



±120,000 - ±214,500 SF  
Demised Option

±846,078 SF  
Full Building Option

# 1369 Lambert Road, Hamilton, NJ

±846,078 SF available (Full building option)

±120,000 - ±214,500 SF available (Demised option)

For Sublease

# Building specifications

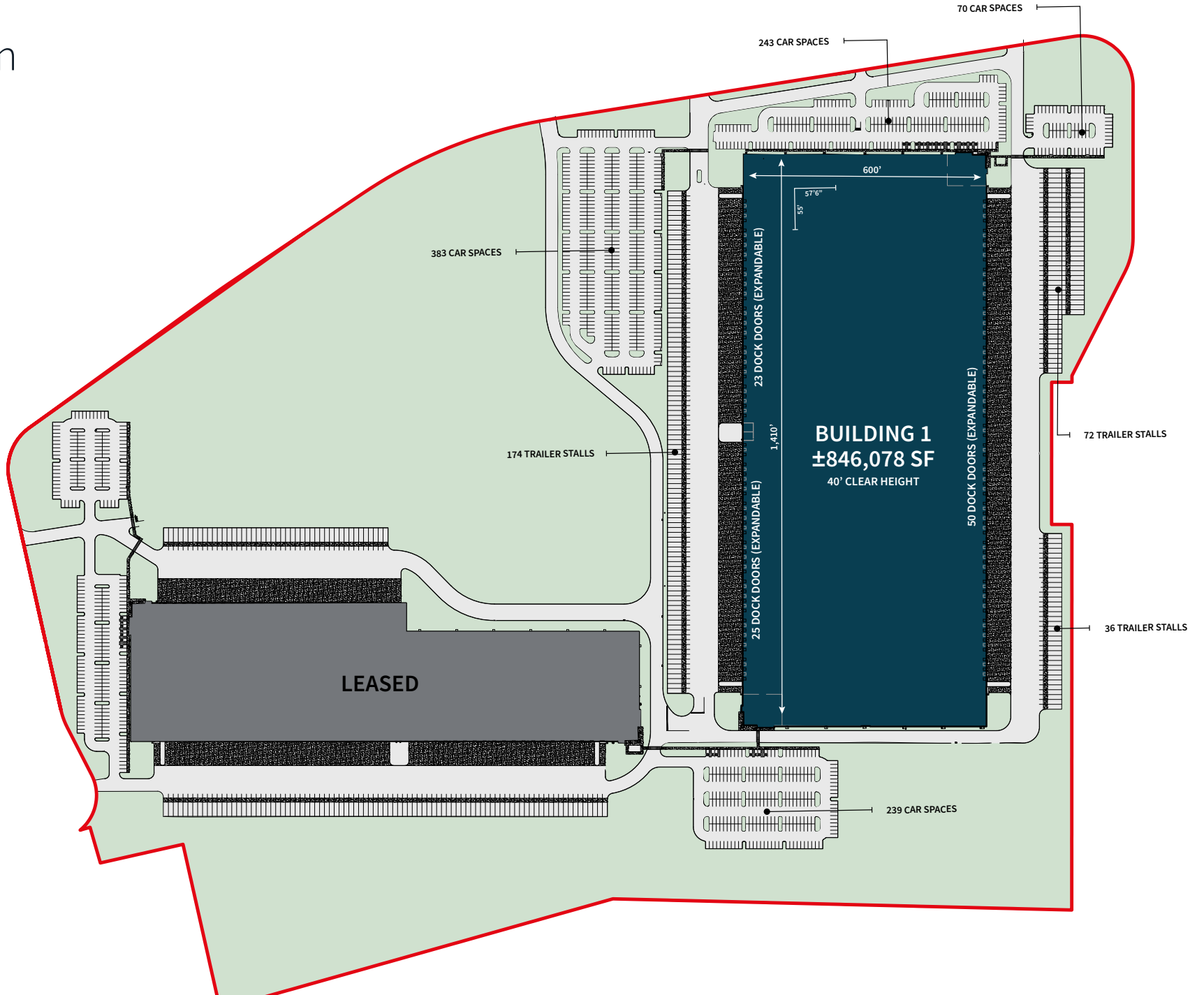
	Full Building Option	Demised Option
Available SF	±846,078 SF	±120,000 - ±214,500 SF
Office SF	±15,000 SF	±1,900 SF Main / ±1,100 SF Shipping
Ceiling height	40' clear	40' clear
Column spacing	55' x 57'6"	55' x 57'6"
Speed bays	70'	70'
Dock doors	98 (9' x 10') doors, expandable to 169 cross-dock	15-30 (9' x 10') doors
Drive-ins	4 (12' x 14') doors	1 (12' x 14') doors
Trailer parking	282 stalls	30-60 stalls
Car parking	±870 spaces	300+ spaces
Sprinkler system	ESFR	ESFR
Occupancy	60-90 Days	Available immediately
Term available	Negotiable	Through August 31, 2030

\*Payment In Lieu of Taxes/Long Term Property Tax Abatement  
The property tax abatement is provided in the form of annual payments in Lieu of Taxes (PILOT) and the term has been negotiated with the municipality.

