

FOR LEASE - 485,673 SF

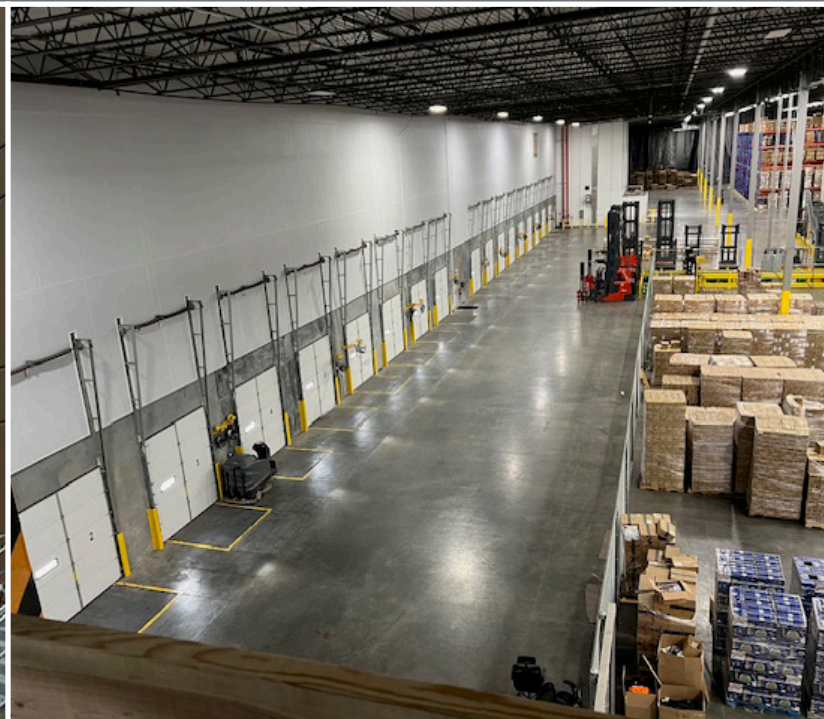
CLASS A INDUSTRIAL WAREHOUSE

CROSS-DOCK FACILITY

NEWMARK



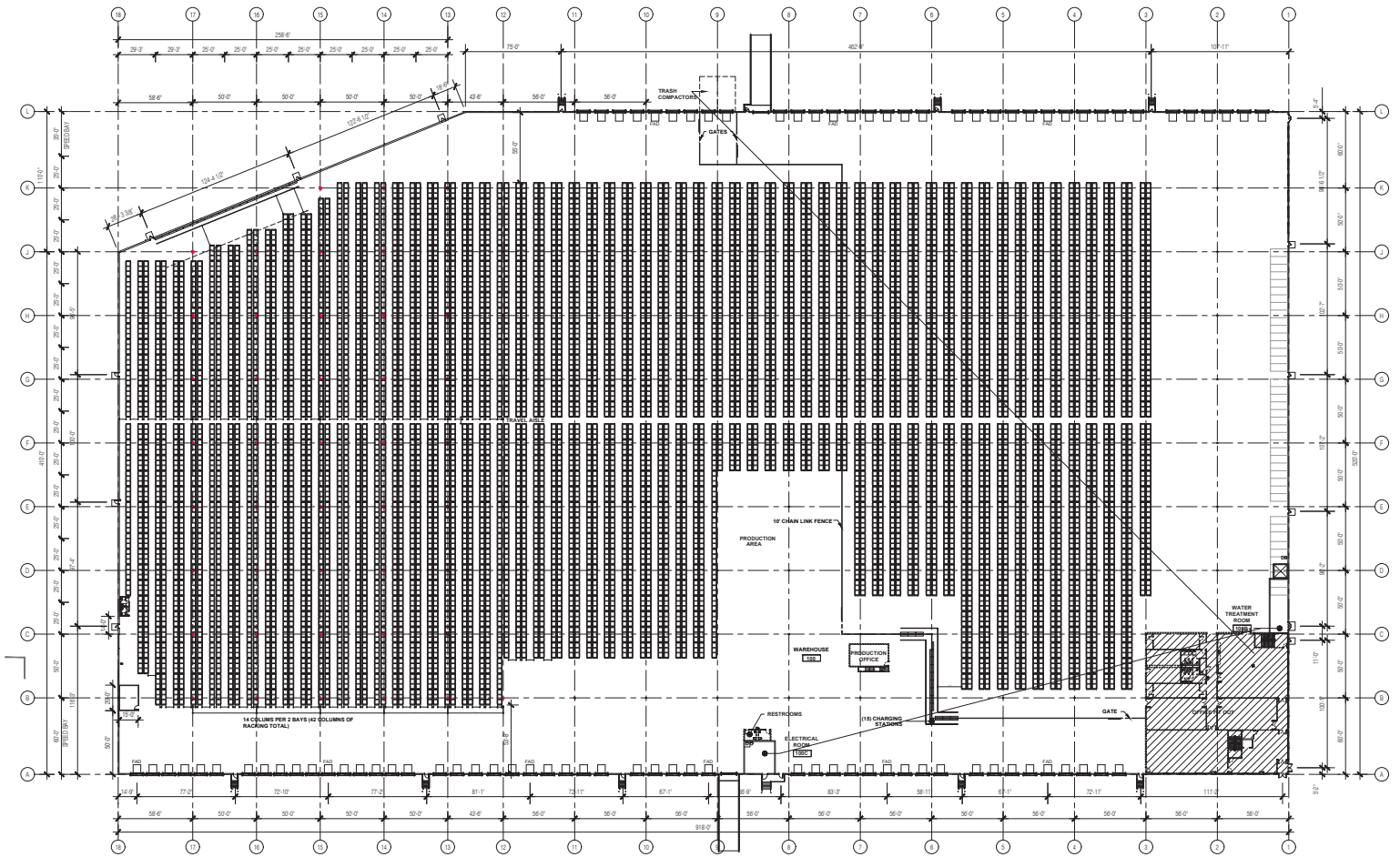
200 S PEMBERTON ROAD
PEMBERTON, NJ





BUILDING DETAILS

Building Dimensions	520' x 918'
Building Footprint	462,345 SF Including 11,664 SF Office
2nd Floor	11,664 Finished Office
3rd Floor	11,664 Unfinished Office
Building Total	485,673 SF on 29.21 Acres
Loading	95 Tailgate Docks - Cross Dock 2 Drive-In Doors
Ceiling Height	359,681 SF - 40' Clear 91,000 SF - 48' Clear
Parking	78 Cars, 135 Banked 49 Trailers
Fire Protection	ESFR System
Power	4000 Amps
Lighting	LED - Motion Sensored - New 2024
State Incentives	PILOT Program - 30 year tax abatement structure in place UEZ Zone - NJ Sales Tax = 3.3125%



