

CAMPUS  
13  
30  
PKWY

# PREMIUM INDUSTRIAL HEADQUARTERS FACILITY

## The Crossroads of Northeast Commerce

FOR SALE / LEASE 277,806 SF



1330 CAMPUS PARKWAY, WALL TOWNSHIP, NJ 07753

 SKYREM  JLL

# PREMIUM FACILITY OVERVIEW

**1330 CAMPUS PARKWAY PRESENTS A RARE HEADQUARTERS OPPORTUNITY FEATURING A 277,806 SF INDUSTRIAL FACILITY WITH 33,300 SF OF PREMIUM OFFICE SPACE AND HEADQUARTERS-GRADE FINISHES.**

This solar-powered headquarters facility delivers the perfect combination of executive presence and operational efficiency for discerning companies. The Wall Township location provides superior accessibility while offering the professional environment that forward-thinking organizations require to command their market position.



1330 Campus Parkway, Wall Township, NJ



277,806 SF

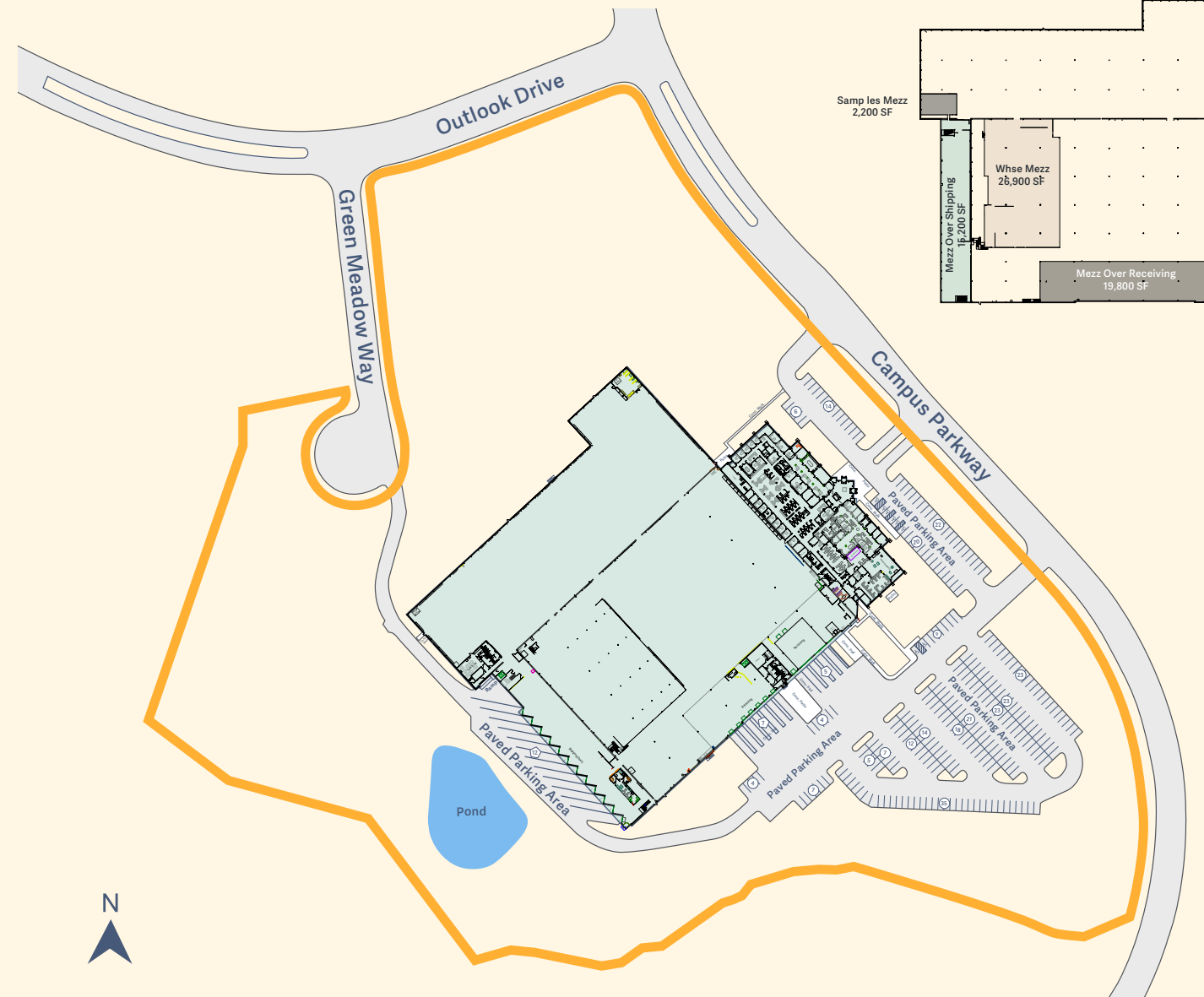


For Sale or Lease



Industrial Headquarters Facility

# DESIGNED FOR SUCCESS



1330 CAMPUS PARKWAY, WALL TOWNSHIP, NJ 07753

- ◇ **+/- 277,806 SF**  
TOTAL BUILDING AREA
- ◇ **+/- 33,300 SF**  
OFFICE AREA (WITH HQ QUALITY FINISHES)
- ◇ **+/- 43,694 SF**  
ADDITIONAL MEZZANINE AREA (NOT INCLUDED IN TOTAL BUILDING SF)
- ◇ **36' - 38'**  
CLEAR HEIGHT
- ◇ **58' x 48'**  
COLUMN SPACING
- ◇ **26.55 acres**  
ACREAGE
- ◇ **1988 / 1997 & 2014**  
YEAR BUILT / RENOVATED
- ◇ **25 docks (4 interior)**  
LOADING
- ◇ **330 spaces**  
CAR PARKING
- ◇ **Wet**  
SPRINKLER SYSTEM
- ◇ **1,600 amps**  
ELECTRICAL SERVICE

# CONNECTED FOR BUSINESS



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← OUTBOUND ROUTE  
→ INBOUND ROUTE

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# LOGISTICS ADVANTAGE



