

30 Year Pilot

401 & 405 N BROADWAY
PENNSVILLE, NJ



PHILADELPHIA



401 N BROADWAY
1.2M SF

405 N BROADWAY
512K SF (DIVISIBLE)



PGIM REAL ESTATE

CBRE

SITEPLAN



401 N BROADWAY

1,200,507 total square feet available

1,894 square feet office spec

40' clear height

55' x 50' column spacing (speed bay)

(222) 9' x 10' manually operated dock doors, 10,000 cycle springs, 2" vertical lift track, 26 Gauge, R17.54 with one (1) vision lite.

4 drive-in doors

2,105' x 573' building dimensions

190' truck court depth

1,160 car parking and 421 trailer parking

8" unreinforced concrete floor slab over 6" of stone

ESFR, K-22 fire protection system designed to accommodate Class 1-4 commodities and cartoned unexpanded plastics

LED high bay interior light fixtures with motion sensors have been provided for "stumble lighting" at each future office.

(8) 80/20 HVAC units have been provided to maintain +60°F at 0°F outside air temperature inside the warehouse.

4000 amp power

405 N BROADWAY

512,442 total square feet available (divisible)

1,894 square feet office spec

40' clear height

55' x 50' column spacing (speed bay)

(54) 9' x 10' manually operated dock doors, 10,000 cycle springs, 2" vertical lift track, 26 Gauge, R17.54 with one (1) vision lite.

4 drive-in doors

2,105' x 573' building dimensions

133' truck court depth

667 car parking and 350 trailer parking

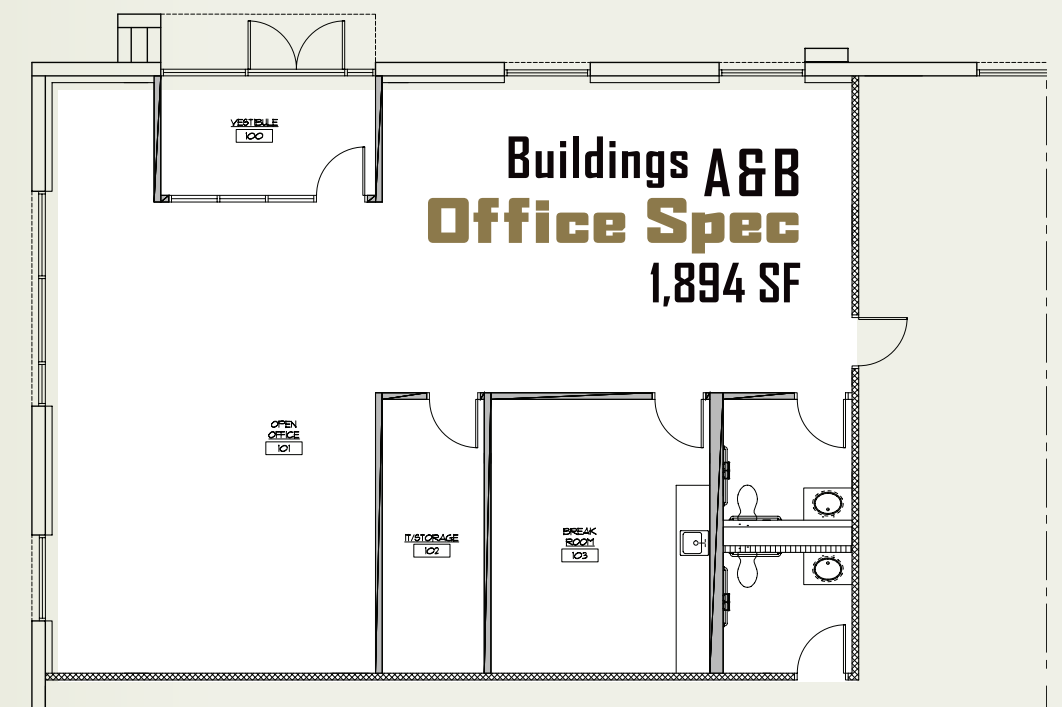
8" unreinforced concrete floor slab over 6" of stone

ESFR, K-22 fire protection system designed to accommodate Class 1-4 commodities and cartoned unexpanded plastics

LED high bay interior light fixtures with motion sensors have been provided for "stumble lighting" at each future office.

(3) 80/20 HVAC units have been provided to maintain +60°F at 0°F outside air temperature inside the warehouse.

4000 amp power



Immediate access to the
I-95 turnpike & Delaware
Memorial Bridge

LOCATION

INTERSTATE
295
3 MINUTES
1.3 MILES

TP
TURNPIKE
3 MINUTES
1.3 MILES

DELAWARE
MEMORIAL
BRIDGE

405 N BROADWAY
512,442 SF (DIVISIBLE)

401 N BROADWAY
1,200,507 SF



PORT OF BALTIMORE
76 MILES
74 MINUTES

WILMINGTON AIRPORT
7.1 MILES
11 MINUTES

PORT OF WILMINGTON
10 MILES
15 MINUTES

PHILADELPHIA AIRPORT
27 MILES
31 MINUTES

PORT OF PHILADELPHIA
39 MILES
40 MINUTES

NEWARK AIRPORT
106 MILES
94 MINUTES

JFK AIRPORT
129 MILES
125 MINUTES

PORT OF NEW YORK
117 MILES
110 MINUTES

DISTANCE LEGEND

Philadelphia	35 Miles
Baltimore	76 Miles
New York City	117 Miles
Washington, D.C.	123 Miles



Andrew Green

Executive Vice President
 +1 610 251 5183
 andrew.green@cbre.com

Thomas F. Monahan

Vice Chairman
 +1 201 712 5610
 thomas.monahan@cbre.com

Dan McGovern

Executive Vice President
 +1 856 359 9406
 dan.mcgovern@cbre.com

Larry Schiffenhaus

Executive Vice President
 +1 201 712 5809
 larry.schiffenhaus@cbre.com

Paul Touhey

Executive Vice President
 +1 610 251 5126
 paul.touhey@cbre.com

Brian Golden

Executive Vice President
 +1 201 712 5607
 brian.golden@cbre.com

CBRE, Inc., 555 E. Lancaster Avenue, Suite 120 | Radnor, PA 19087 | +1 610 251 0820

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

