



KINGSLAND



MEADOWLANDS

UNPARALLELED *opportunity*



4 buildings

±2,754,434 total sf

717 total acres

40' clear heights

454 total loading docks

1,042 total trailer stalls*

1,695 total car spaces

**Up to 1,000 additional trailer parking stalls available on ±70 acres*



Close the distance on your business's fulfillment needs with Kingsland Meadowlands. Construction has started on Phase I, which will consist of two logistics buildings totaling nearly 1.3 million square feet, while the future phases offer build-to-suit opportunities. One premier location, access to your consumer base and proximity to labor sources make Kingsland Meadowlands the ultimate location for your business.

**Up to 1,000 additional trailer parking stalls available on ±70 acres*

PHASE I - UNDER CONSTRUCTION

BUILDING A

Total size	932,168 SF	Clear height	40'
Warehouse	895,148 SF	Loading	142 dock doors
Office	37,020 SF	Drive-ins	4 drive-in doors
Dimensions	1,415' x 663'2"	Trailer parking	271 stalls*
Loading format	Cross-dock	Car parking	527 spaces
Column spacing	51'6" x 60'		

BUILDING B

Total size	344,110 SF	Clear height	40'
Warehouse	323,364 SF	Loading	65 dock doors
Office	20,746 SF	Drive-ins	2 drive-in doors
Dimensions	1,110' x 310'	Trailer parking	146 stalls*
Loading format	Single-side	Car parking	243 spaces
Column spacing	51'6" x 60'		

PHASE II - BUILD-TO-SUIT

BUILDING C

Total size	1,183,440 SF
Warehouse	1,132,450 SF
Office	41,325 SF
Dimensions	1,916' x 612'
Loading format	Cross-dock
Column spacing	51'6" x 60'
Clear height	40'
Loading	210 dock doors
Drive-ins	4 drive-in doors
Trailer parking	493 stalls*
Car parking	704 spaces