RACKING IN PLACE

TENANT SERVICES PROVIDED UNDER THE MASTER SERVICES AGREEMENT

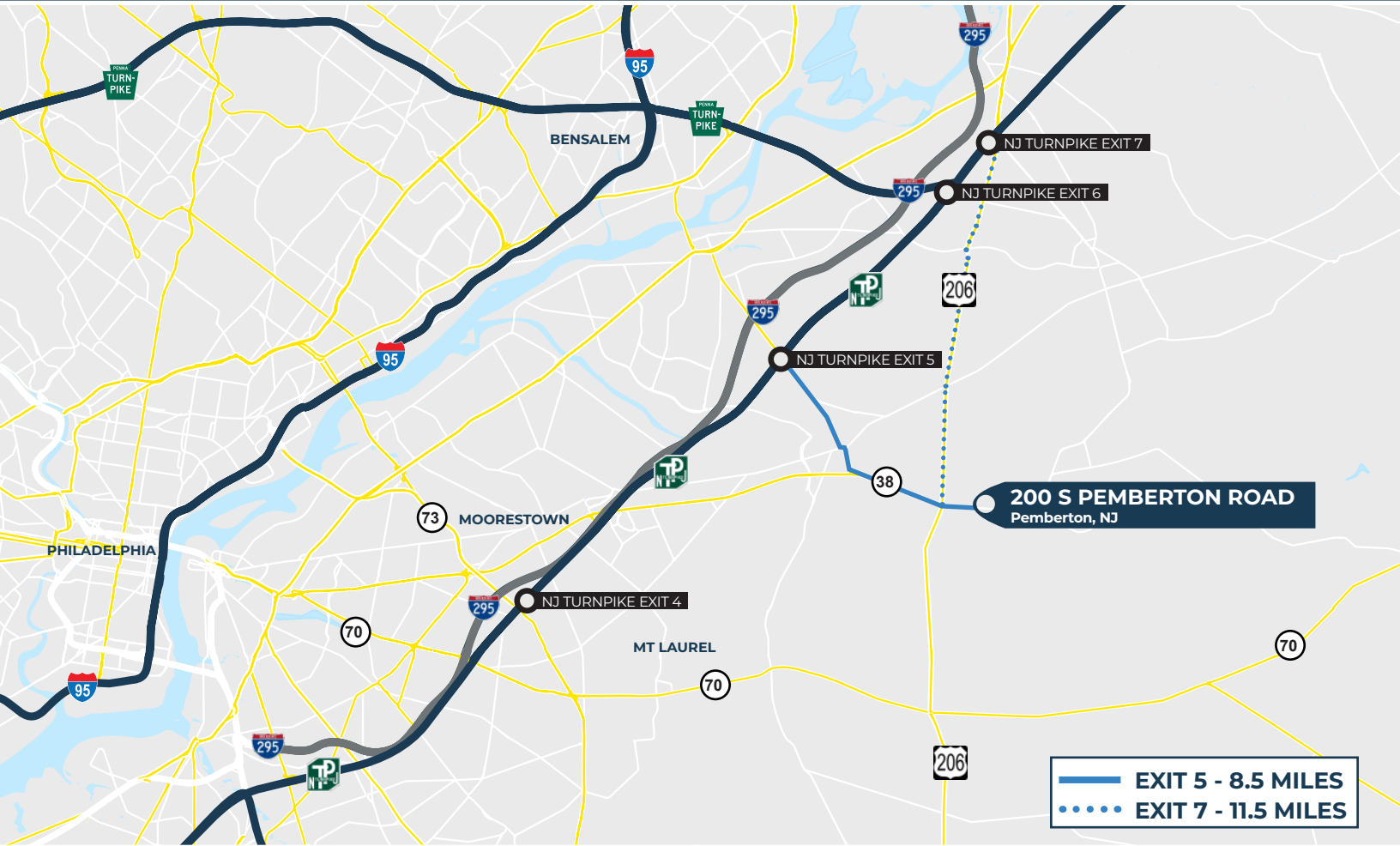
Utilities: Water, Sewer, Gas, Electric, Telecom, Alarm System, WiFi

Maintenance: Fire protection system, HVAC, Grounds, Snow Plowing, Cleaning, Insurance

Material Handling Systems: Racking, Forklifts, Chargers, Turret trucks, Pallet racks, Furniture, Copiers, Kitchen appliances, Lockers, Staff - Maintenance & Cleaning Personnel, Wire guided narrow aisle material handling system



200 S PEMBERTON ROAD PEMBERTON, NJ



LOCATION

- 1.1 miles from Route 206
- 8.5 miles from NJ Turnpike, Exit 5
- 11.5 miles from NJ Turnpike, Exit 7
- 40 miles from Philadelphia
- 64 miles from Port of Newark
- 75 miles from New York City

NEWMARK



FOR MORE INFORMATION, CONTACT:

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