

**141,906 SF INDUSTRIAL  
DEVELOPMENT**

**ABUNDANT  
LABOR POOL**

**FULLY  
ENTITLED**

# DEPTFORD LOGISTICS CENTER

12 INTERNATIONAL AVE, DEPTFORD, NJ 08080



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# EXECUTIVE SUMMARY

# LABOR AND DEMOGRAPHICS

Deptford Logistics Center offers a compelling opportunity to acquire and develop a fully entitled industrial site in a prime Southern New Jersey logistics corridor.

Strategically located with immediate access to Route 55, and in close proximity to the New Jersey Turnpike and I-295, the Property provides exceptional connectivity to the Greater Philadelphia MSA and the broader Northeast distribution network.

The fully entitled status allows for a streamlined development timeline, creating a significant advantage for users with near-term occupancy needs. The site plan is thoughtfully designed with modern features, including ample loading, drive-in access, and full circulation, supporting both single-tenant and multi-tenant flexibility.

Surrounded by a dense population base of over 4 million people within a 45-minute drive, the Property offers strong access to a deep labor pool. Its size and configuration align well with current market demand, appealing to a wide range of industrial users.

With straightforward development characteristics, limited nearby competition, and strong regional access, Deptford Logistics Center is well-positioned to capture tenant demand and deliver long-term value in a core infill location.

## OVERVIEW

<b>Address</b>	12 International Ave, Deptford, NJ 08080
<b>County</b>	Gloucester
<b>Municipality</b>	Deptford
<b>School District</b>	Deptford Township
<b>Acreage</b>	8.8 Acres
<b>Building Size</b>	141,906 SF
<b>Entitlement Status</b>	Fully Entitled



# INVESTMENT HIGHLIGHTS

**FULLY ENTITLED**  
STATUS

**8.8**  
ACRES

**36'**  
CLEAR HEIGHT

**141,906**  
BUILDING SIZE (SF)

**39 / 2**  
LOADING DOCKS /  
DRIVE-IN DOORS

## SPEED TO MARKET

Deptford Logistics presents investors with the opportunity to acquire a fully entitled site, offering users an immediate and highly compelling solution to capitalize on Southern New Jersey's dense labor pool and exceptional regional connectivity. Strategically located with access to major transportation corridors and key population centers, the site is well-positioned to support efficient distribution, last-mile logistics, and long-term growth.

## IRREPLACEABLE LOCATION

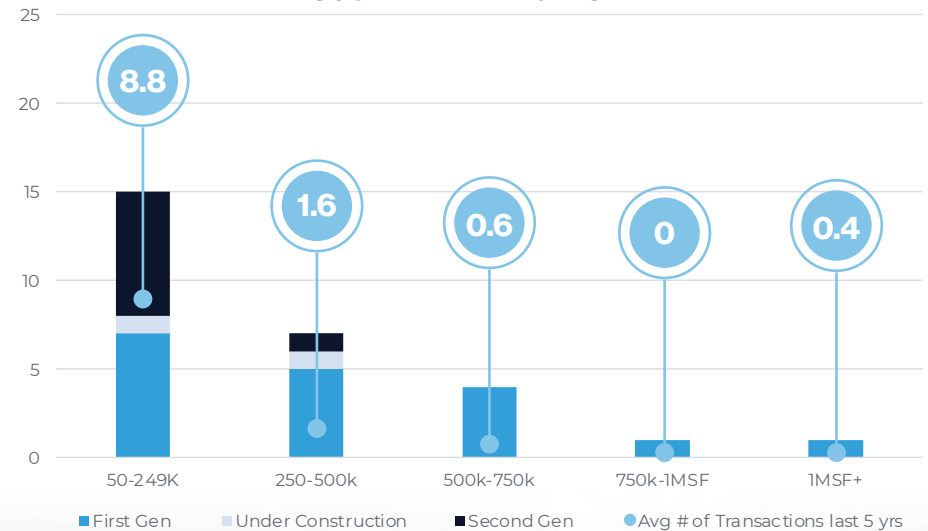
Strategically located at the interchange of US Route 55 and US Route 47, with close proximity to the New Jersey Turnpike, the Property offers exceptional regional access to the entire Philadelphia MSA and surrounding industrial corridors. The site benefits from a dense infill location, with nearly 2 million people within a 30-minute drive time—making it highly attractive for distribution, logistics, and last-mile users seeking strong workforce availability and connectivity.

	2025 Total Population	2025-2030 Growth Rate: Population	Targeted Labor Force
15 Minutes	316,862	0.09%	83,599
30 Minutes	1,801,914	0.44%	408,857
45 Minutes	4,068,861	0.20%	963,084

## DESIRED SIZE RANGE

Over the trailing 5 years, there have been nearly nine (9) new occupier transactions in the 50,000 – 250,000 SF size range within Southern NJ on average per annum. This figure is complemented by just over five (5) existing first-generation availabilities, indicating the need for more Class-A space in this size range.