**LOCATED IN WALL TOWNSHIP, NJ, 1330 CAMPUS PARKWAY DELIVERS EXCEPTIONAL LOGISTICS CONNECTIVITY FOR INDUSTRIAL OPERATIONS.**

This prime location offers efficient access to major Northeast markets and transportation corridors, making it ideal for distribution and manufacturing companies seeking optimal drive times to key metropolitan areas.

## EASILY ACCESSIBLE TO/FROM:

- 
**5.1 Miles**  
 RT 18 VIA 34
- 
**43.4 Miles**  
 PORT NEWARK / ELIZABETH
- 
**17.2 Miles**  
 RT 9 VIA RT 18
- 
**54.7 Miles**  
 NEW YORK CITY
- 
**30.0 Miles**  
 NJTP EXIT 11
- 
**69.6 Miles**  
 PHILADELPHIA



# TALENT AT YOUR DOORSTEP

## LABOR ANALYSIS

### 15 Minutes Drive-Time

<b>Submarket/ Site</b>	1330 Campus Pkwy	
<b>Total SF</b>	11 M	
<b># of Properties</b>	119	
<b>Industrial Labor</b>	10,973	
<b>Industrial Jobs</b>	10,973	
<b>Labor surplus or shortfall</b>	-	aligned

### 15 Minutes Drive-Time

<b>Submarket/ Site</b>	Exit 8A/8	
<b>Total SF</b>	80 M	
<b># of Properties</b>	307	
<b>Industrial Labor</b>	10,690	
<b>Industrial Jobs</b>	19,481	
<b>Labor surplus or shortfall</b>	45%	shortfall

### 30 Minutes Drive-Time

<b>Submarket/ Site</b>	1330 Campus Pkwy	
<b>Total SF</b>	31 M	
<b># of Properties</b>	357	
<b>Industrial Labor</b>	60,682	
<b>Industrial Jobs</b>	44,985	
<b>Labor surplus or shortfall</b>	35%	surplus

### 30 Minutes Drive-Time

<b>Submarket/ Site</b>	Exit 8A/8	
<b>Total SF</b>	212 M	
<b># of Properties</b>	1,205	
<b>Industrial Labor</b>	88,902	
<b>Industrial Jobs</b>	121,378	
<b>Labor surplus or shortfall</b>	27%	shortfall



# YOUR REGIONAL HUB



**43 Miles**  
PORT NEWARK / ELIZABETH



**44 Miles**  
NEWARK LIBERTY AIRPORT



**55 Miles**  
NEW YORK CITY



**65 Miles**  
LAGUARDIA AIRPORT



**66 Miles**  
JFK AIRPORT



**70 Miles**  
PHILADELPHIA



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