



±516,680 SF
Demised Option A

±329,398 SF
Demised Option B

1369 Lamberton Road, Hamilton, NJ

±846,078 SF available (Full building option)

±516,680 and ±329,398 SF available (Demised options)

For Sublease

Building specifications

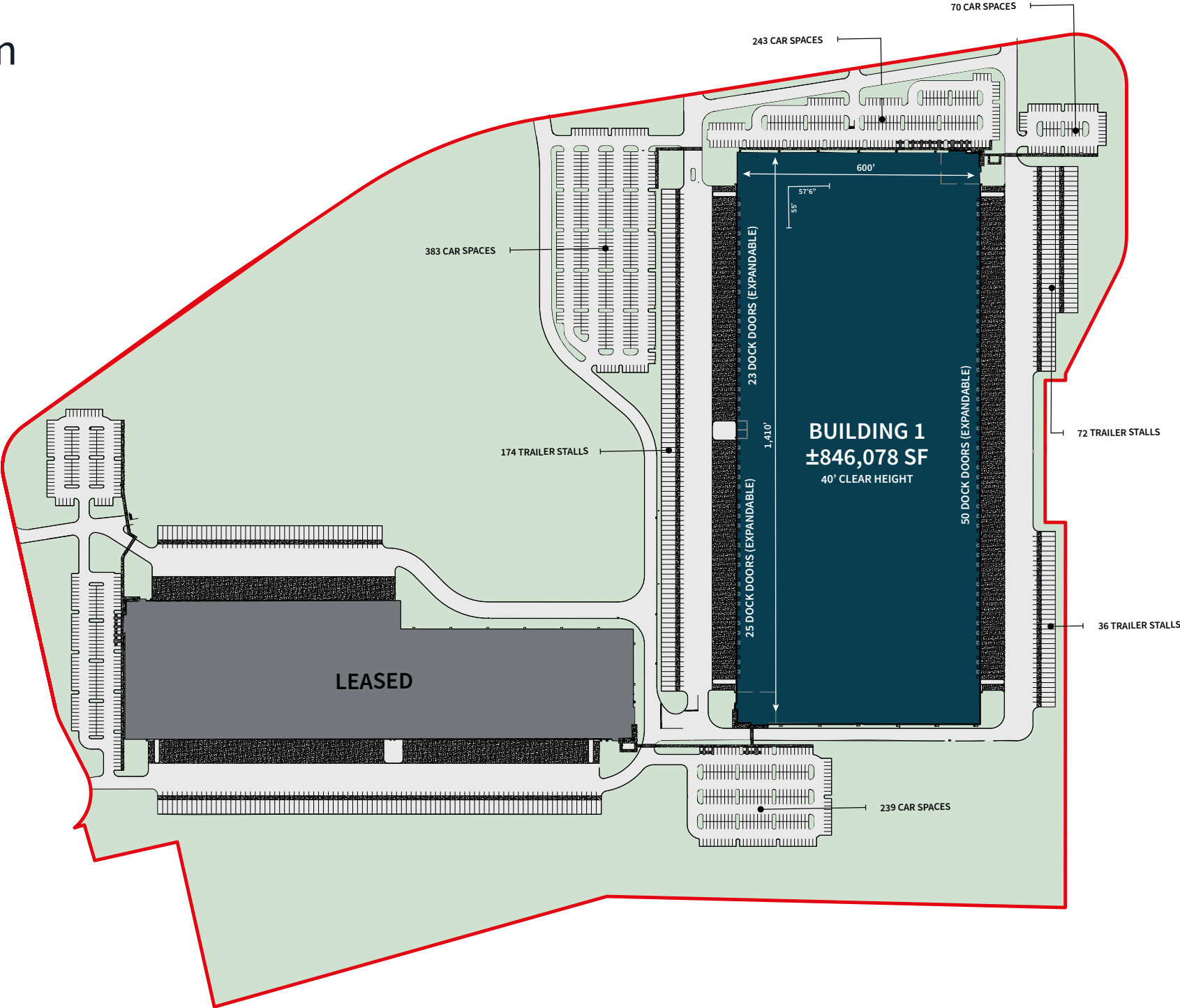
	Full Building Option	Demised Option A	Demised Option B
Available SF	±846,078 SF	±516,680 SF	±329,398 SF
Office SF	±15,000 SF	±8,700 SF	±6,308 SF
Ceiling height	40' clear	40' clear	40' clear
Column spacing	55' x 57'6"	55' x 57'6"	55' x 57'6"
Speed bays	70'	70'	70'
Dock doors	98 (9' x 10') doors, expandable to 169 cross-dock	62 (9' x 10') doors cross-dock	36 (9' x 10') doors cross-dock
Drive-ins	4 (12' x 14') doors	2 (12' x 14') doors	2 (12' x 14') doors
Trailer parking	282 stalls	207 stalls	75 stalls
Car parking	±870 spaces	±718 spaces	±152 spaces
Sprinkler system	ESFR	ESFR	ESFR
Term available	Negotiable	Through August 31, 2030	

