



**For lease
or sale**

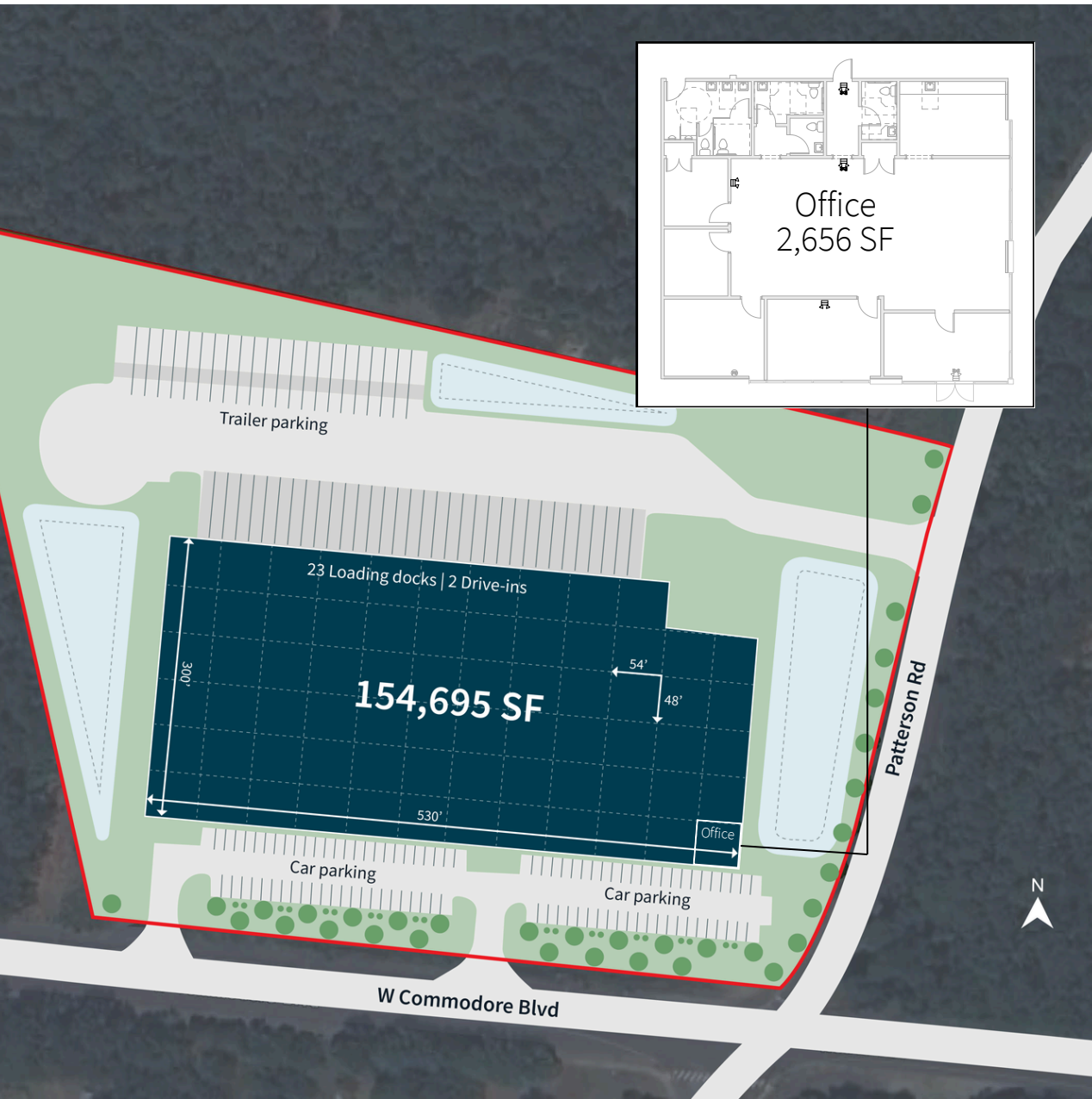
154,695 SF

Available Immediately

620 West Commodore Boulevard
Jackson, New Jersey



Site Plan



Building Specifications

Available SF	154,695 SF
Office	2,656 SF
Building Dimensions	530' x 300'
Clear Height	40'
Column Spacing	54'w x 48'd
Speed Bay	54'w x 60'd
Dock Doors	(23) 9' x 10' electric overhead doors equipped with 40,000 lbs mechanical levelers, bumpers and seals
Drive-Ins	(2) 12' x 14' automatic doors
Car Spaces	115
Trailer Stalls	28
Roof	60 mil single-ply, TPO system
Fire Protection	ESFR
Lighting	LED
Power	2,000A, 277/480 volt, 3 phase, 4-wire service switchgear

