

399 PRINCETON HIGHTSTOWN ROAD, WEST WINDSOR, NJ 08512

AVAILABLE
326,240 SF

Windsor 8 Logistics Center

WINDSOR8LC.COM

Features

A LEED Silver Certified
326,240 sq. ft. building with
4,295 sq. ft. office space.

Located approximately 5 miles
from the NJ Turnpike with
premier access to a major
highway network making it an
optimal location for logistics,
pharma, R&D, tech, and data
center users.

Corporate neighbors include
RK Pharma, Shiseido,
Aurobindo, and Getinge.

BGRE



Building Specifications



178

Automobile Parking



57

Dock Doors



36'

Clear Height



56'x50'

Column Spacing



2

Drive-Ins

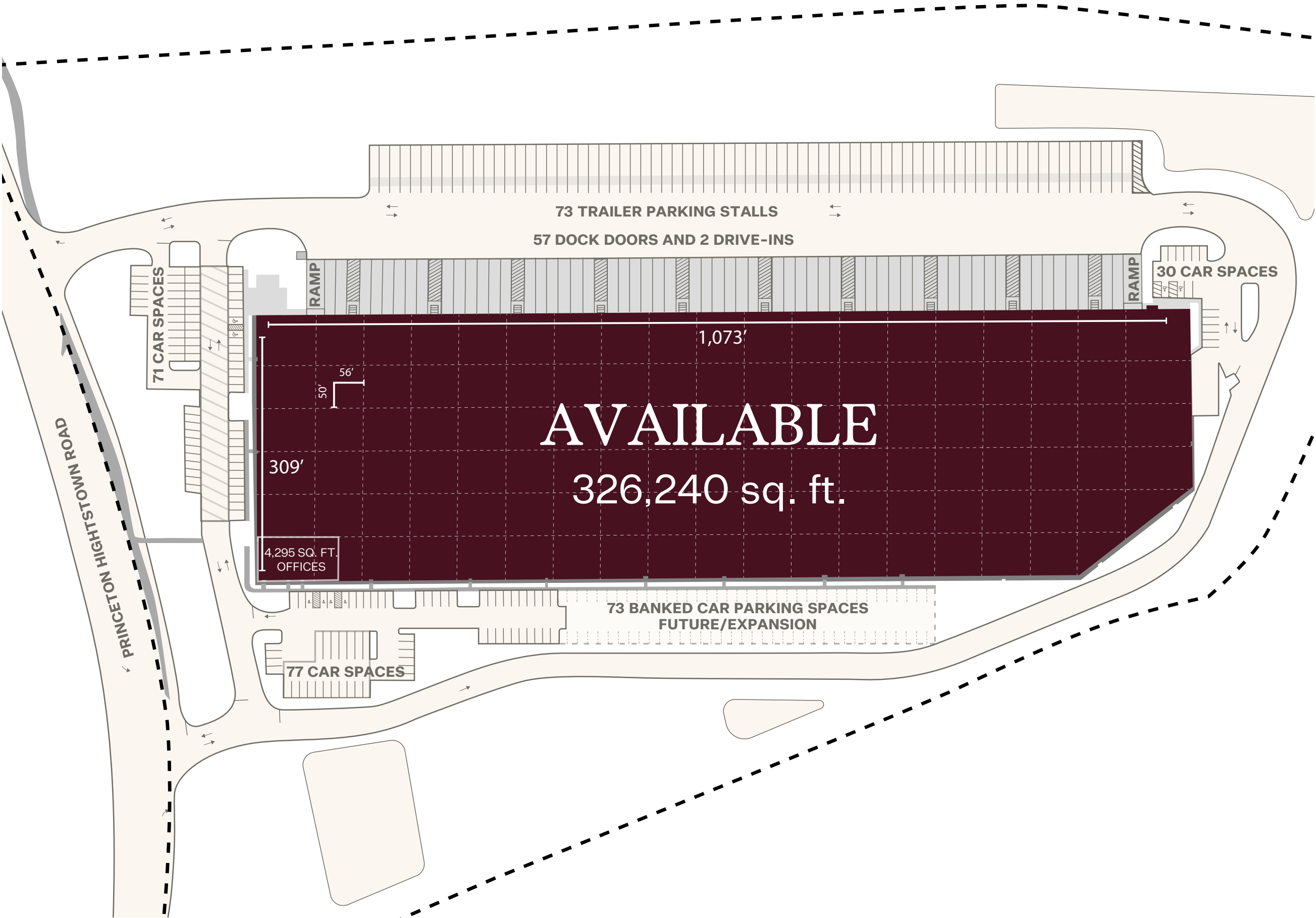


73

Trailer Parking

Building Specs

Building Size	326,240 sq. ft.
Available	326,240 sq. ft.
Office Space	±4,295 sq. ft.
Clear Height	36'
Dimensions	1,073' x 309'
Column Spacing	56' x 50' (60' speed bays)
Dock Doors	57 (9' x 10') doors
Drive-ins	2 (12' x 16')
Trailer Parking	73 stalls
Automobile Parking	178 spaces plus 73 banked spaces for future expansion (251 total potential)
Sprinklers	ESFR
Lighting	LED
Flooring	7' Concrete slab
Power	3,000 amp 3-phase/480 volt
Certification	LEED Silver



