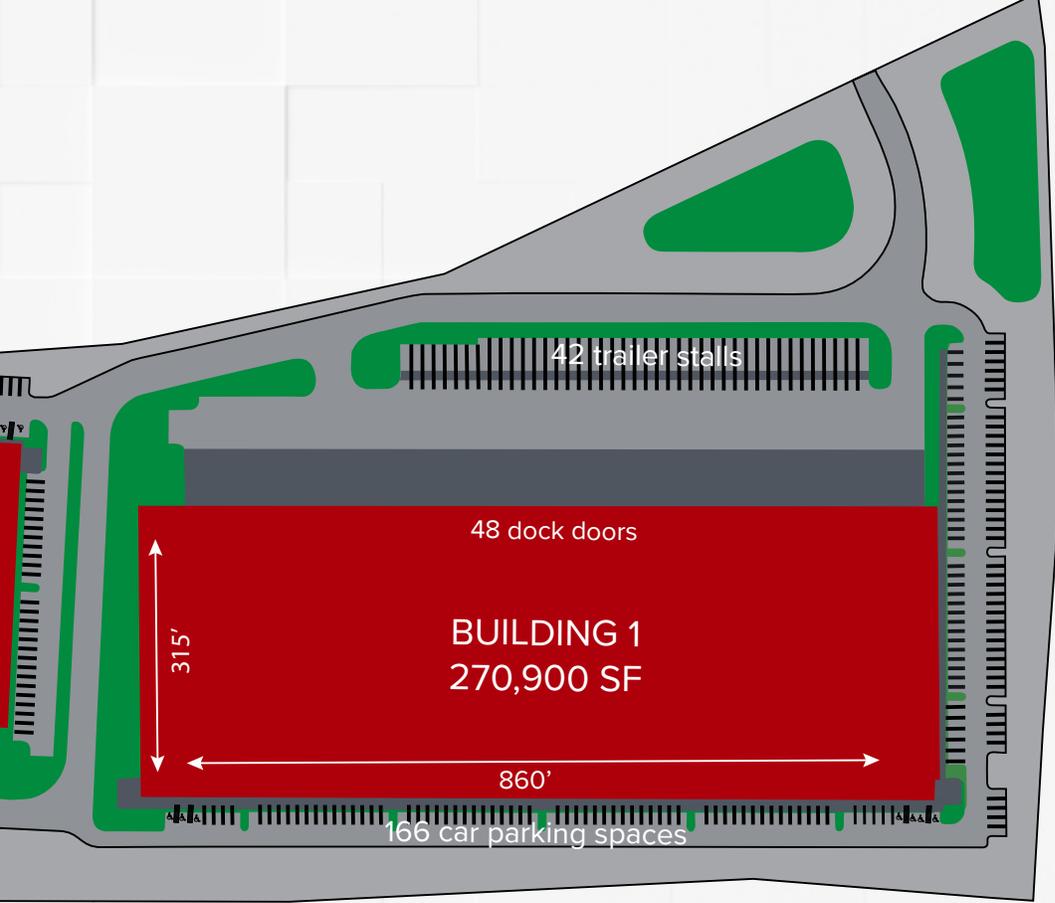
AT ALPHA



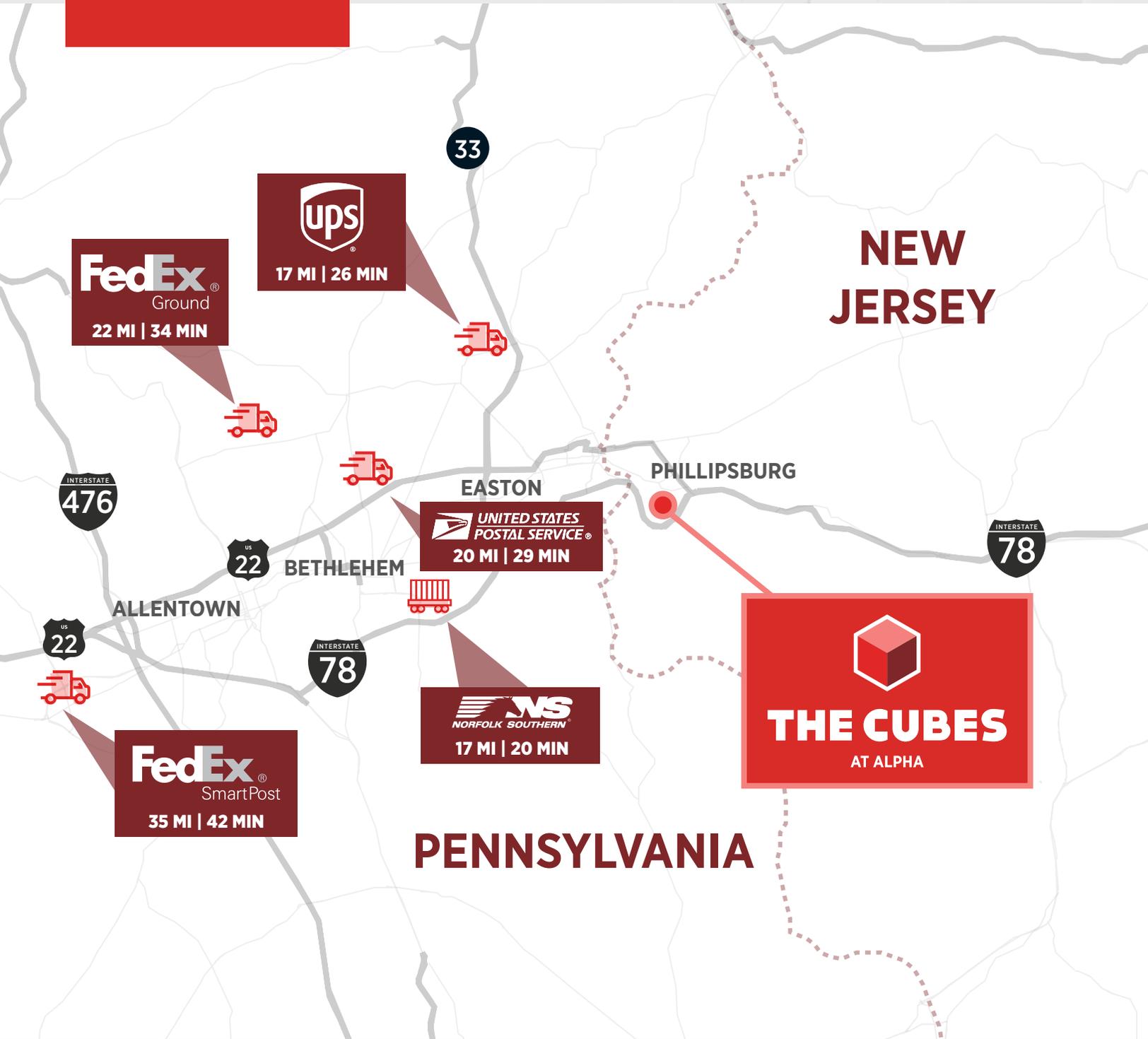
# SITE OVERVIEW



|                                       | <b>BUILDING 1</b>   | <b>BUILDING 2</b>   |
|---------------------------------------|---|---|
| <b>BUILDING AREA</b>                  | 270,900 SF  | 305,000 SF  |
| <b>MAIN OFFICE</b>                    | 2,700 SF  | 2,700 SF  |
| <b>DIMENSIONS</b>                     | 315' depth x 860' width   | 305' depth x 1,000' width   |
| <b>COLUMN SPACING</b>                 | 54' wide x 51' depth typical,<br>60' depth speed bay                                    | 56' wide x 49' depth typical,<br>60' depth speed bay                                    |
| <b>CLEAR HEIGHT</b>                   | 36' minimum from inside 1st column<br>line from dock wall                               | 36' minimum from inside 1st column<br>line from dock wall                               |
| <b>DOCK DOORS</b>                     | 48 (9' x 10') dock doors<br>25 equipped w/ 40,000 lb. mechanical<br>levelers & seals    | 59 (9' x 10') dock doors<br>27 equipped w/ 40,000 lb. mechanical<br>levelers & seals    |
| <b>DRIVE-IN DOORS</b>                 | 2 (14' x 16')   | 2 (14' x 16')   |
| <b>CAR PARKING</b>                    | 166 spaces  | 203 spaces  |
| <b>TRAILER PARKING</b>                | 42 dedicated stalls   | 66 dedicated stalls   |
