

PREMIER NJ TURNPIKE LOCATION AT EXIT 8  
**CONSTRUCTION COMPLETE**



**MILLSTONE 8**  
LOGISTICS CENTER  
505 ROUTE 33 MILLSTONE, NJ

**997,965 SF READY FOR OCCUPANCY**

**STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT**

[www.millstone8logisticscenter.com](http://www.millstone8logisticscenter.com)

# Opportunity Overview

Millstone 8 Logistics Park is a two building 1,220,000 total square foot master planned state-of-the-art Class A logistics development located directly off of Exit 8 of NJ Turnpike (I-95) in the heart of Central New Jersey. The buildings feature solar panels and electric vehicle charging stations, while the size availabilities are sure to meet the varying demands of tenant's business operations.

**Construction is complete for Building 1 at 997,965 SF and is now available for lease. Building 2 at 220,000 SF has been leased.**



# Development Specifications

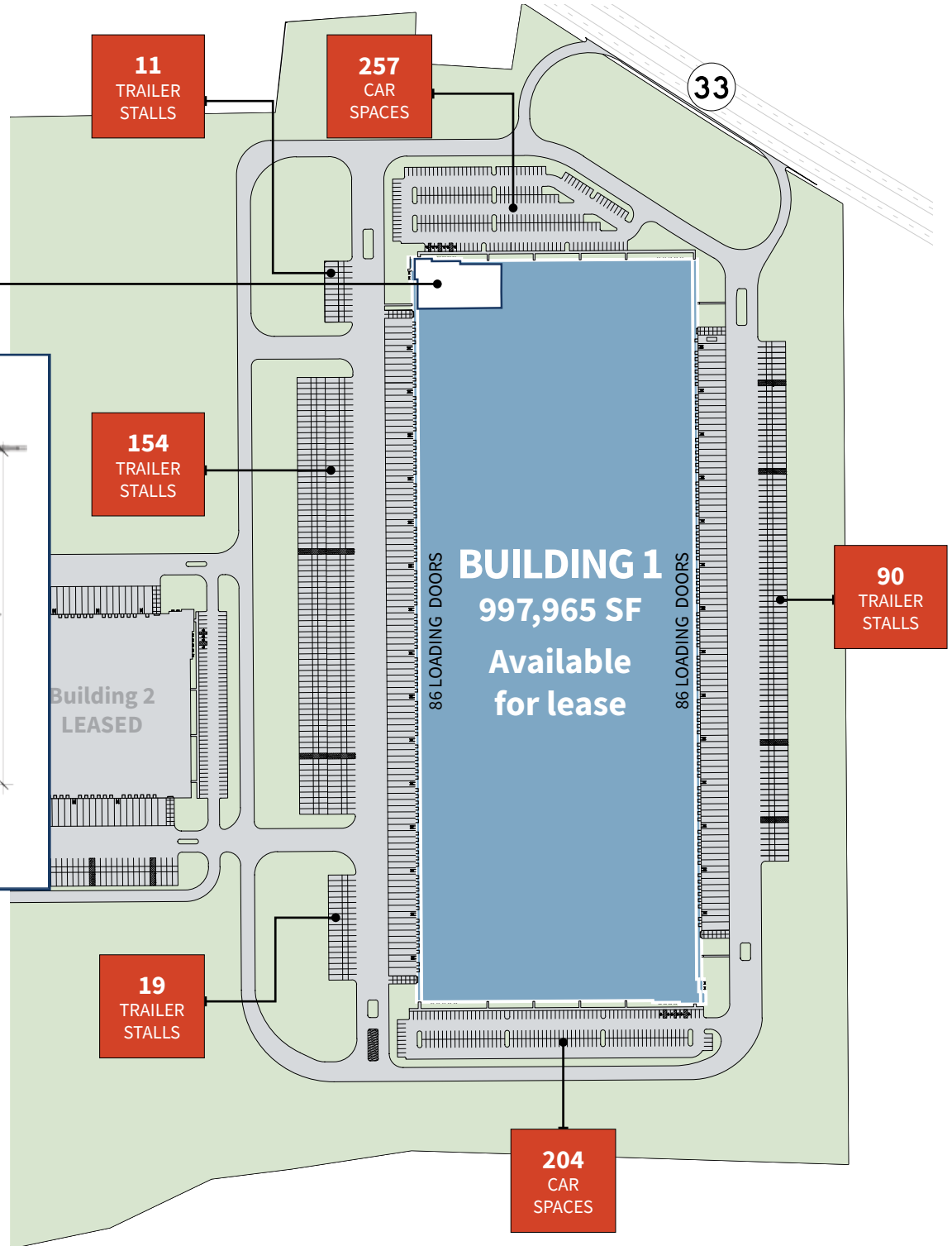
## BUILDING 1 – AVAILABLE FOR LEASE

<b>Size:</b>	997,965 SF
<b>Office:</b>	4,100 SF
<b>Dimensions:</b>	1,608' x 620'
<b>Ceiling Height:</b>	40' clear (measured at underside of steel joist at first column line from loading walls)