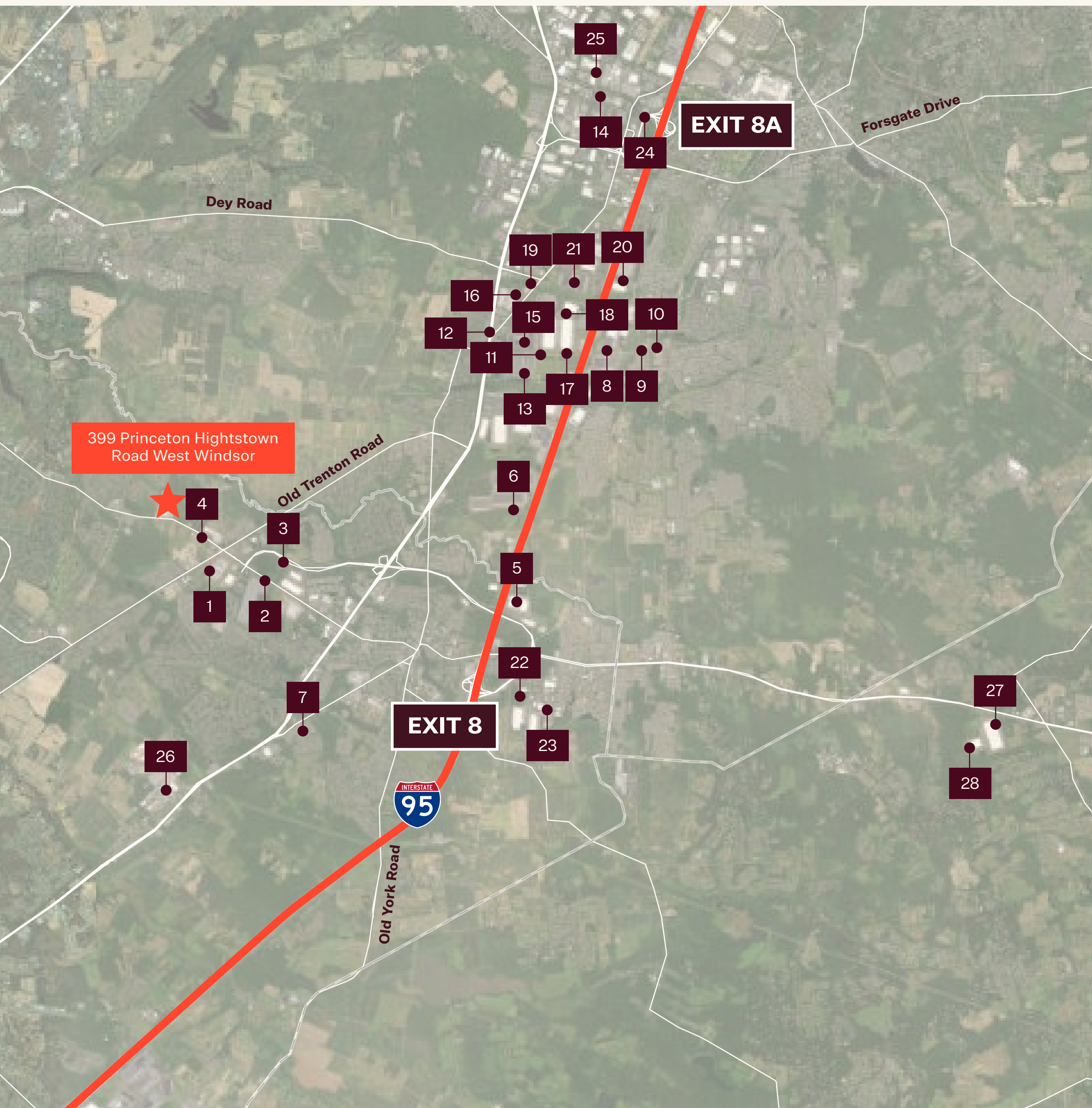
Local Access



Key Distances

U.S. Route 130	4 miles
NJ Turnpike (Exit 8)	5 miles

Corporate Neighbors



- | | |
|------------------------------------|-----------------------------------|
| 1. AUROBINDO | 15. GIANT |
| 2. RKPHARMA | 16. ESSENDANT |
| 3. GETINGE | 17. amazon |
| 4. SHISEIDO | 18. Ford |
| 5. modway | 19. TYLER DISTRIBUTION |
| 6. PERFORMANCE TEAM | 20. WBMASON.COM |
| 7. THE HOME DEPOT | 21. RUGSUSA |
| 8. H2 BRANDS GROUP Home & Hardware | 22. DHL EXPRESS |
| 9. Signature Foods | 23. ARROWPAC |
