

**FOR LEASE**  
**±1,899,240 SF**  
**IN 3 BUILDINGS**

**MASTER PLANNED INDUSTRIAL PARK**

 CLARION PARTNERS   MRP | INDUSTRIAL





# THE CROSSINGS

## PHASE 2



### BUILDING 940

939,918 SF

40' Clear Height

408 Auto Stalls

265 Trailer Stalls

137 Dock Doors

4 Drive in Doors

620' x 1512' Building Dimensions

### BUILDING 210

208,535 SF

36' Clear Height

166 Auto Stalls

32 Trailer Stalls

32 Future Trailer Stalls

34 Dock Doors

2 Drive in Doors

310' x 672' Building Dimensions

### BUILDING 750

750,787 SF

40' Clear Height

350 Auto Stalls

116 Future Auto Stalls

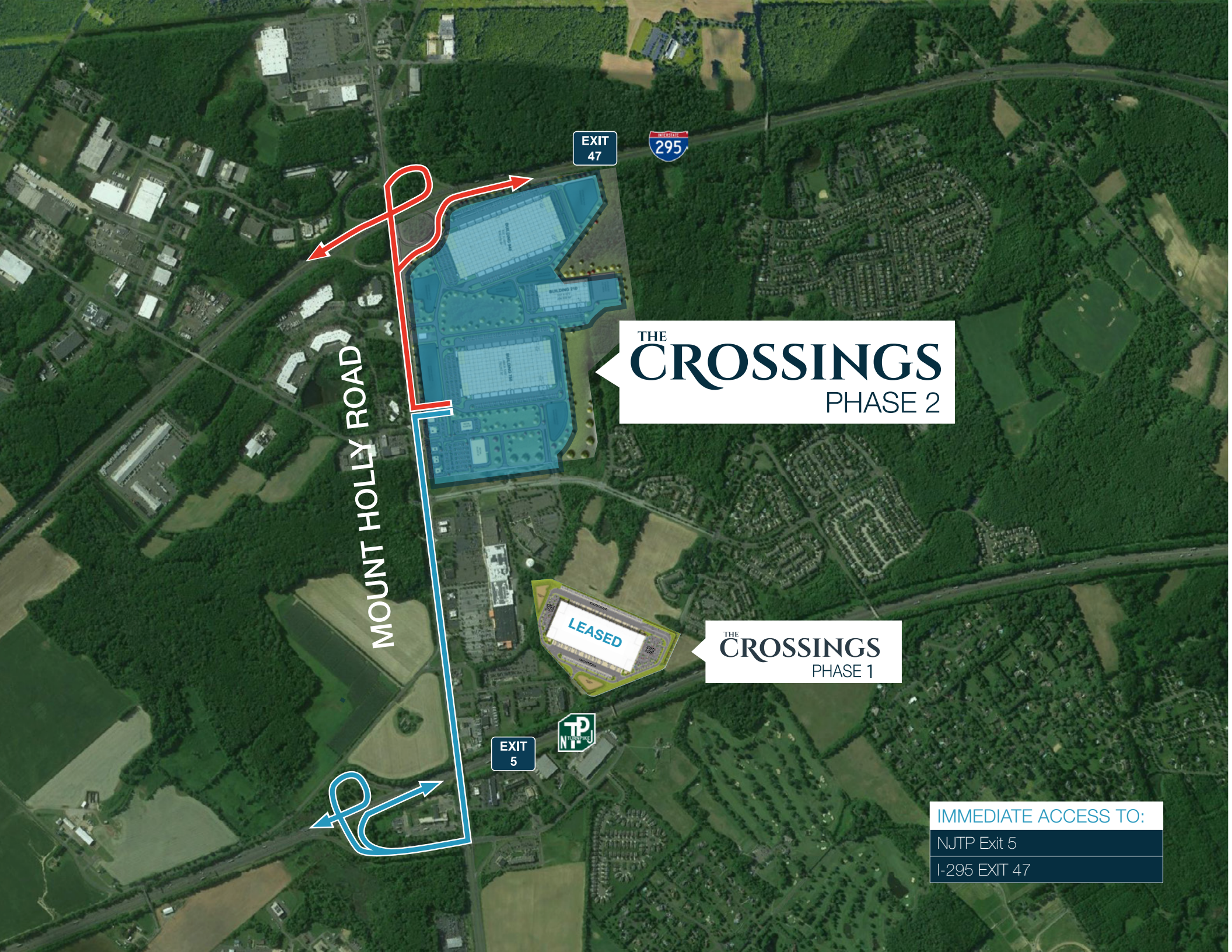
206 Trailer Stalls

122 Dock Doors

4 Drive in Doors

600' x 1250' Building Dimensions





EXIT  
47

295

THE  
**CROSSINGS**  
PHASE 2

MOUNT HOLLY ROAD

LEASED

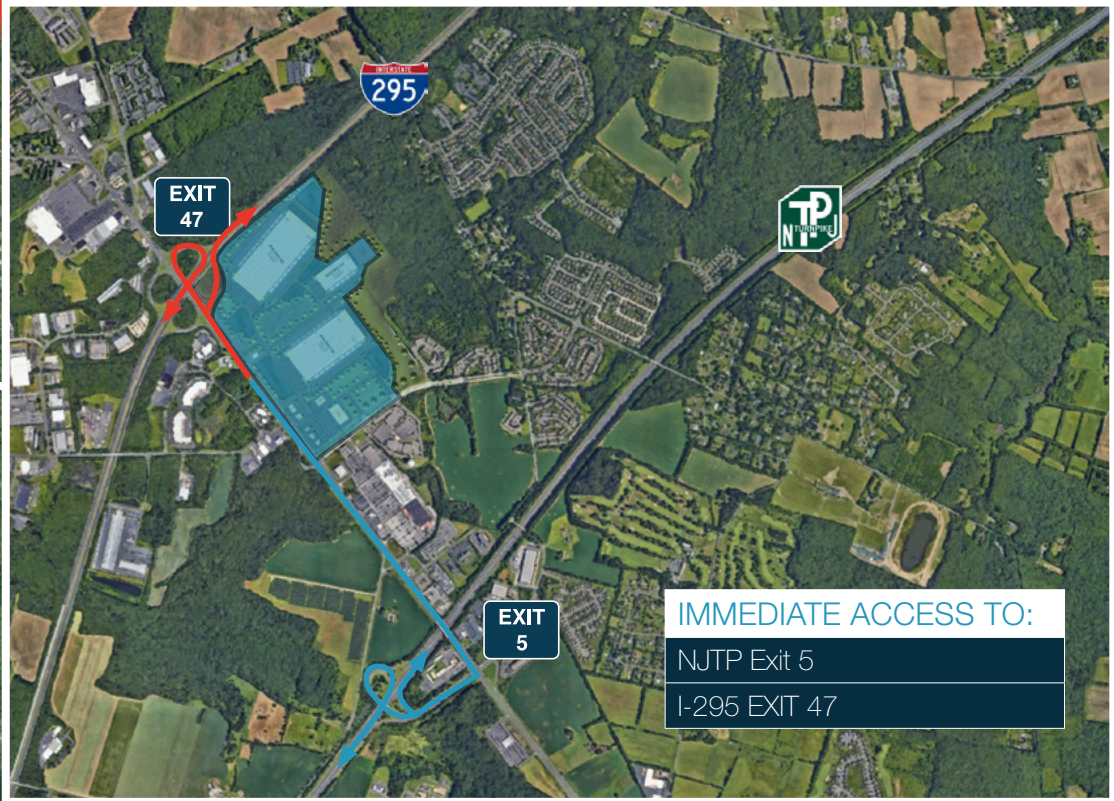
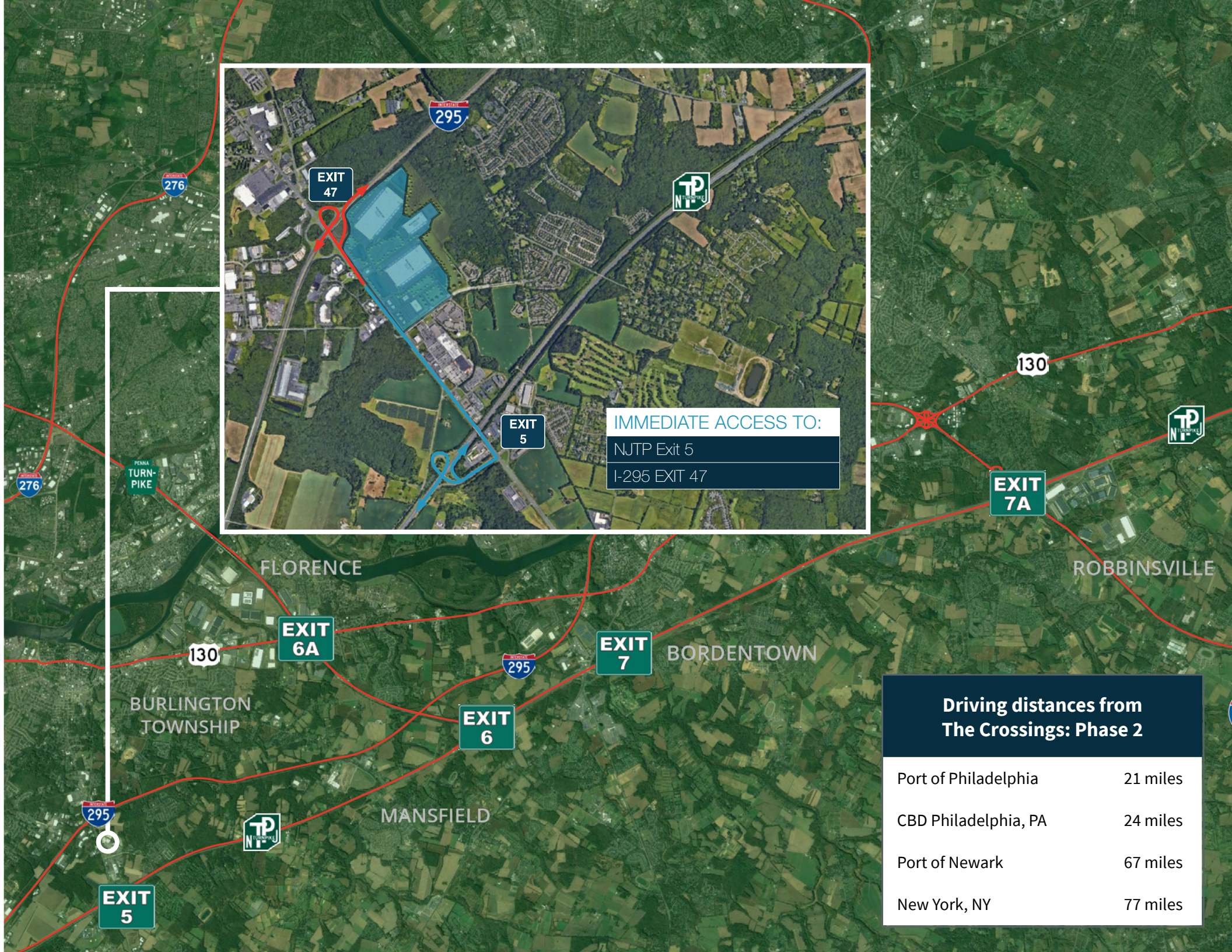
THE  
**CROSSINGS**  
PHASE 1

