LONG TERM PILOT

±158,400 SF
Available for Lease
Immediate Occupancy

# LogistiCenter® at Carneys Point

30 North Game Creek Road
Carneys Point Township, NJ

DERMODY

JLL

Dermody.com

# Property Specifications

## LogistiCenter® at Carneys Point: ±158,400 SF Available For Lease

| | 30 North Game Creek Road |
|---|---|
| Available SF | 158,400 SF |
| Office SF | 2,290 SF |
| Building Dimensions | 330' x 800' |
| Drive in Doors | 1 |
| Dock Doors | 23 |
| Clear Height | 36' |
| Column Spacing | 54' x 54' typical |
| Speed Bay Spacing | 60' x 54' |
| Fire Suppression | ESFR |
| Auto Parking | 225 |
| Trailer Parking | 24 |
| Lighting | LED 30 FC at 36" AFF on 25' whips |
| Structure | Site Cast Tilt Wall |
| Site Area (acres) | 149.7 |
| HVAC System | Gas-fired roof top HV units |
| Zoning | Redevelopment Overlay Sub-area 3 warehouse |
| Electric | 3,000 amp switchgear (expandable) |

### Utility Providers:

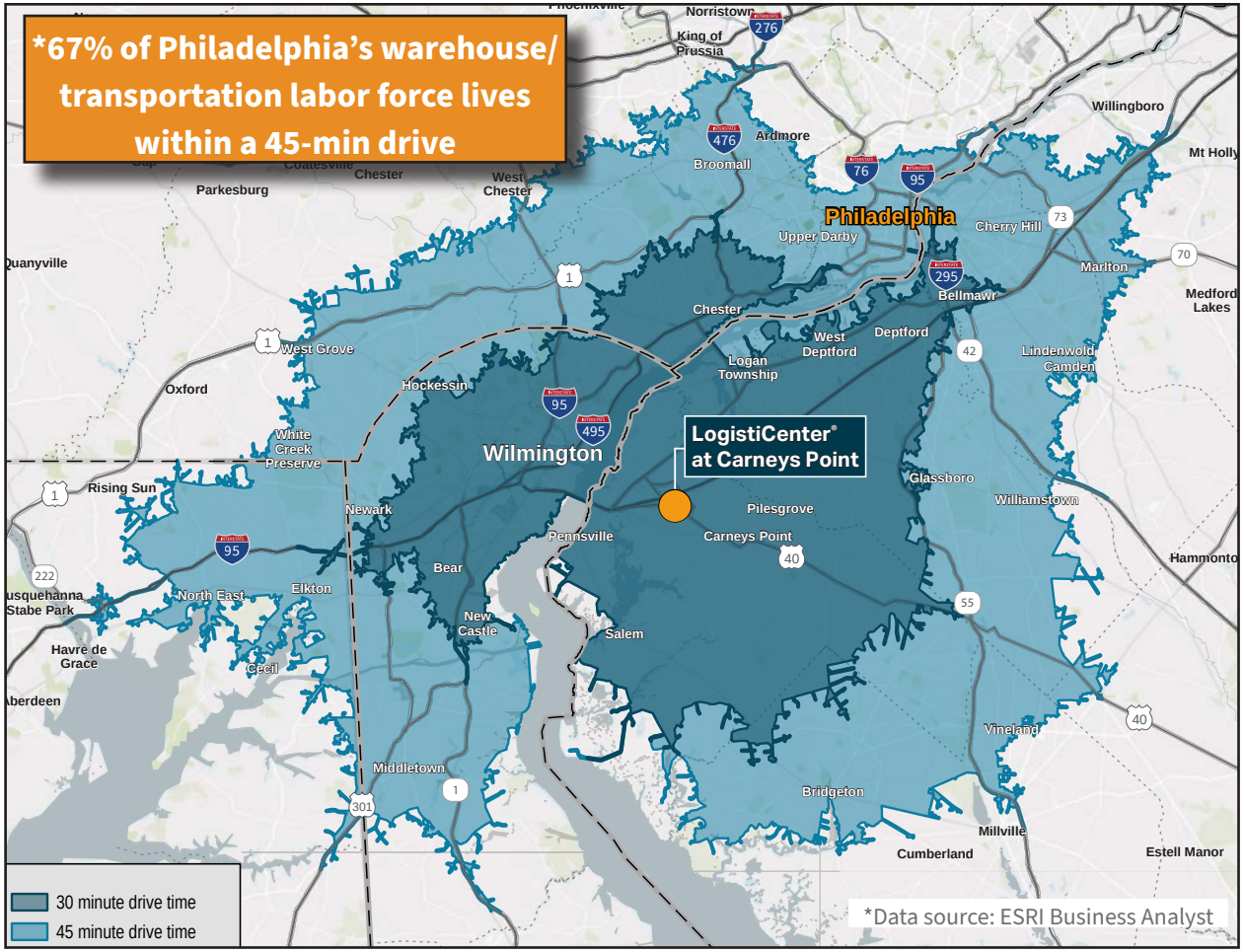
**Electric:** Atlantic City Electric
**Natural Gas:** South Jersey Gas
**Water:** NJ American Water
**Sewer:** Carneys Point Township Sewer Authority