### SOUTHERN NEW JERSEY



## KEY TAKEAWAY: FLIGHT TO QUALITY

Since 2024, new occupier leases in Southern NJ have chosen new construction, Class-A industrial space nearly 65% of the time, indicating users preference and need for the latest and greatest logistics facilities that cater to ever-changing customer demand.

**PROPERTY  
OVERVIEW**



# PROPERTY OVERVIEW

## OVERVIEW

Address	12 International Ave, Sewell, NJ 08080
Zoning	Light-Industrial 2 (LI-2)
County	Gloucester
Municipality	Deptford
School District	Deptford Township
Lot Area	8.8 Acres
Building Size	141,906 SF
Office Size	14,160 SF
Dimensions	703.7' x 201.7'
Column Spacing	50' x 54' (60' speed bay)
Clear Height	36'
Loading Docks	39
Drive-In Doors	2
Truck Court Depth	130'
Car Parking	72



# SITE ACCESS





# MARKET OVERVIEW

# MARKET OVERVIEW

## Q1 2026 Southern NJ Market Summary

### SOUTHERN NJ



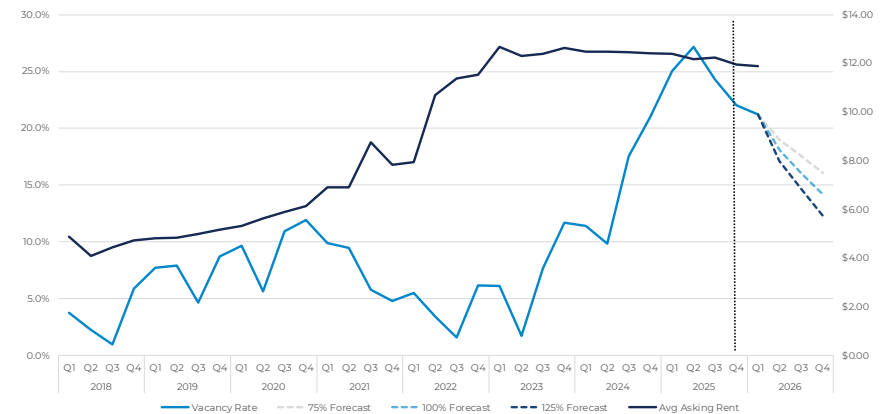
### SUMMARY STATS TABLE

Metric	Q1 2025	Q1 2026
<b>Inventory</b>	<b>29,857,301</b>	<b>31,477,615</b>
Vacancy Rate	25.1%	21.2%
Availability Rate	27.4%	25.1%
Construction Starts YTD	214,271	0
Construction Deliveries YTD	1,144,344	0
Under Construction	1,620,314	1,241,789
Occupier Transaction YTD	90,163	509,950
Absorption YTD	-307,700	245,950
Avg Asking Rent	\$12.40	\$11.89

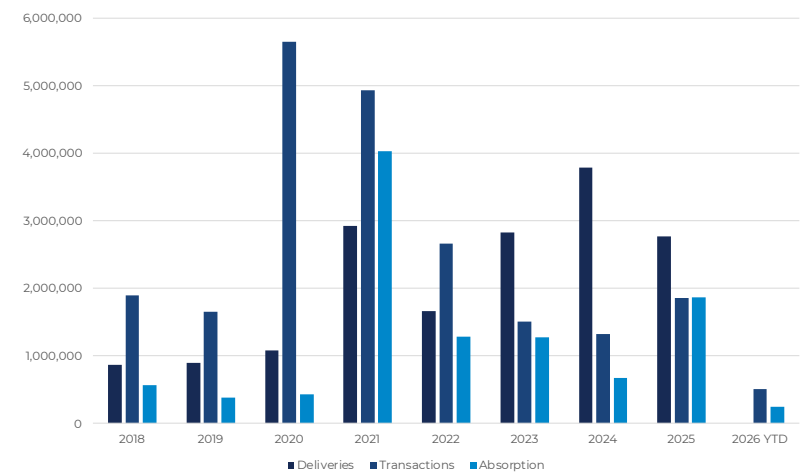
#### KEY TAKEAWAY:

Construction starts within the Southern NJ submarket are down 100%, coupled with a 465% increase in occupier transactions. This dynamic should be a tailwind to fundamentals as less supply is entering the market and more lease transactions are being completed.