EXIT  
5

NJTP

IMMEDIATE ACCESS TO:  
NJTP Exit 5  
I-295 EXIT 47





IMMEDIATE ACCESS TO:  
NJTP Exit 5  
I-295 EXIT 47

Driving distances from The Crossings: Phase 2	
Port of Philadelphia	21 miles
CBD Philadelphia, PA	24 miles
Port of Newark	67 miles
New York, NY	77 miles





## PROJECT HIGHLIGHTS

- LONG TERM PILOT
- IMMEDIATE ACCESS TO NJ TURNPIKE AT EXIT 5 AND INTERSTATE 295 AT EXIT 47.
- LOCAL/DENSE AVAILABILITY OF LABOR.
- BEST IN CLASS PROJECT DESIGN FEATURES.
- INSTITUTIONAL/PROFESSIONAL JOINT-VENTURE PARTNERSHIP WITH LONG-TERM COMMITMENT TO OWNERSHIP IN CENTRAL NEW JERSEY.



**TOTAL  
LABOR FORCE**  
**284,955**  
5.9% of states total  
labor force



**MEDIAN HOURLY  
WAREHOUSE RELATED WAGE**  
**\$16.08**  
\$15.67 (US Average) (includes benefits)



**TRANSPORTATION/  
WAREHOUSE EMPLOYEES**  
**14,641**  
5.4% of the state's  
transportation/warehouse workforce



**2022 TOTAL POPULATION**  
**526,161**  
5.8% of the state's population

\* WITHIN A 10 MILE RADIUS

# THE CROSSINGS

## PHASE 2

For more  
information  
please contact:



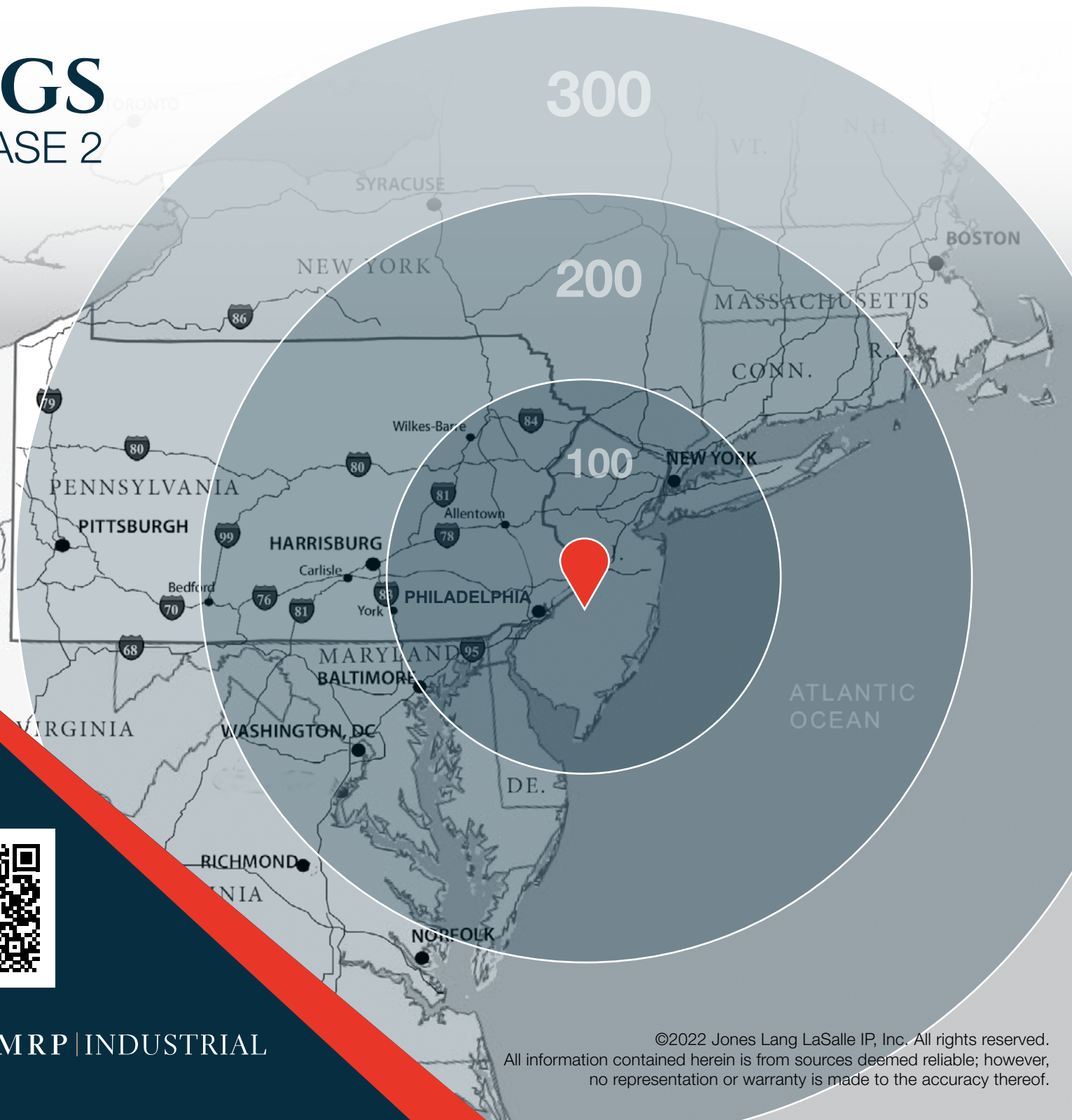
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