# Site Plan

## LogistiCenter® at Carneys Point: ±158,400 SF Available For Lease

# Labor & Demographics

## LogistiCenter® at Carneys Point: ±158,400 SF Available For Lease




| 2025 Drive Time Stats | 30 minutes | 45 minutes |
|---|---|---|
| Total Population | 915,116 | 3,100,960 |
| Total Labor Force | 485,912 | 1,664,705 |
| Unemployment Rate | 4.6% | 4.6% |
| Transportation/ Warehouse Employees | 35,255 | 110,040 |
| Median Household Income | $83,952 | $84,565 |
| Median Warehouse Salary | $43,702 | $42,378 |

**3,100,960**
Total population

**1,664,705**
Total labor force

**110,040**
Transportation/ Warehouse Employees

# Area Map

## LogistiCenter® at Carneys Point: ±158,400 SF Available For Lease

| Driving distances from LogistiCenter® | |
|---|---|
| Port of Wilmington | 14 miles |
| CBD Philadelphia, PA | 32 miles |
| Port of Philadelphia | 36 miles |
| Port of Newark | 111 miles |
| New York, NY | 118 miles |

## Southern New Jersey

The Southern New Jersey submarket spans Gloucester and Salem counties. The area features strong immediate access to the population of urban and suburban Philadelphia, in addition to the Port of Philadelphia via three nearby bridges. Additionally, it lies at the midpoint of the New York – Washington DC corridor, easily accessing the major population centers of the East Coast.

LogistiCenter® at Carneys Point is located on North Game Creek Road in Carneys Point, New Jersey. The strategic Southern New Jersey location offers tremendous regional access from the New Jersey Turnpike and Interstate-295, as well as tri-state connectivity via the Delaware Memorial Bridge and Commodore Barry Bridge. Additional benefits to locating to this project include a strong available labor pool, lower operation costs (compared to alternative submarkets), close proximity to PhilaPort & Port of Wilmington and within striking distance to the dense surrounding populations.

# Corporate Neighbors

## LogistiCenter® at Carneys Point: ±158,400 SF Available For Lease

# Location Access

## LogistiCenter® at Carneys Point: ±158,400 SF Available For Lease

# LogistiCenter® at Carneys Point

30 North Game Creek Road
Carneys Point Township, NJ

## About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has developed more than $10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

## About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

## About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of $19.4 billion, operations in over 80 countries and a global workforce of more than 102,000 as of September 30, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

**Dean Torosian**
**Executive Managing Director**
**JLL**
**T +1 609 472 4953**
dean.torosian@jll.com

**Nate Demetsky**
**Vice Chairman**
JLL
**T +1 609 672 3163**
nate.demetsky@jll.com

**Matt Kemery**
**Managing Director**
JLL
**T +1 856 340-6842**
matt.kemery@jll.com

Dermody.com