PHASE III - BUILD-TO-SUIT

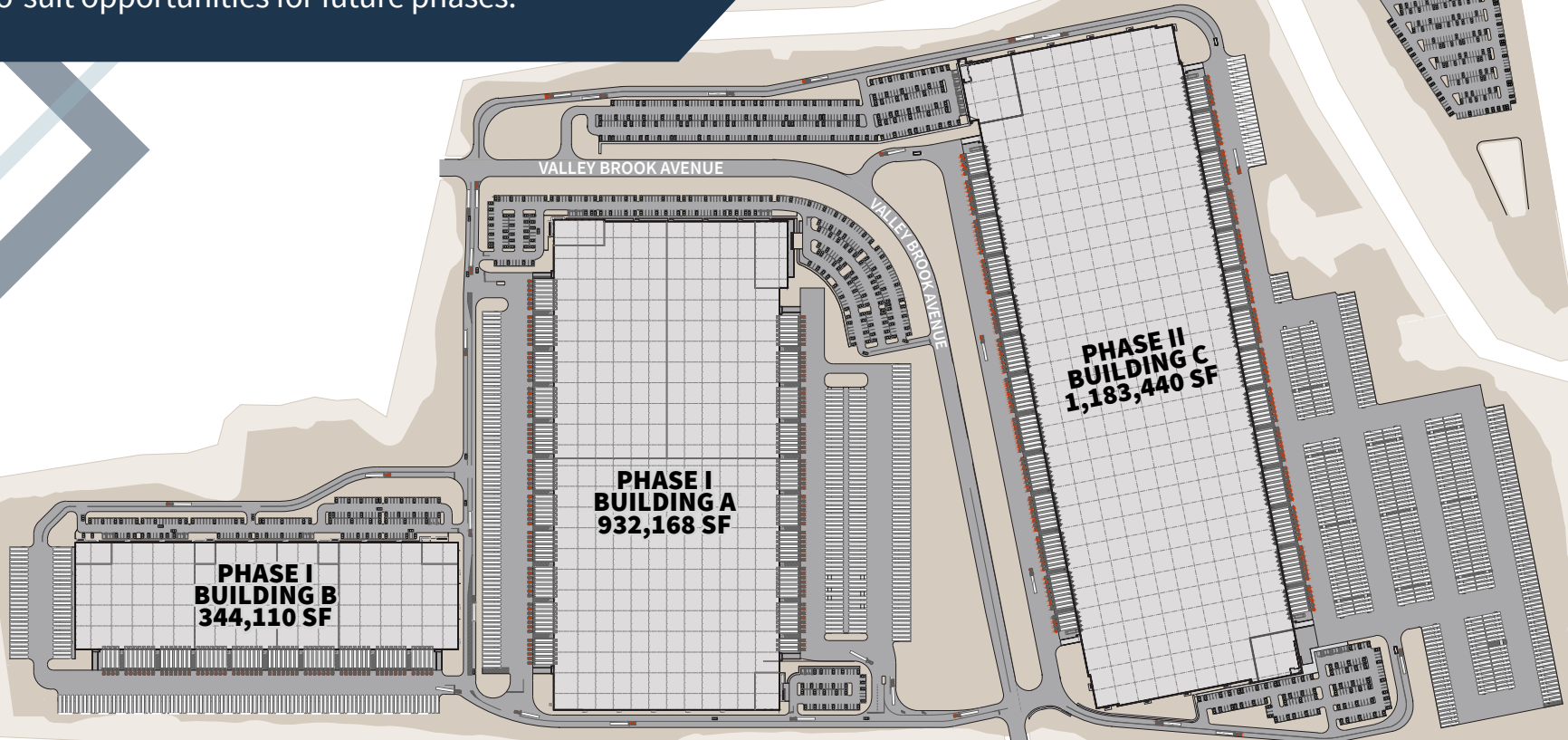
BUILDING D

Total size	294,716 SF
Warehouse	281,565 SF
Office	13,151 SF
Dimensions	903'2" x 330'-0"
Loading format	Single-side
Column spacing	51'6" x 60'
Clear height	40'
Loading	37 dock doors
Drive-ins	2 drive-in doors
Trailer parking	132 stalls*
Car parking	221 spaces

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Construction commenced in fall of 2019 at New Jersey's premier industrial development, and there is still time for build-to-suit opportunities for future phases.