*Payment In Lieu of Taxes/Long Term Property Tax Abatement
The property tax abatement is provided in the form of annual payments in Lieu of Taxes (PILOT) and the term has been negotiated with the municipality.

PILOT*
Tax abatement
Thru 2053.



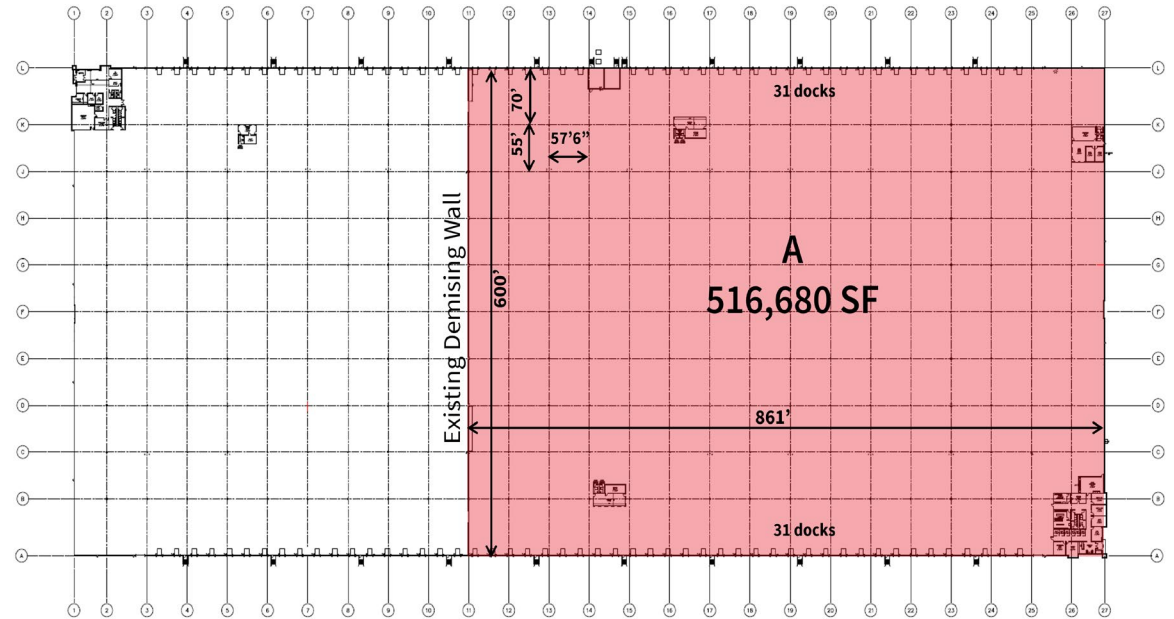
Site plan



Demised Options

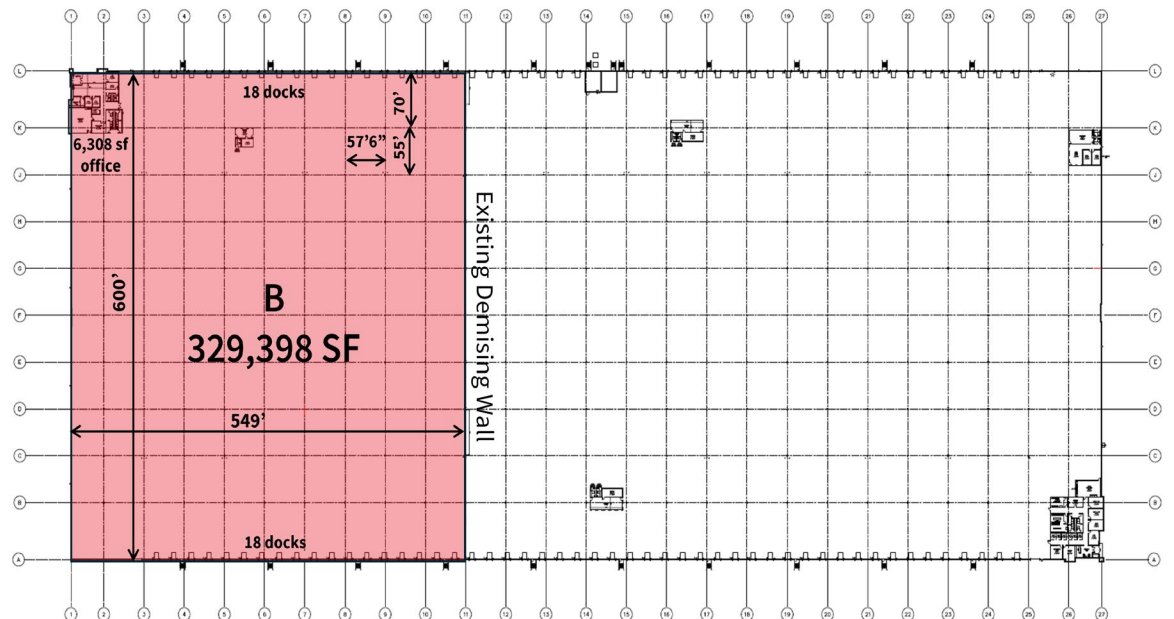
DEMISED OPTION A:

- 516,680 SF
- 62 docks
- 2 drive-ins
- Cross dock configuration
- 718 car parking
- 207 trailer stalls
- 8,700 SF office (including ancillary shipping, and receiving offices)



DEMISED OPTION B:

- 329,398 SF
- 36 docks
- 2 drive-ins
- Cross dock configuration
- 152 car parking
- 75 trailer stalls
- 6,308 SF office



1369 Lambertson Road | Hamilton, NJ

Labor and population

HRP Mercer Logistics Park offers premier access to a dense labor pool of over 112,000 transportation/warehouse workers with in a 30 mile radius.

