

Phillipsburg Logistics Center

Phillipsburg, NJ



CLASS A INDUSTRIAL SPACE

511,200 SF For Lease

39 Strykers Road, Phillipsburg, NJ



For more information, contact:

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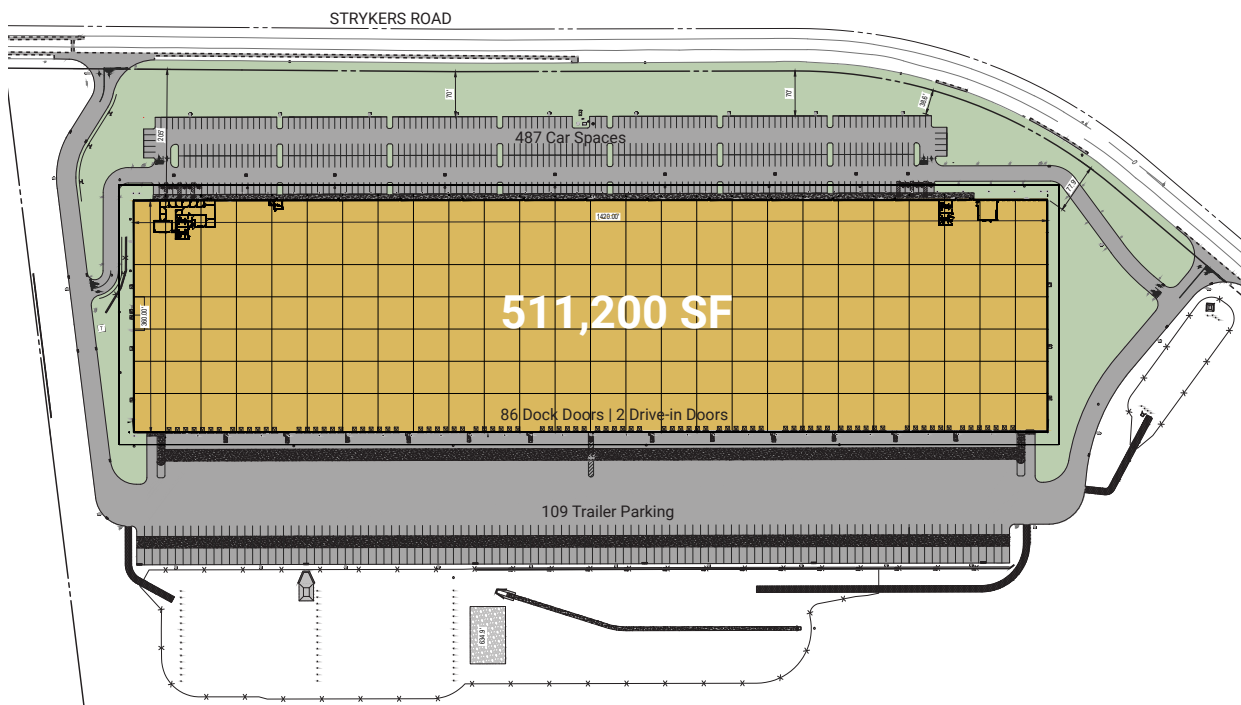


JLL
550 E Swedesford Road
Suite 260 | Wayne, PA
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

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PROPERTY FEATURES

Total Building Size	511,200 SF
Site Size	70.30 acres
Office	25,000 SF across multiple areas including a main office, warehouse break room, warehouse restrooms, and shipping/receiving office
Clear Height	36' minimum
Dimensions	360' (depth) x 1,420' (width)
Bay Spacing	50' (depth) x 55' (width), 60' depth speed bays
Car Parking	489 spaces
Trailer Parking	109 dedicated stalls
Dock Doors	Eighty-six (86) 9' x 10' doors with 45,000 lb. levelers, seals, and bumpers
Drive-in Doors	Two (2) 12' x 14'
Lighting	LED fixtures on motion sensors to provide 30 FC @ 36" AFF (open array)
Sprinkler	ESFR system
Power	4,000-amp service

HIGHLIGHTS

- ±1.50-mile driving distance to Exit 3 of I-78
- Toll-free access to/from the Port of New York & New Jersey via 55 miles on I-78
- Within a 30-minute drive to FedEx Ground and UPS Hub facilities

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Location Overview



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REGIONAL OVERVIEW

CITIES	PARCEL HUBS & PORTS
55 MILES NEW YORK, NY	13 MILES UPS (EASTON)
72 MILES PHILADELPHIA, PA	19 MILES FEDEX GROUND (NORTHAMPTON)
162 MILES BALTIMORE, MD	55 MILES PORT OF NY & NJ
205 MILES WASHINGTON D.C.	90 MILES PHILAPORT
290 MILES BOSTON, MA	

448,550

Total Population

236,141

Total Labor Force

21%

Blue Collar %

\$93,673

Median Household
Income

*30 minute drive-time

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