| 10. A&M INDUSTRIAL | 24. HYUNDAI |
| 11. Crate&Barrel | 25. Where Restaurants Shop |
| 12. berlin | 26. ROYAL WINDSOR INDUSTRIAL PARK |
| 13. SupplyHouse.com | 27. UNITED LEGWEAR & APPAREL CO. |
| 14. FedEx Ground | 28. LOGISTICS |

Storage Capacity



Labor & Population

10 MILES:

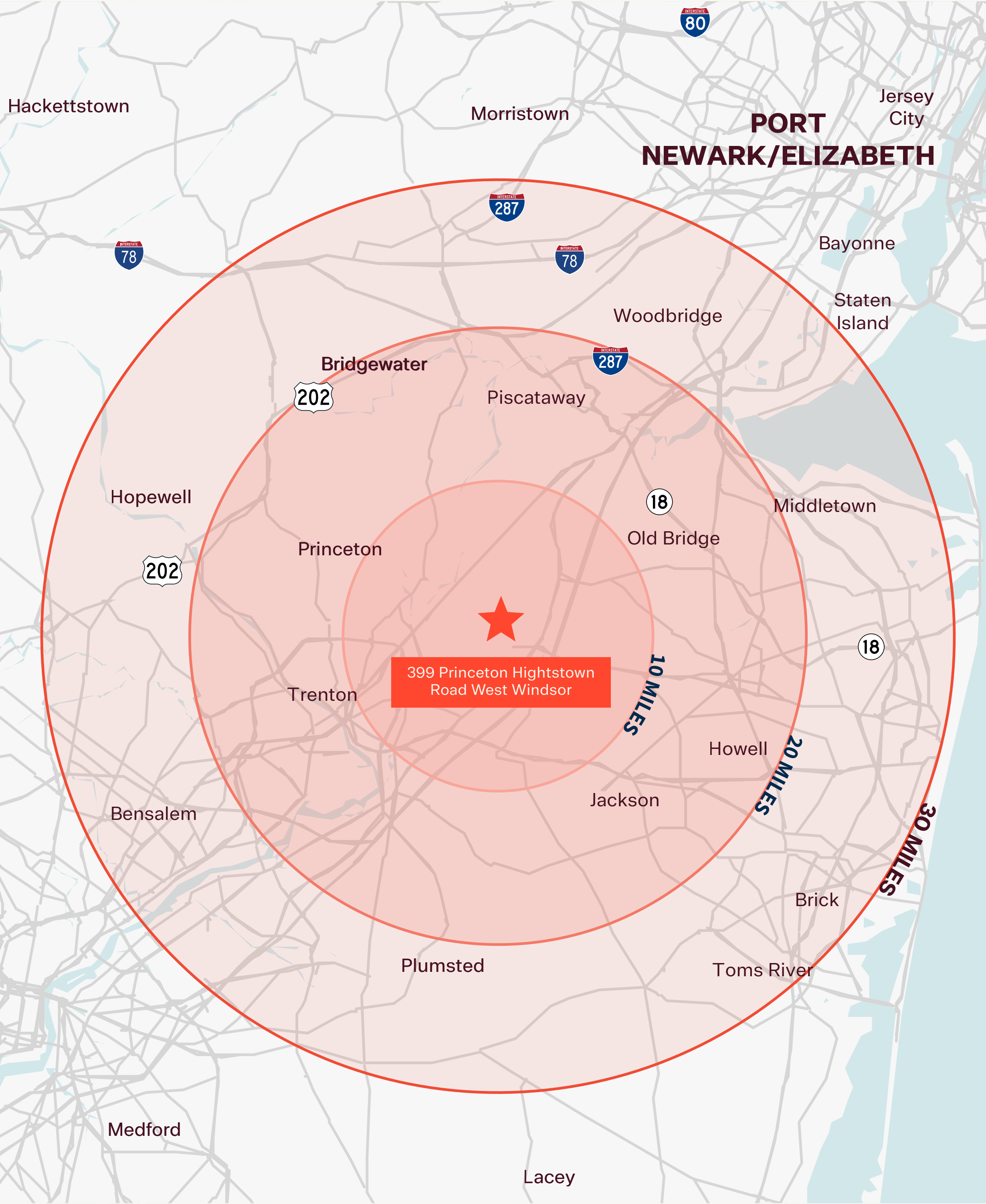
- Total Population: 241,819
- Transportation/Warehouse workers: 10,298
- Total Labor Force: 123,264
- Median Household Income: \$120,160
- Median Warehouse related Hourly Wage: \$18.13 (US Average is \$16.48)

