LONG TERM PILOT



±158,400 SF
Available for Lease
Immediate Occupancy

LogistiCenter® at Carneys Point

30 North Game Creek Road
Carneys Point Township, NJ

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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

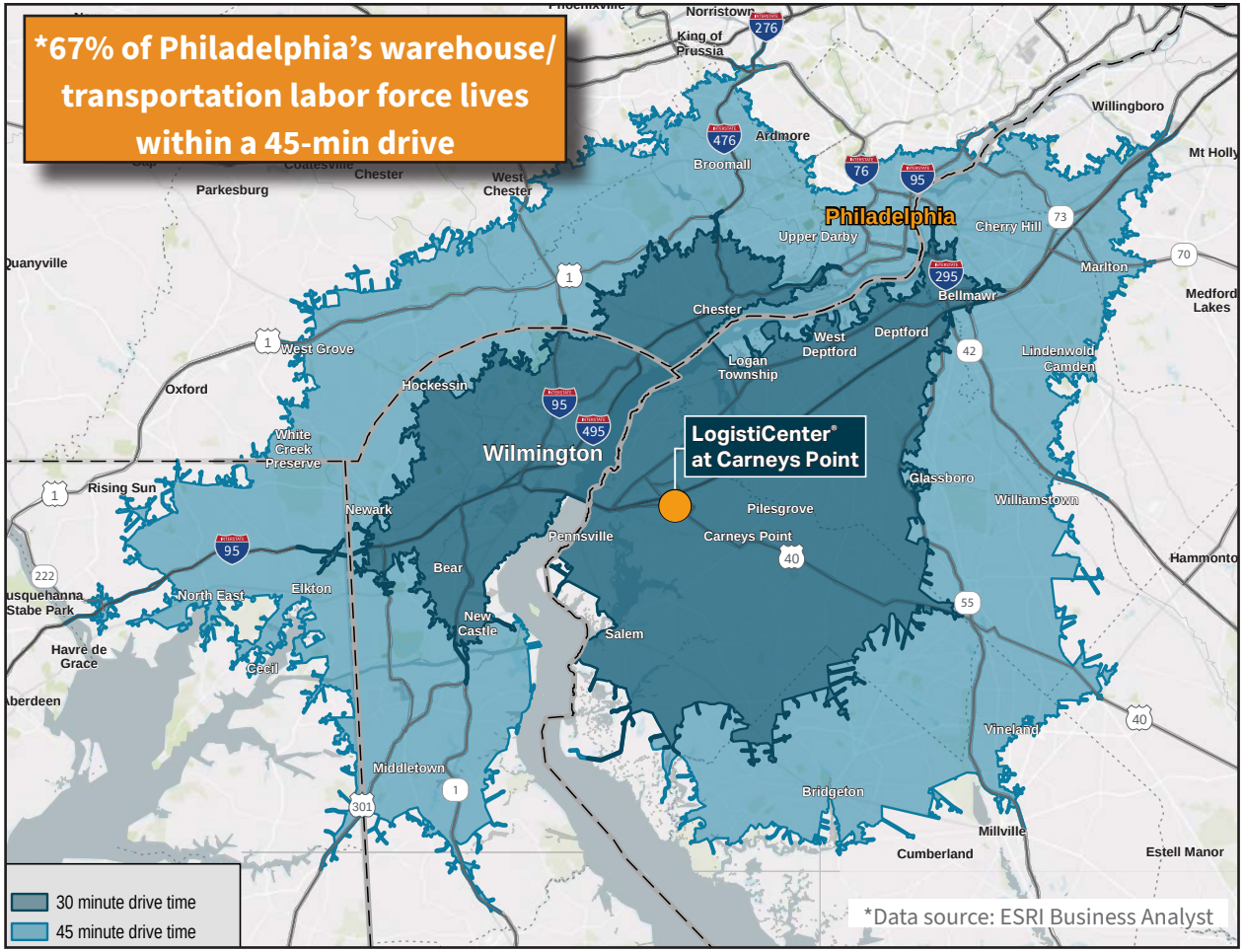
Site Plan

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Labor & Demographics

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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

