

# GATEWAY

## FLEX CENTER

PEDRICKTOWN, NEW JERSEY

**107,000 SF**  
INDUSTRIAL DEVELOPMENT SITE

**FOR LEASE**



**In-fill location** within a premier business park

**Directly adjacent to** Exit 7 of **Rt. 295** and in close proximity to the **New Jersey Turnpike, Delaware Memorial Bridge, and Commodore Barry Bridge**

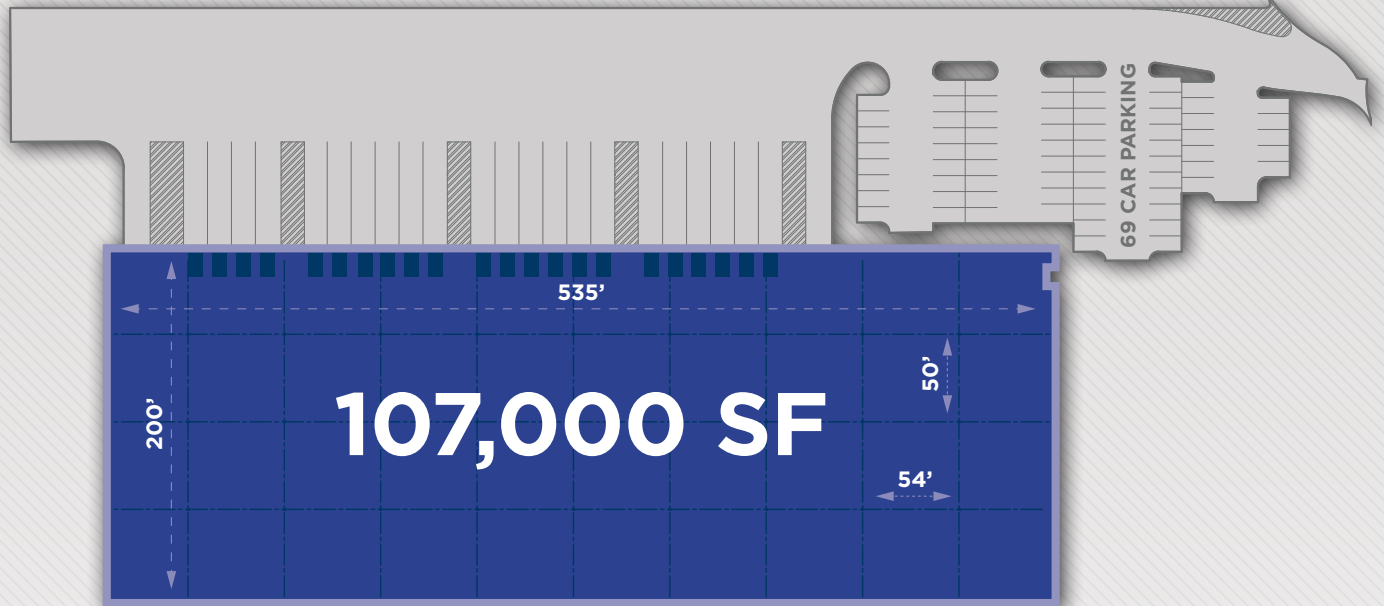
**PILOT** tax abatement approvals in place

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## BUILDING SPECS

SF AVAILABLE	107,000 SF
BUILDING DIMENSIONS	200' x 535'
LOT SIZE	8.27 acres
TRUCK COURT DEPTH	135'
CAR PARKING	69 Car Parking Spaces
DOCK DOORS	22 Docks
DRIVE-IN	2 Drive-ins
CLEAR HEIGHT	32'
COLUMN SPACING	TBD, will not be less than 50' x 50'
SPRINKLER SYSTEM	ESFR

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## LABOR STATISTICS WITHIN 30-MIN DRIVETIME



**750,026**  
Population within a 30-min drivetime



**70,000+**  
In the blue collar demographic



**10,000+**  
Existing warehouse workers



**\$62,426**  
Median household income



**10%**  
Warehouse occupations over the US average



**FAVORABLE**  
Education levels for warehouse employment

DELAWARE

PENNSYLVANIA

Commodore Barry Bridge



EXIT 11

EXIT 10



EXIT 7

GATEWAY  
FLEX CENTER

Delaware Memorial Bridge

NEW JERSEY



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**ESTABLISHED IN 1987**, J.G. Petrucci Company, Inc. is a privately-held, full service owner and Design/Build Developer of industrial, office, retail and other commercial properties throughout the Northeastern United States. Having developed and built more than 6 million square feet of manufacturing and distribution, industrial and commercial space for a highly diverse corporate clientele, J.G. Petrucci Co. has become widely known for its assurance of total client satisfaction, as well as for taking full, single-point accountability on each and every project.

J.G. Petrucci Company, Inc. has delivered more than 700 design/build projects. The firm owns and operates over 4.5 million square feet of commercial, industrial, and retail properties, 2,000 luxury apartment homes, and has extensive land holdings to offer its clients throughout New Jersey and Pennsylvania. J.G. Petrucci Co.'s team of professionals is well versed in technical complexities of the environmental, legal, and design-build construction and construction management for corporate clients and handles every step of the process for companies from site location and acquisition to design, approvals, permits and construction.

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