**ADDITIONAL PARKING
+/-50 ACRES**

**ADDITIONAL PARKING
+/-20 ACRES**

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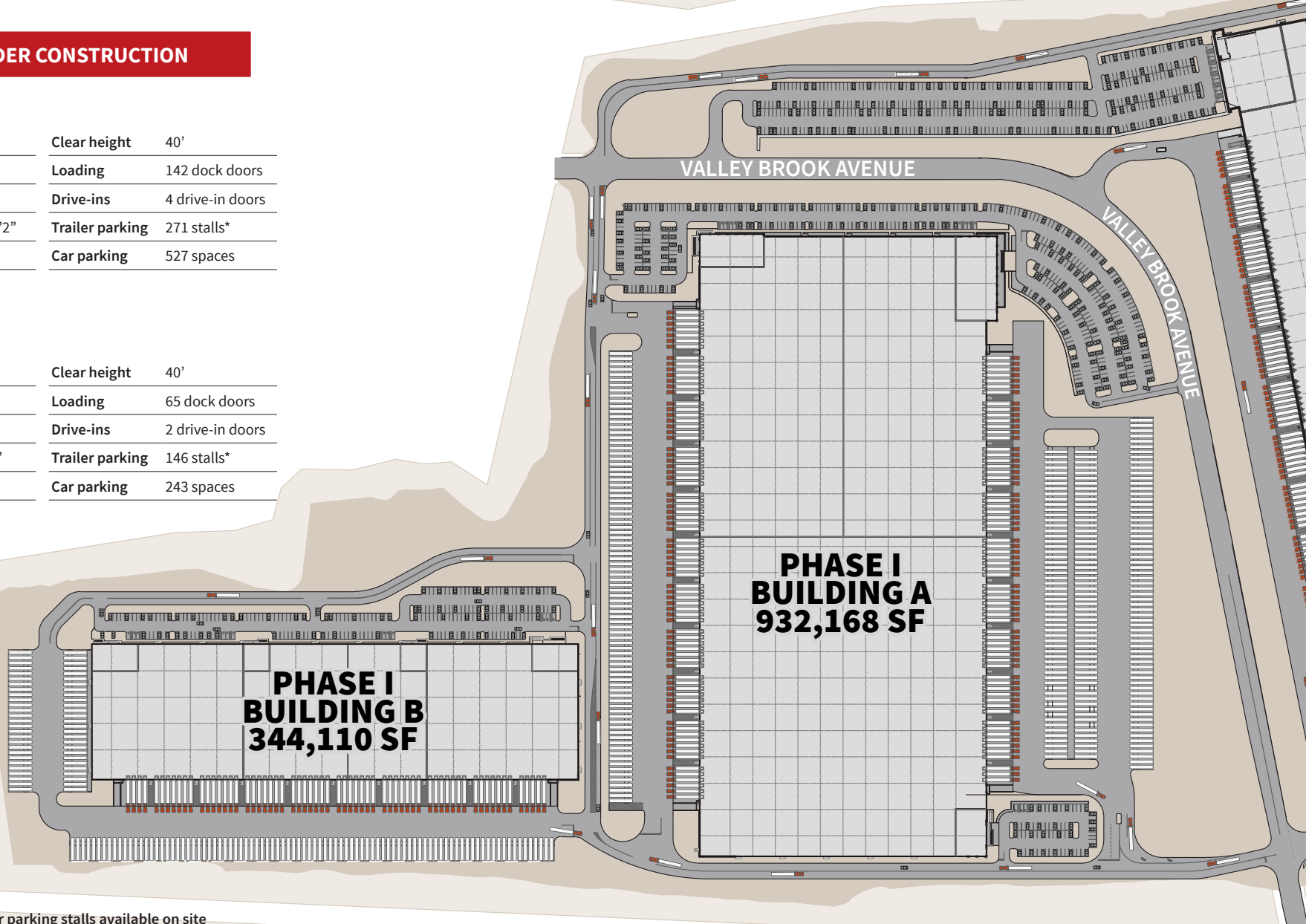