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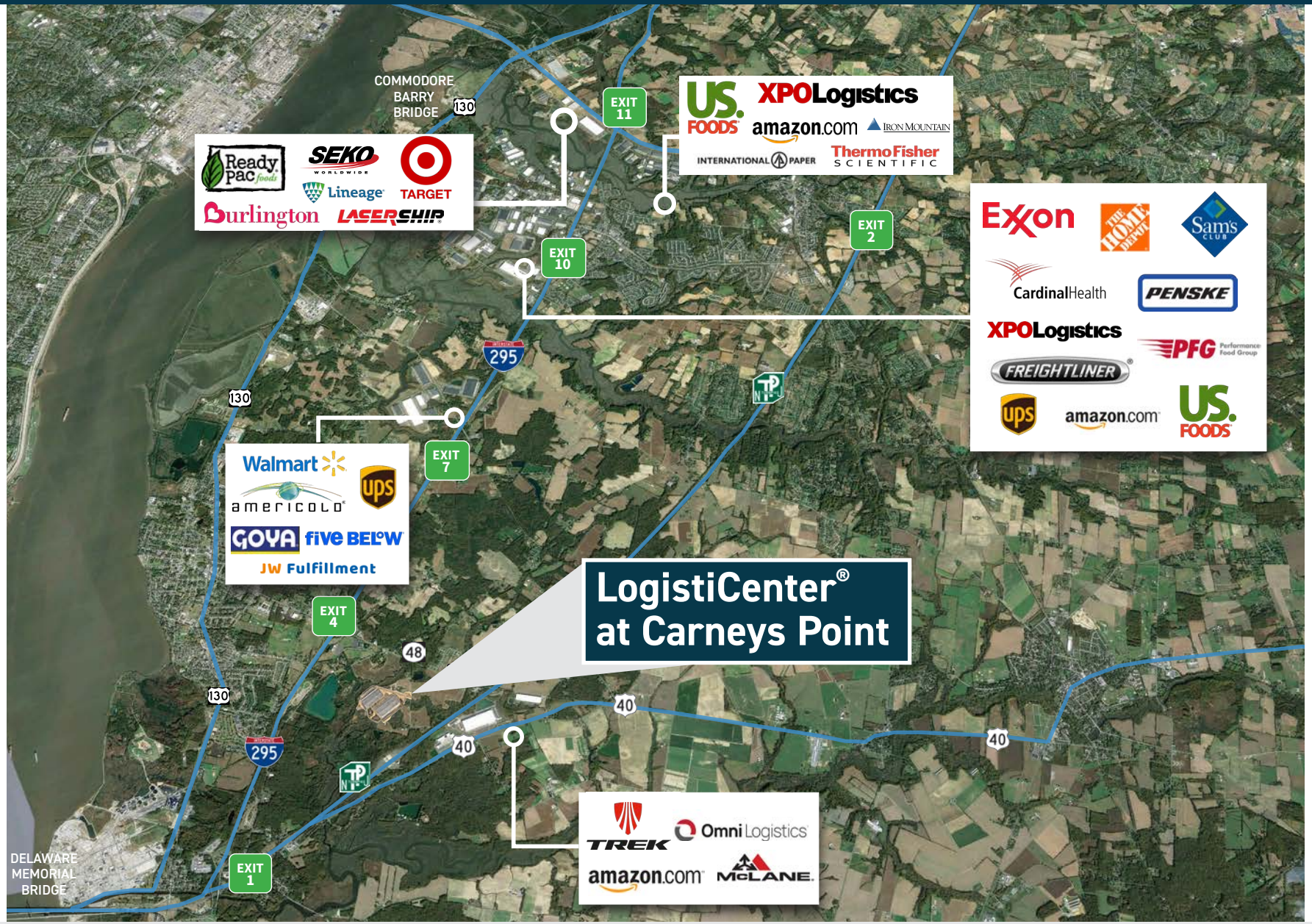
Southern New Jersey

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

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Location Access

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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 deployed more than $11 billion of total capital across all platforms nationwide, having acquired and developed approximately 125 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 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

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