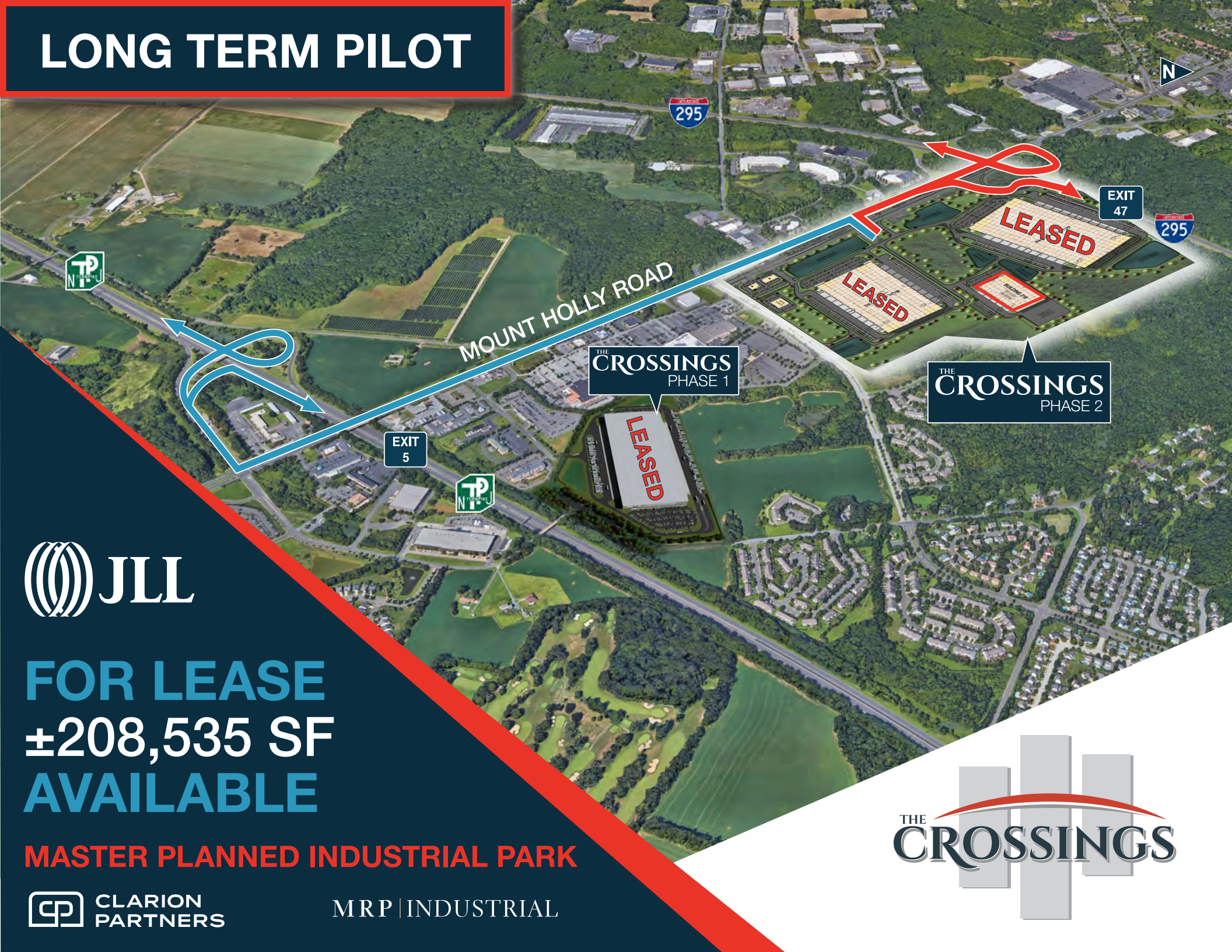


LONG TERM PILOT



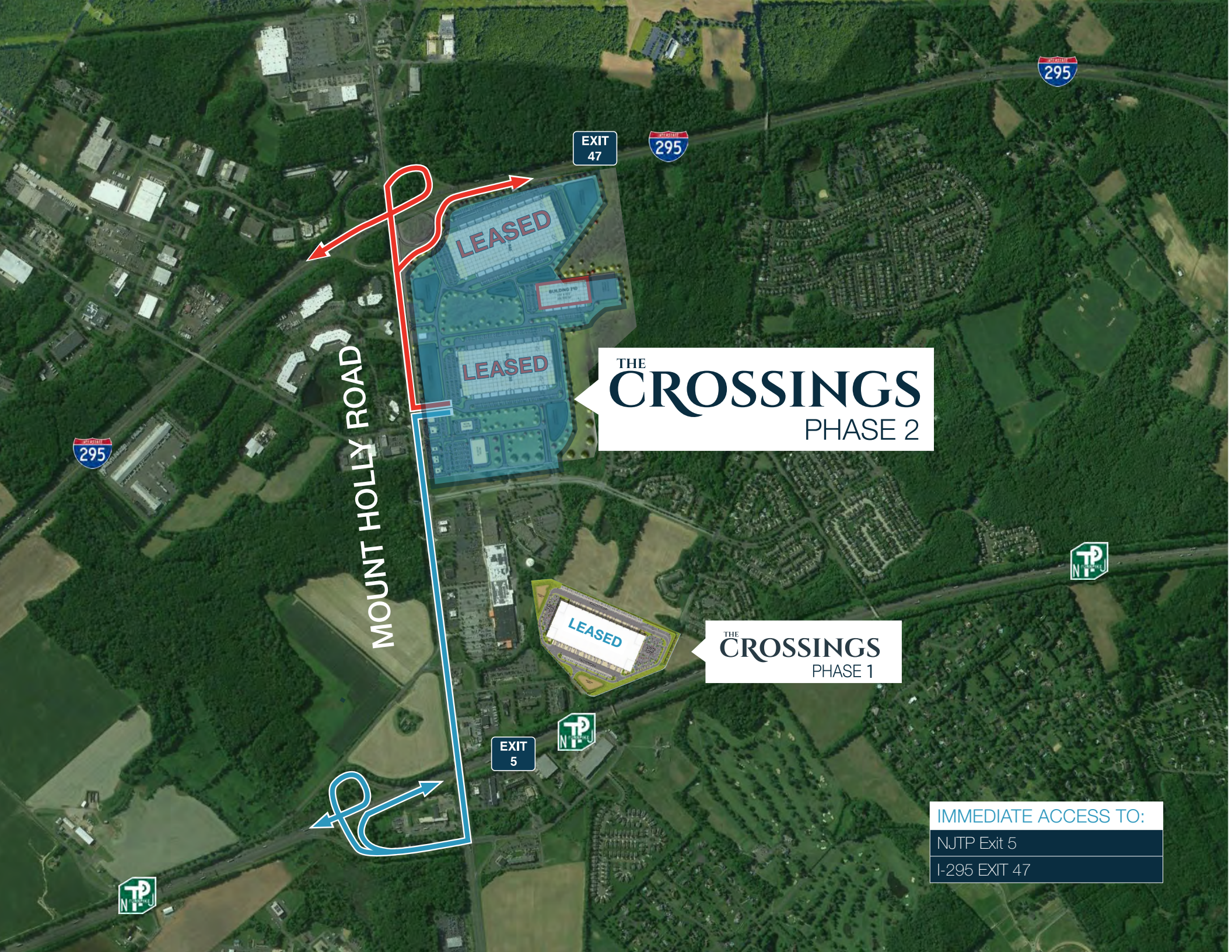
FOR LEASE
±208,535 SF
AVAILABLE

MASTER PLANNED INDUSTRIAL PARK



MRP | INDUSTRIAL





EXIT
47

295

295

295

MOUNT HOLLY ROAD

LEASED

LEASED

THE
CROSSINGS
PHASE 2

LEASED

THE
CROSSINGS
PHASE 1

EXIT