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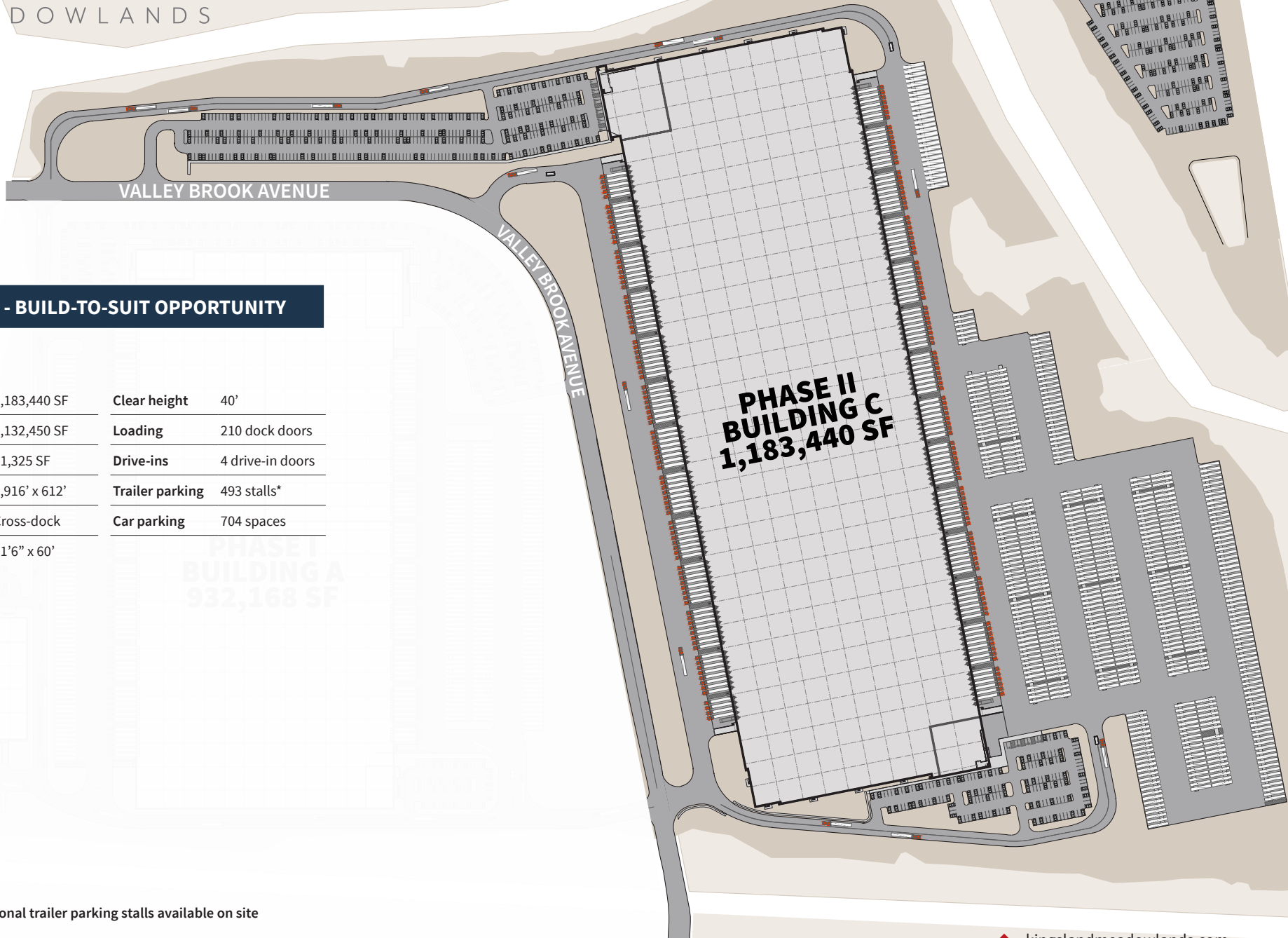
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*Up to 1,000 additional trailer parking stalls available on site