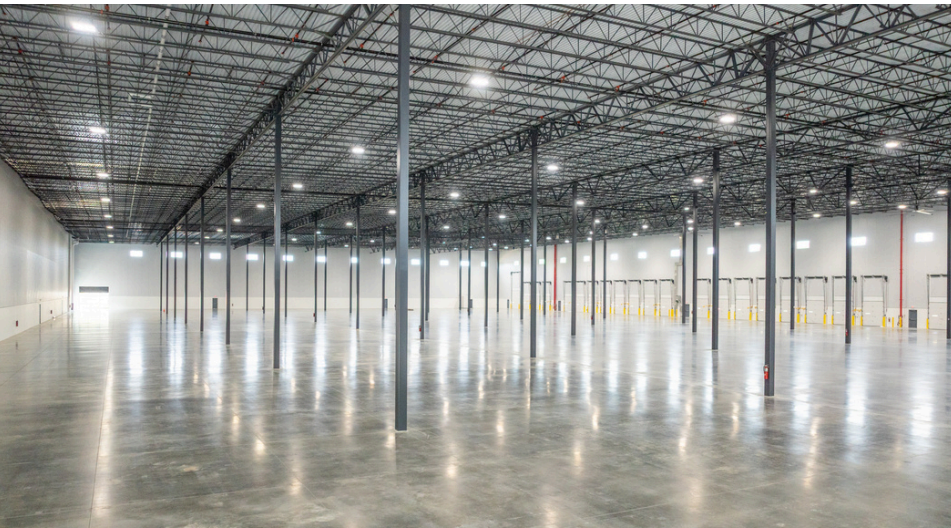
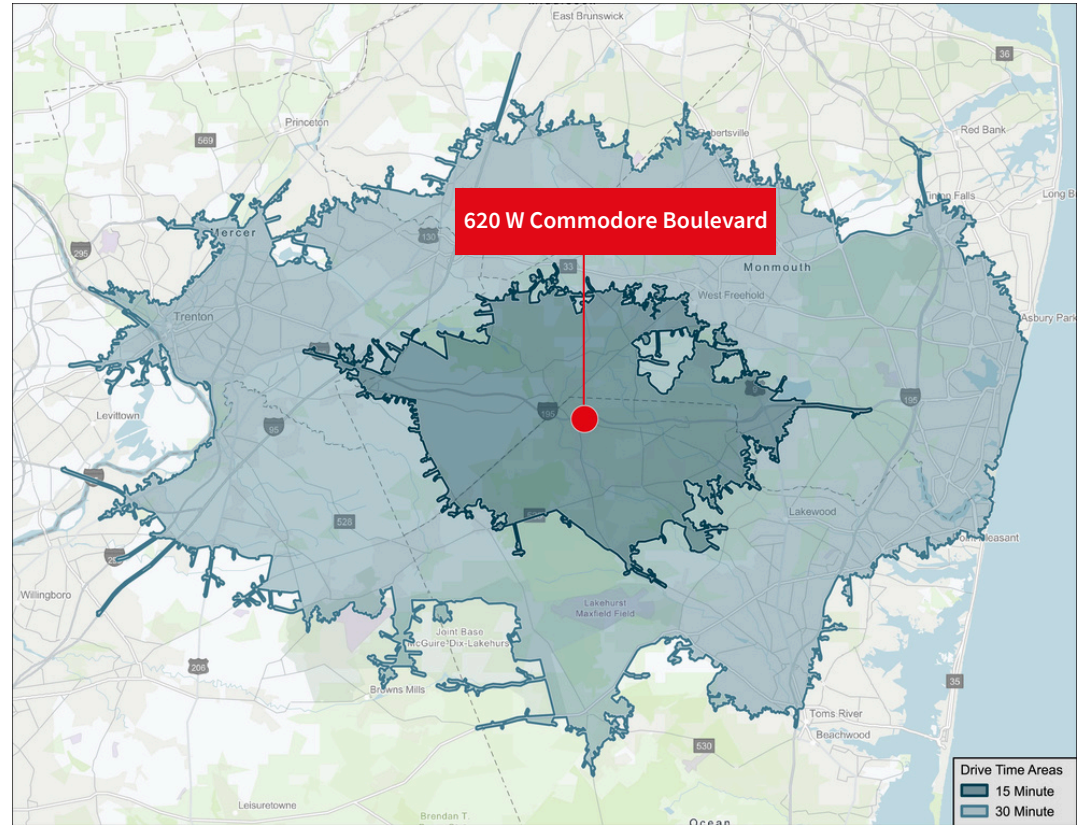
Demographics