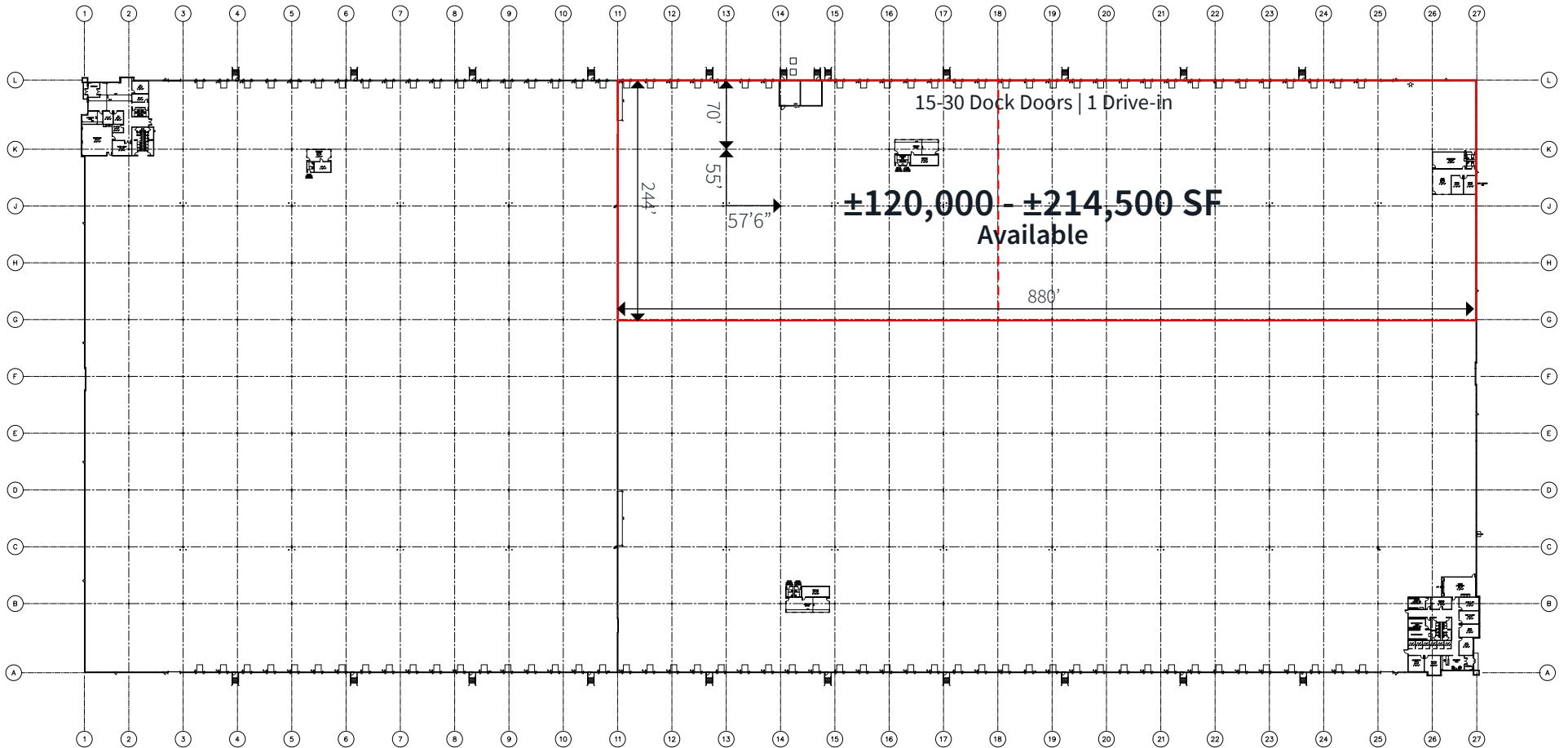
**PILOT\***  
Tax abatement  
Thru 2053.



# Site plan



# Floor plan



1369 Lambert Road | Hamilton, NJ

## Labor and population

HRP Mercer Logistics Park offers premier access to a dense labor pool of over 112,000 transportation/warehouse workers within a 30 mile radius.