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MEADOWLANDS



PHASE II - BUILD-TO-SUIT OPPORTUNITY

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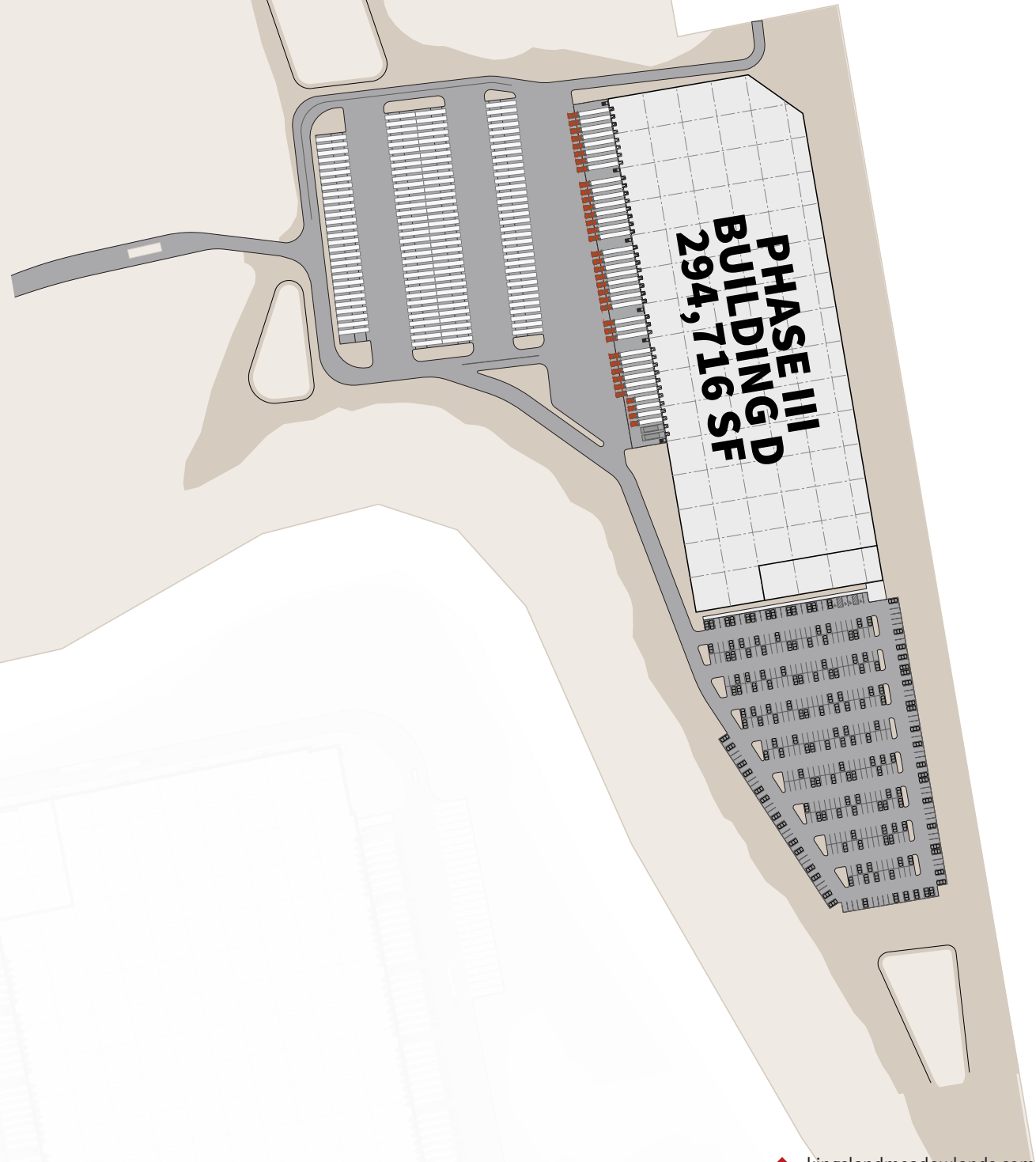
**PHASE II
BUILDING C
1,183,440 SF**