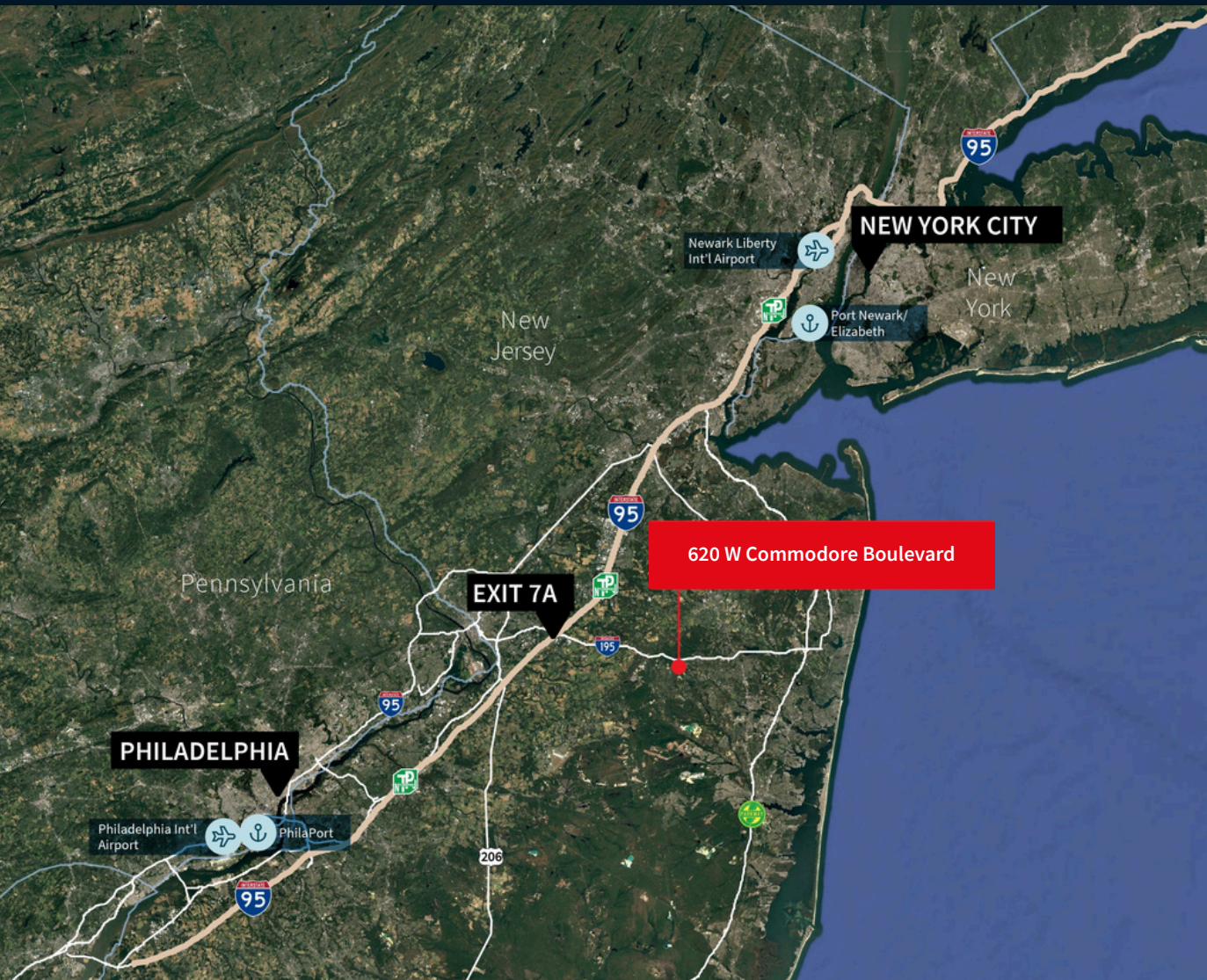
15 MILES:

2025 Total Population	92,147
Total Labor Force	64.61%
Blue Collar Workers	17.18%
High School Educated and Higher	94.58%
Manufacturing, Transportation, and Warehouse Workers	9.99%

30 MILES:

2025 Total Population	1,050,767
Total Labor Force	59.89%
Blue Collar Workers	16.9%
High School Educated and Higher	92.8%
Manufacturing, Transportation, and Warehouse Workers	10.91%





Key Distances

Cities

Philadelphia	50 Miles
New York City	60 Miles

Airports and Ports

Port Newark	50 Miles
Newark International Airport	49 Miles
Philaport (The Port of Philadelphia)	48 Miles
Philadelphia International Airport	60 Miles

Roadways

I-195	Immediate
I-95 via Exit 7A	13 Miles
Route 130	14 Miles
I-295	19 Miles
Garden State Parkway	17 Miles

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