10 MILES:

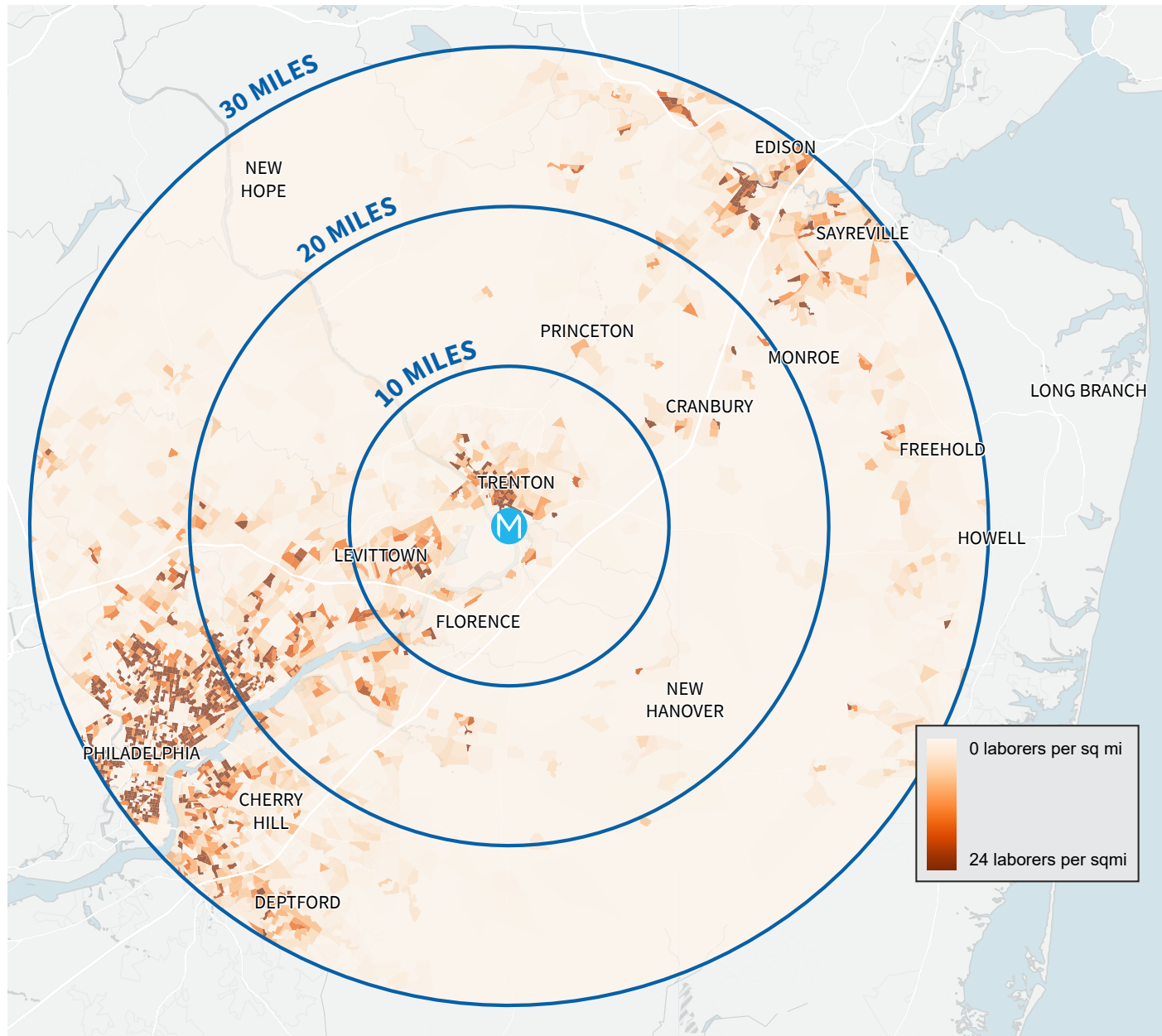
- Total population: 527,091
- Transportation/Warehouse workers: 12,653
- Total labor force: 283,607
- Median household income: \$77,399
- Median warehouse related hourly wage: \$14.65
(US average is \$14.05)

20 MILES:

- Total population: 1,631,957
- Transportation/Warehouse workers: 39,190
- Total labor force: 862,727
- Median household income: \$80,283
- Median warehouse related hourly wage: \$14.11
(US average is \$14.05)

30 MILES:

- Total population: 4,792,678
- Transportation/Warehouse workers: 112,293
- Total labor force: 2,480,284
- Median household income: \$71,166
- Median warehouse related hourly wage: \$13.92
(US average is \$14.05)



Location advantage

This site is located in Hamilton Township, Mercer County, New Jersey and is easily accessible via US-1 N to Lambertson Road, then taking the South Lambertson Road Exit from NJ-29 South. The premier location provides the ability to serve as a strategic regional distribution hub for the I-95 Northeast corridor including the Philadelphia and New York City MSAs.



I-295
Exit 60

State Route 1

NJ Turnpike
Exit 7 (via I-295)

NJ Turnpike
Exit 7A
(via I-195)

City of
Philadelphia

Port Newark/ Elizabeth

New York City





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