PHASE I
BUILDING A
932,168 SF

*Up to 1,000 additional trailer parking stalls available on site

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MEADOWLANDS



PHASE III - BUILD-TO-SUIT

BUILDING D

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ULTIMATE *accessibility*

Kingsland Meadowlands offers unparalleled, convenient access to dense consumer populations in the greater New York Metropolitan area. Located directly off the New Jersey Turnpike (Exit 16W), you'll have multiple direct routes to quickly reach the approximately 18M people that live within the MSA.

HOBOKEN *8.7 mi*

JERSEY CITY *9.5 mi*

MIDTOWN *10.0 mi*

DOWNTOWN *11.1 mi*

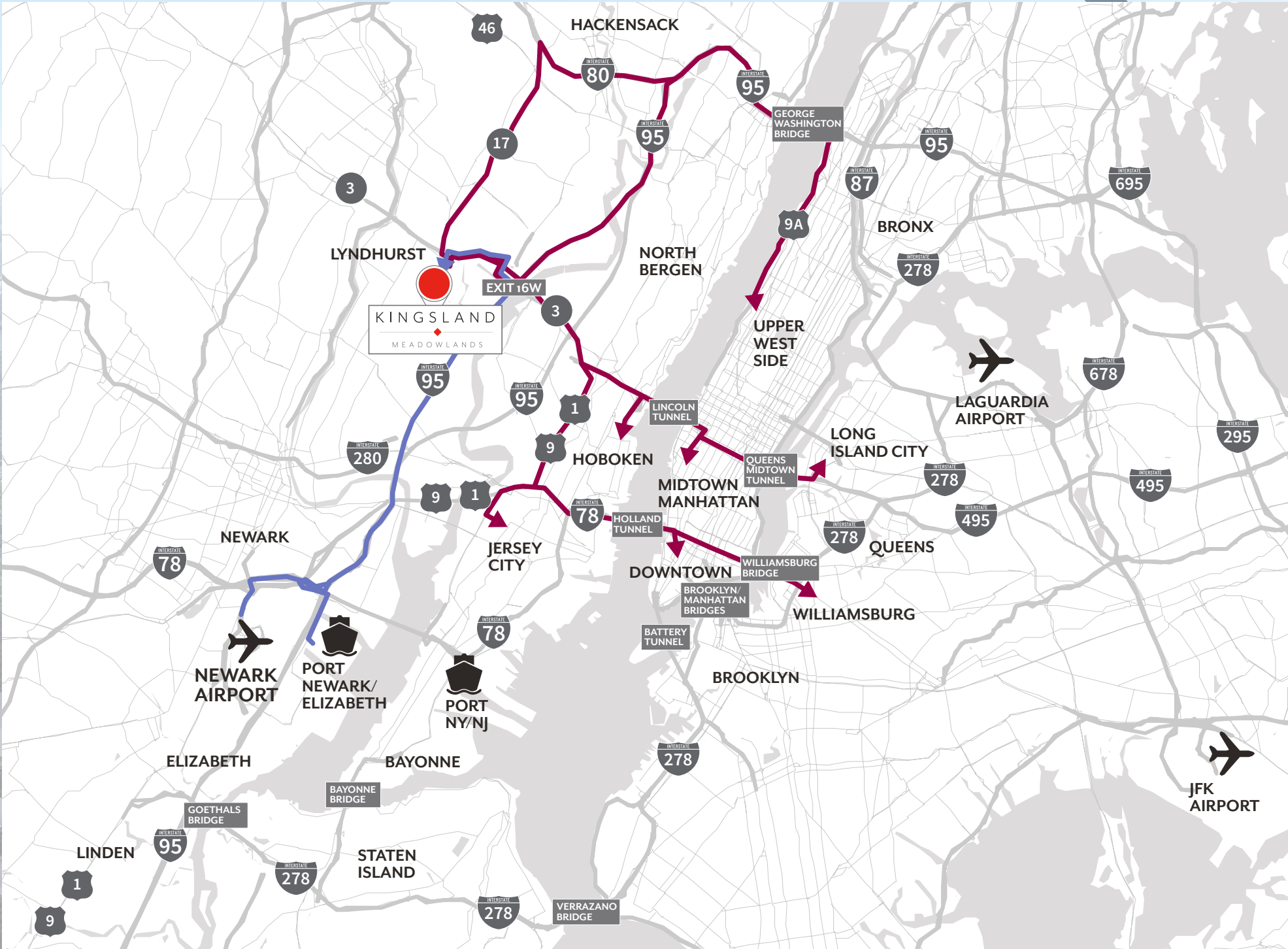
UPPER WEST SIDE *12.1 mi*

LONG ISLAND CITY *12.3 mi*

WILLIAMSBURG *13.8 mi*

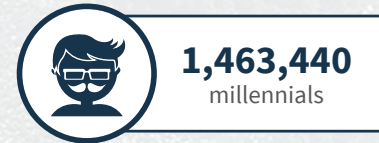
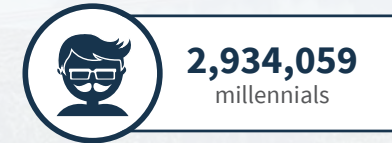
NEWARK AIRPORT *13.9 mi*

PORT NEWARK/ELIZABETH *14.1 mi*



ONE PREMIERE *location*

Millennials utilize same-day buying power more than any other demographic. Kingsland Meadowlands will place you closer than ever to this demanding population.



5-mile radius



10-mile radius



15-mile radius

2018 Transportation/Warehouse Labor Density

15-mile radius; per square mile

5,290,163

total labor force

279,019

transportation/
warehouse workers

5.3%

unemployment rate

\$14.30

warehouse-related
median hourly wage

NJ Transit Access



76/192/199: **on-site**
190/191/195: **1.5 mi.**



Kingsland: **0.4 mi.**
Rutherford: **1.5 mi.**
Meadowlands: **4.2 mi.**
Secaucus Jct.: **6.9 mi**

Your distribution center is only as good as the labor force that keeps it moving. Kingsland Meadowlands provides access to the densest labor forces in the nation, and is conveniently located near the public transportation options they will need to get to work.



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Experience. Reputation. Excellence. Longevity. These are the hallmarks of Russo Development. We are one of the most active, privately held developers of industrial, data center, residential, and mixed-use projects in northern New Jersey. Over the past 45 years we've developed more than 8 million square feet of premier commercial space, delivered approximately 2,000 luxury apartment units, completed more than 60 industrial projects, and we are one of the largest owners of data center space in the New York metropolitan area. Now in our second generation of leadership, our privately-owned firm continues to surpass the needs of our clients. Today, we are one of the most successful niche development companies in the marketplace.



FORSGATE INDUSTRIAL PARTNERS

Forsgate Industrial Partners is a private real estate developer and investor that owns and manages over 10 million square feet of industrial buildings. We are committed to building and administering a portfolio of the highest quality and to retaining its unmatched standards throughout its growth. We believe that design excellence and quality construction add value at a faster rate than they add cost. It is this approach that allows us to continue to attract the highest caliber tenants and employees who appreciate the investments we have made. As a large private company with substantial capital and outstanding organizational capacity, it is our discerning standards that guide and monitor our growth. We continue to search for sites, with or without buildings, that allow us to create environments in which companies – both local and global - can thrive. With these exacting standards, focused on customer satisfaction, we continue to build what has become one of the finest collection of industrial buildings in the country.