5

NJTP

NJTP

NJTP

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



200 CROSSINGS DRIVE (AVAILABLE)

208,535 SF

36' Clear Height

166 Auto Stalls

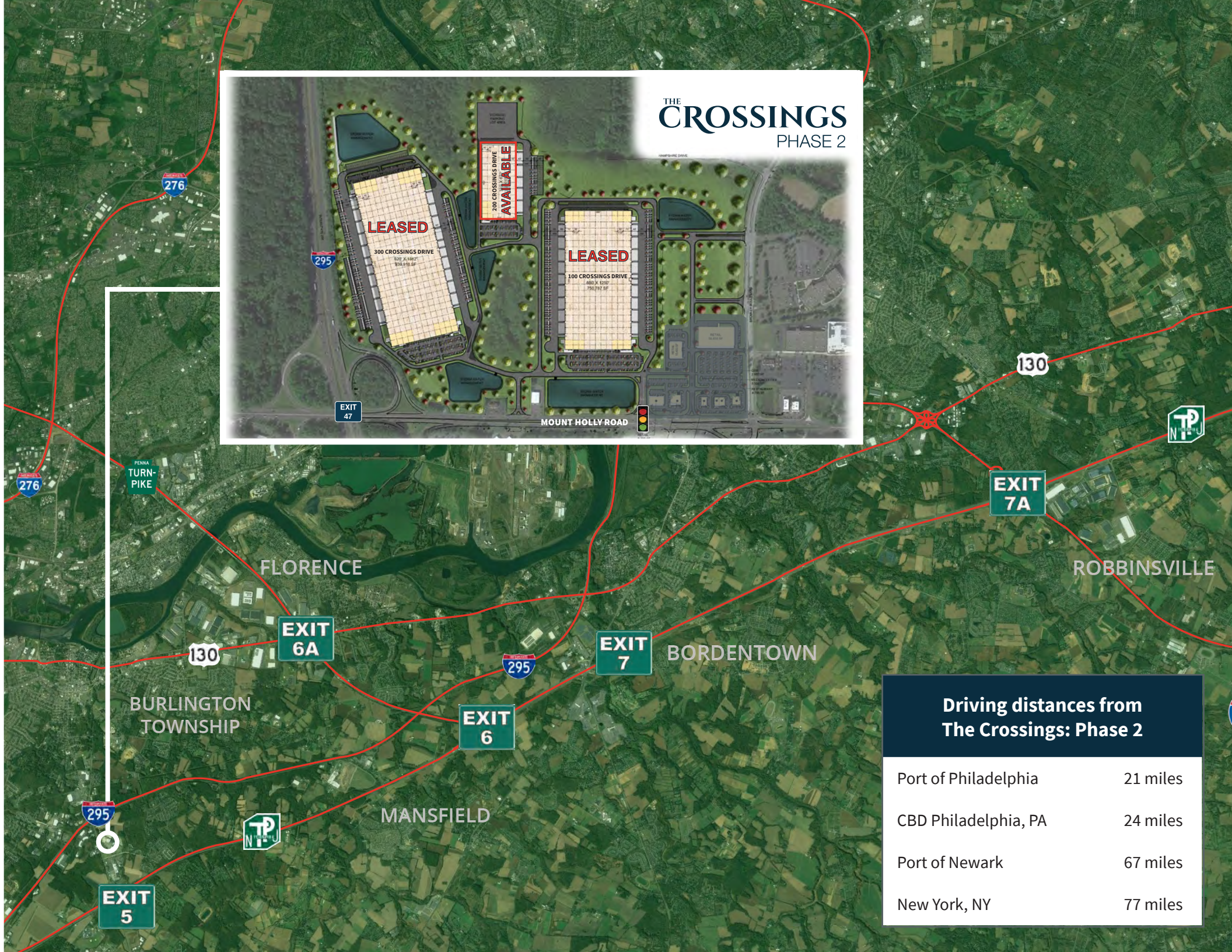
32 Trailer Stalls

32 Future Trailer Stalls

34 Dock Doors

2 Drive in Doors

310' x 672' Building Dimensions