### SOUTHERN NJ AVG ASKING RENT & VACANCY RATE



### SOUTHERN NJ ANNUAL DELIVERIES, TRANSACTIONS & ABSORPTION



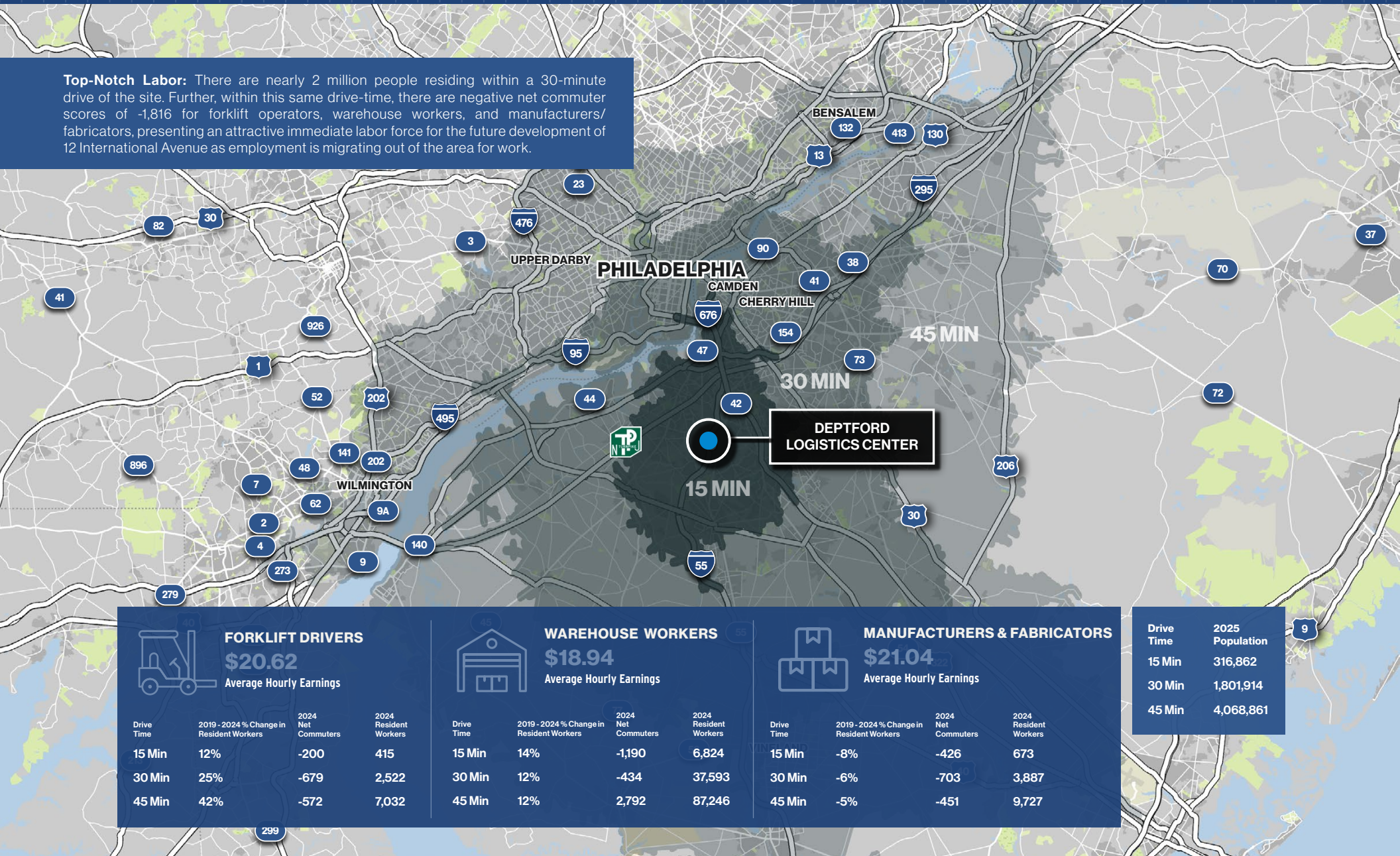
# OCCUPIER MAP

Gloucester County, NJ continues to demonstrate strong industrial fundamentals, driven by large-scale occupiers such as Amazon, Home Depot, Target, and Lockheed Martin that underscore the area's depth of demand. The region's strategic location between the Port of Philadelphia and the Port of Wilmington provides efficient access to key import and export channels, while immediate connectivity to I-295 and the New Jersey Turnpike enables seamless distribution across Philadelphia, Central New Jersey, and the broader Northeast corridor.



# DEMOGRAPHIC & LABOR STUDY ANALYSIS

**Top-Notch Labor:** There are nearly 2 million people residing within a 30-minute drive of the site. Further, within this same drive-time, there are negative net commuter scores of -1,816 for forklift operators, warehouse workers, and manufacturers/fabricators, presenting an attractive immediate labor force for the future development of 12 International Avenue as employment is migrating out of the area for work.



## FORKLIFT DRIVERS

**\$20.62**

Average Hourly Earnings

Drive Time	2019 - 2024 % Change in Resident Workers	2024 Net Commuters	2024 Resident Workers
15 Min	12%	-200	415
30 Min	25%	-679	2,522
45 Min	42%	-572	7,032



## WAREHOUSE WORKERS

**\$18.94**

Average Hourly Earnings

Drive Time	2019 - 2024 % Change in Resident Workers	2024 Net Commuters	2024 Resident Workers
15 Min	14%	-1,190	6,824
30 Min	12%	-434	37,593
45 Min	12%	2,792	87,246



## MANUFACTURERS & FABRICATORS

**\$21.04**

Average Hourly Earnings

Drive Time	2019 - 2024 % Change in Resident Workers	2024 Net Commuters	2024 Resident Workers
15 Min	-8%	-426	673
30 Min	-6%	-703	3,887
45 Min	-5%	-451	9,727

Drive Time	2025 Population
15 Min	316,862
30 Min	1,801,914
45 Min	4,068,861



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