20 MILES:

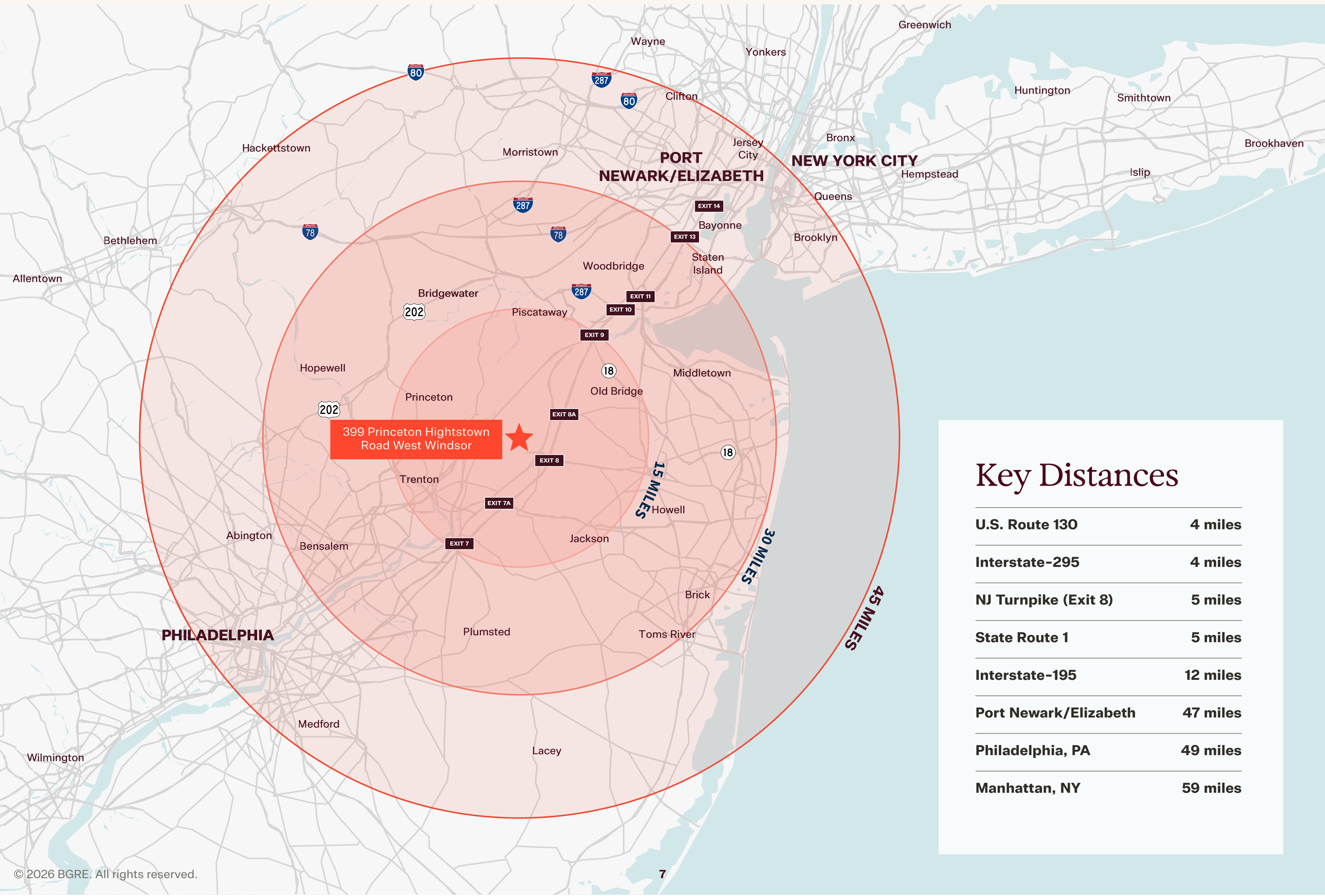
- Total Population: 682,819
- Transportation/Warehouse workers: 26,509
- Total Labor Force: 337,645
- Median Household Income: \$102,197
- Median Warehouse related Hourly Wage: \$17.40 (US Average is \$16.48)

30 MILES:

- Total Population: 1,260,494
- Transportation/Warehouse workers: 55,554
- Total Labor Force: 634,231
- Median Household Income: \$102,922
- Median Warehouse related Hourly Wage: \$17.40 (US Average is \$16.48)



Key Distances



Windsor 8 Logistics Center

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