### 10 MILES:

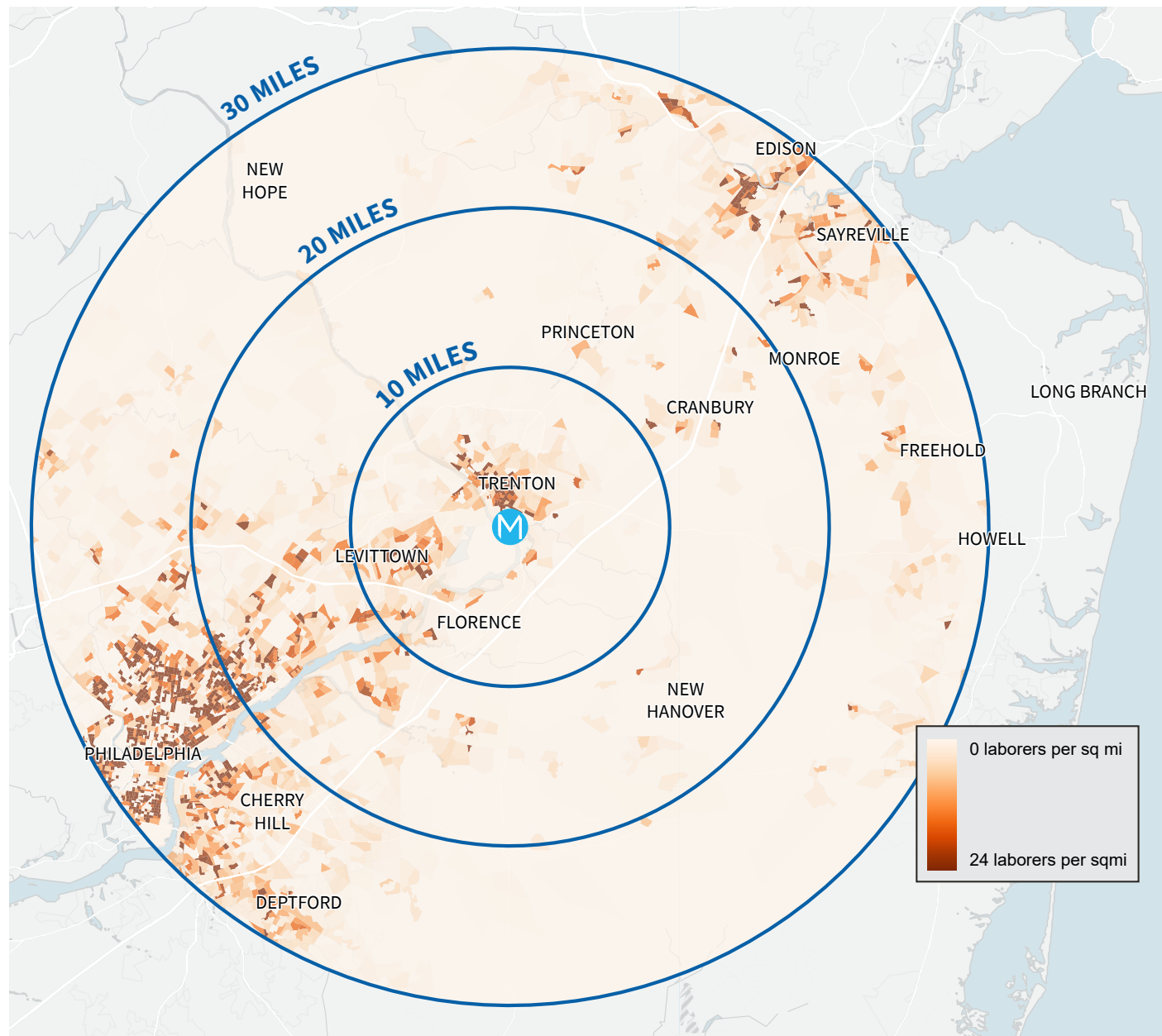
- Total population: 527,091
- Transportation/Warehouse workers: 12,653
- Total labor force: 283,607
- Median household income: \$77,399
- Median warehouse related hourly wage: \$14.65 (US average is \$14.05)

### 20 MILES:

- Total population: 1,631,957
- Transportation/Warehouse workers: 39,190
- Total labor force: 862,727
- Median household income: \$80,283
- Median warehouse related hourly wage: \$14.11 (US average is \$14.05)

### 30 MILES:

- Total population: 4,792,678
- Transportation/Warehouse workers: 112,293
- Total labor force: 2,480,284
- Median household income: \$71,166
- Median warehouse related hourly wage: \$13.92 (US average is \$14.05)



## Location advantage

This site is located in Hamilton Township, Mercer County, New Jersey and is easily accessible via US-1 N to Lambertson Road, then taking the South Lambertson Road Exit from NJ-29 South. The premier location provides the ability to serve as a strategic regional distribution hub for the I-95 Northeast corridor including the Philadelphia and New York City MSAs.



## Location advantage

**3.2 MI**

I-295  
Exit 60

**4.2 MI**

State Route 1

**9.5 MI**

NJ Turnpike  
Exit 7 (via I-295)

**9.8 MI**

NJ Turnpike  
Exit 7A  
(via I-195)

**36.3 MI**

City of  
Philadelphia

**57.9 MI**

Port Newark/  
Elizabeth

**65.0 MI**

New York City





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