

Phillipsburg Logistics Center

Phillipsburg, NJ



CLASS A INDUSTRIAL SPACE

511,200 SF For Lease

39 Strykers Road, Phillipsburg, NJ



For more information, contact:

JEFF LOCKARD

+1 215 990 1889
jeff.lockard@jll.com

NATE DEMETSKY

+1 609 672 3163
nate.demetsky@jll.com

KEVIN LAMMERS

+1 856 448 3226
kevin.lammers@jll.com

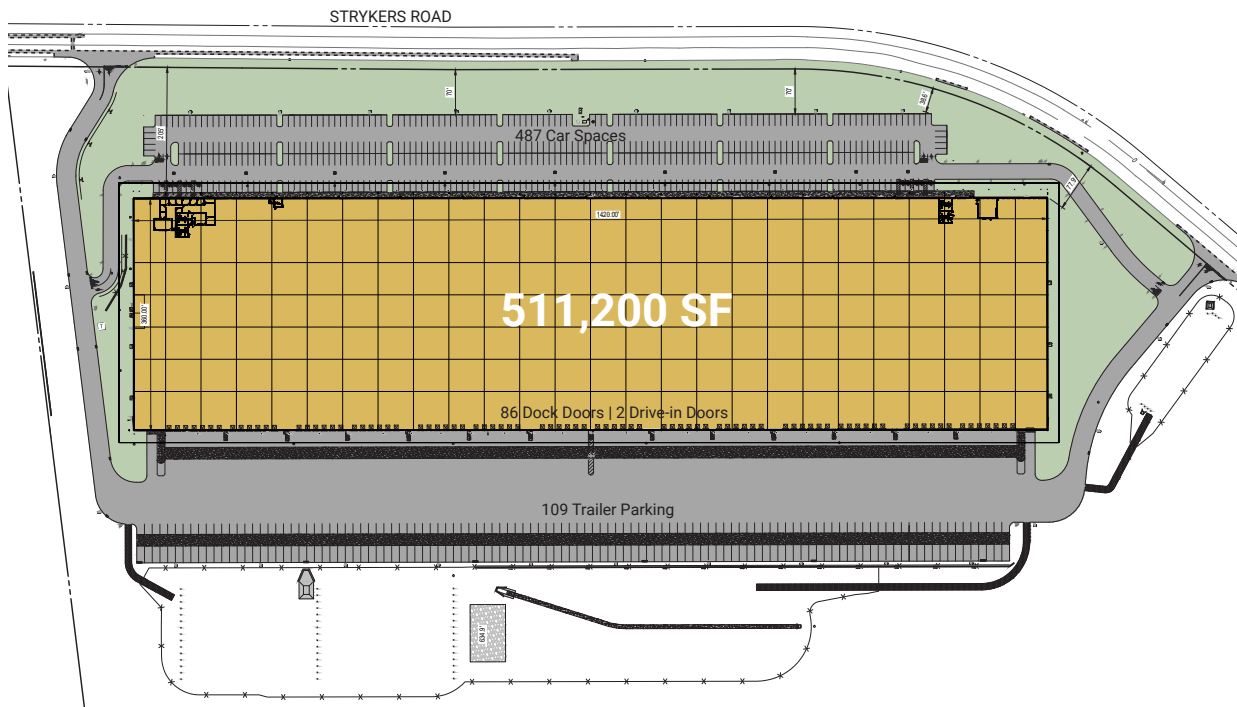


JLL
550 E Swedesford Road
Suite 260 | Wayne, PA
jll.com

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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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

PROPERTY FEATURES

Total Building Size	511,200 SF
Site Size	70.30 acres
Office & Restrooms	±4,280 SF main office ±236 SF check-in office Two (2) remote restroom pods
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

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Location Overview



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REGIONAL OVERVIEW

CITIES

55 MILES
NEW YORK, NY

72 MILES
PHILADELPHIA, PA

162 MILES
BALTIMORE, MD

205 MILES
WASHINGTON D.C.

290 MILES
BOSTON, MA

PARCEL HUBS & PORTS

13 MILES
UPS (EASTON)

19 MILES
FEDEX GROUND
(NORTHAMPTON)

55 MILES
PORT OF NY & NJ

90 MILES
PHILAPORT

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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