| <b>LIGHTING</b>                       | LED fixtures on motion sensors  | LED fixtures on motion sensors  |
| <b>SPRINKLER</b>                      | ESFR system   | ESFR system   |
| <b>HVAC</b>                           | Direct fired, roof mounted, make up air units<br>to maintain 50°F inside at 0°F outside | Direct fired, roof mounted, make up air units<br>to maintain 50°F inside at 0°F outside |
| <b>POWER</b>                          | 3,000 amp, 277/480 volt, 3 phase,<br>4 wire service                                     | 3,000 amp, 277/480 volt, 3 phase,<br>4 wire service                                     |
| <b>EXTERIOR WALL<br/>CONSTRUCTION</b> | Tilt-up concrete panels   | Tilt-up concrete panels   |
| <b>ROOF</b>                           | 45-mil mechanically fastened TPO roof<br>(R-20 insulation)                              | 45-mil mechanically fastened TPO roof<br>(R-20 insulation)                              |
| <b>FLOOR</b>                          | 7", 4,000 psi non-reinforced concrete slab  | 7", 4,000 psi non-reinforced concrete slab  |



# PRIME LOGISTICS HUBS



**NEW  
JERSEY**

  
**THE CUBES**  
AT ALPHA

**PENNSYLVANIA**



INTERSTATE  
287

INTERSTATE  
78

INTERSTATE  
287

INTERSTATE  
95

NEWARK

NEW YORK CITY

PORT OF NY & NJ

NEW YORK

PISCATAWAY

EDISON

WOODBIDGE

NEW BRUNSWICK

# 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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