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



**TOTAL
LABOR FORCE**
293,663
6.1% of state's total
labor force



**MEDIAN HOURLY
WAREHOUSE RELATED WAGE**
\$20.61
\$20.37 (US Average)



**TRANSPORTATION/
WAREHOUSE EMPLOYEES**
14,278
5.1% of the state's
transportation/warehouse workforce



2026 TOTAL POPULATION
526,328
5.6% of the state's population

* WITHIN A 10 MILE RADIUS

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

THE CROSSINGS

PHASE 2

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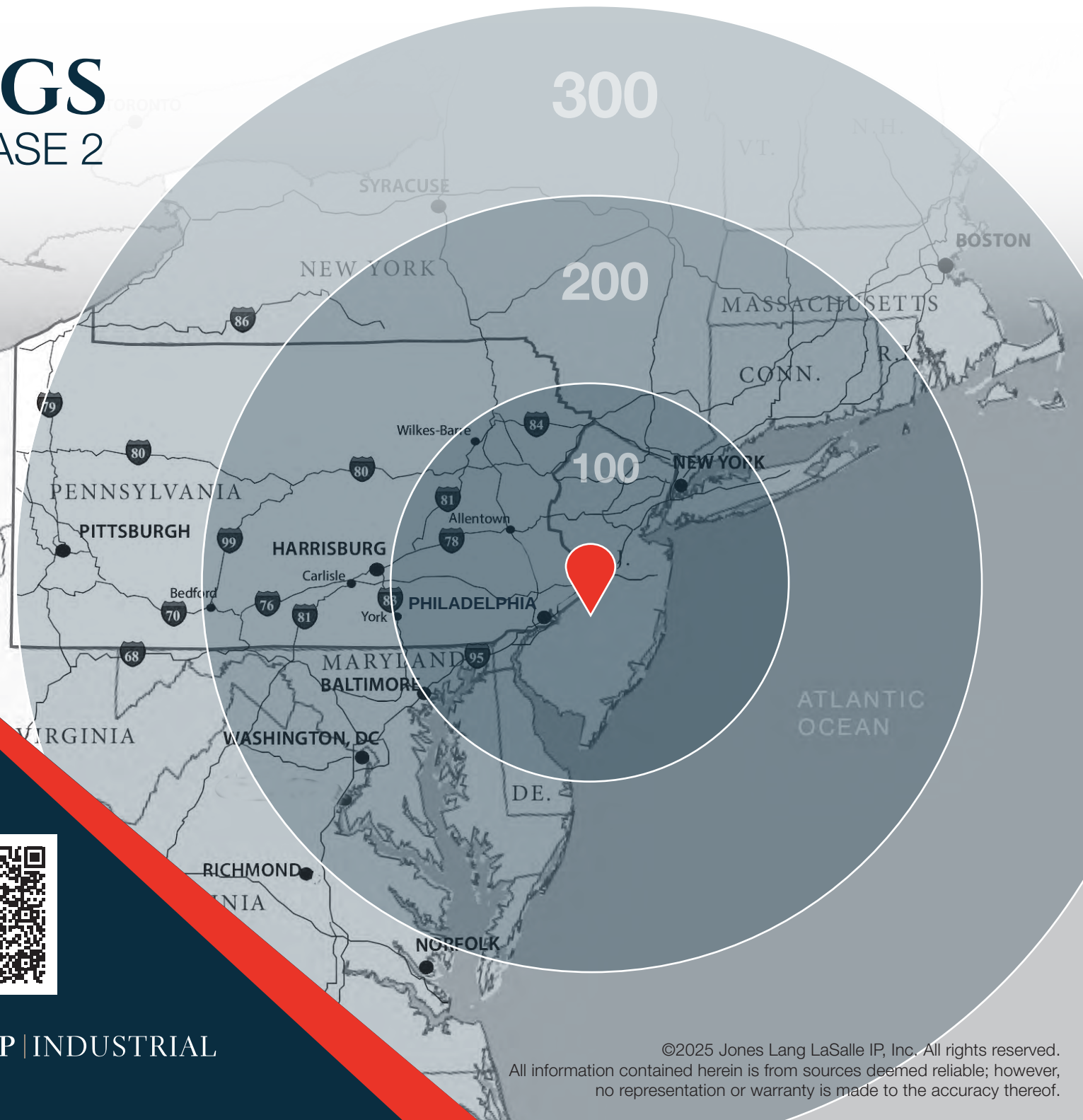
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