



PREMIUM INDUSTRIAL HEADQUARTERS FACILITY

The Crossroads of Northeast Commerce

FOR SALE / LEASE 277,806 SF



1330 CAMPUS PARKWAY, WALL TOWNSHIP, NJ 07753



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

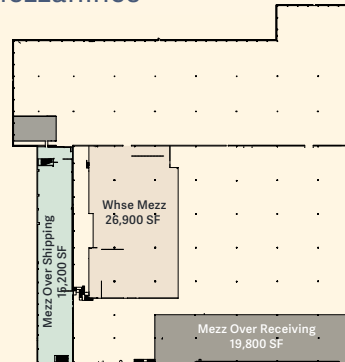


DESIGNED FOR SUCCESS



Mezzanines

Samples Mezz
2,200 SF

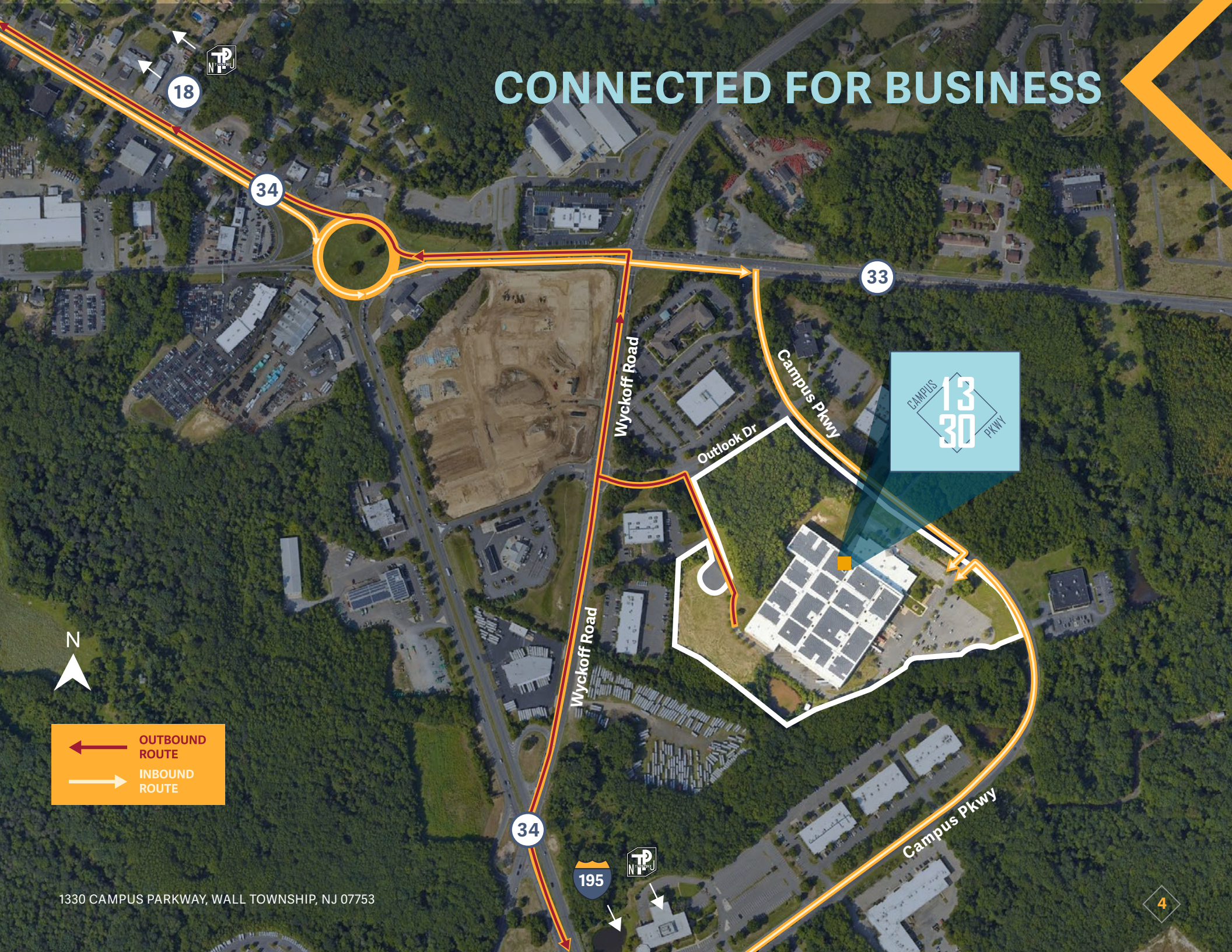


- ◇ **+/- 277,806 SF**
TOTAL BUILDING AREA
- ◇ **+/- 33,300 SF (Can be reduced)**
OFFICE AREA (WITH HQ QUALITY FINISHES)
- ◇ **+/- 43,694 SF**
ADDITIONAL MEZZANINE AREA (NOT INCLUDED IN TOTAL BUILDING SF)
- ◇ **36' - 38'**
CLEAR HEIGHT
- ◇ **58' x 48'**
COLUMN SPACING
- ◇ **26.55 acres**
ACREAGE
- ◇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



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CONNECTED FOR BUSINESS



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LOGISTICS ADVANTAGE

CAMPUS
13
30
PKWY

**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



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Drayage costs are estimates. Actual drayage rates are determined by transportation providers, may differ from the above estimates, and can vary based on fuel costs, volume, commitment, wait time at DC, average speed per given lane, as well as other factors. Neither JLL nor the party(s) it represents are responsible for the accuracy of these estimates.

TALENT AT YOUR DOORSTEP

LABOR ANALYSIS

15 Minutes Drive-Time

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

15 Minutes Drive-Time

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

30 Minutes Drive-Time

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

30 Minutes Drive-Time

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



YOUR REGIONAL HUB

CAMPUS
**13
30**
PKWY



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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