<b>Column Spacing:</b>	54' x 50' (standard)
<b>Speed Bays:</b>	60'
<b>Loading Doors:</b>	170 (9'x10') dock doors. (80 outfitted with 35,000 lb. mechanical levelers and 31 with 40,000 lb. hydraulic levelers).
<b>Format:</b>	Cross-dock
<b>Drive-In Doors:</b>	4 (12'x14') drive-in doors on grade
<b>Trailer Parking:</b>	274 stalls
<b>Car Parking:</b>	457 spaces
<b>Sprinklers:</b>	ESFR sprinkler system
<b>Lighting:</b>	Electrical distribution to support LED light fixtures with motion sensors
<b>Floors:</b>	7" thick, 4000 PSI non-reinforced concrete slab on grade
<b>Electrical:</b>	3,000 amp services with 277/480 volt, 3-phase electrical service
<b>Heating:</b>	Roof mounted, gas-fired, Greenheck heating units
<b>Warehouse Restrooms:</b>	Five (5) unisex restrooms located remotely from main office
<b>Additional Features:</b>	Fully circulating design with ability to secure



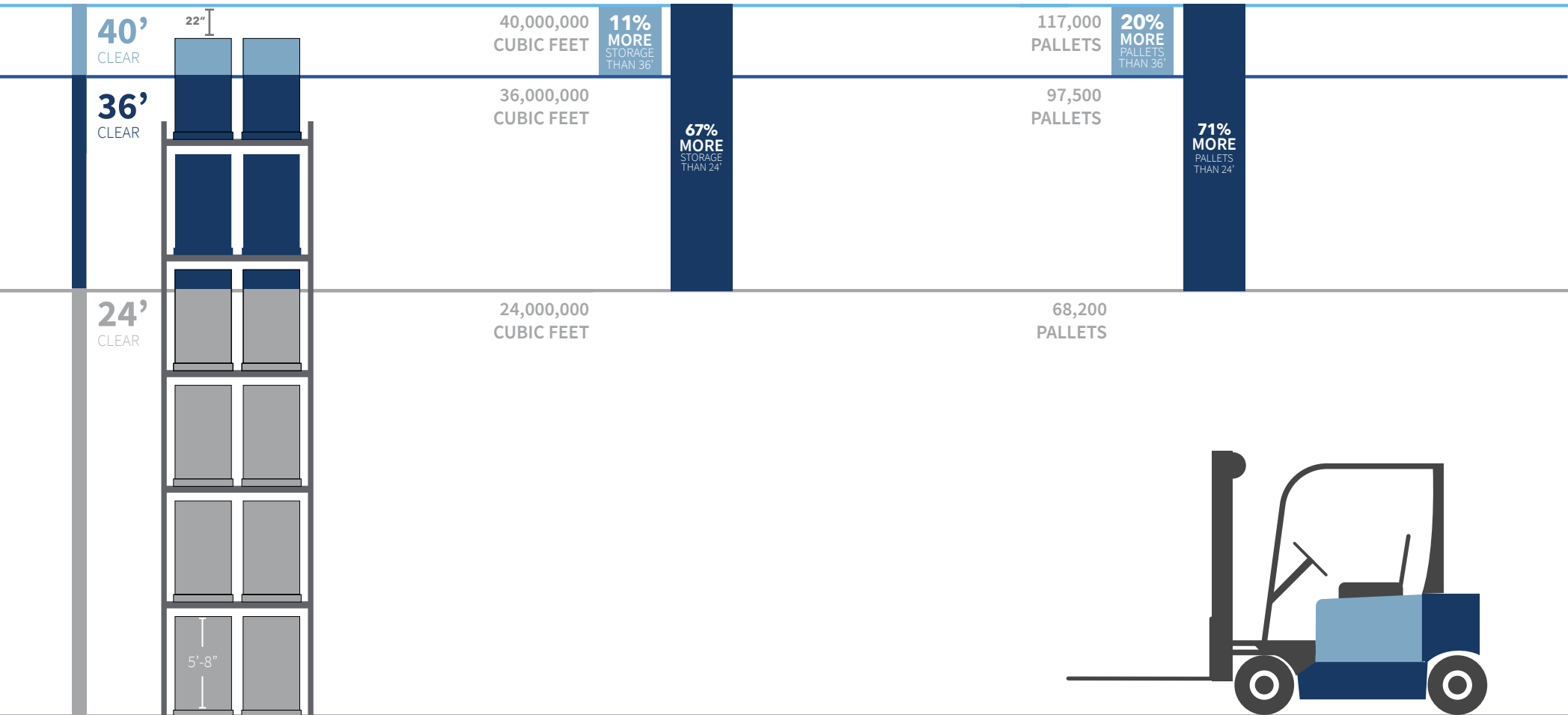
# Site Plan

**North Office Plan**  
4,100 SF



# Storage Capacity

## BUILDING 1 997,965 SF



# Location Overview

**NJ TURNPIKE (EXIT 8)**

6.1 Miles

**U.S. ROUTE 130**

7.5 Miles

**STATE ROUTE 1**

16 Miles

**INTERSTATE-195**

16.5 Miles

**PORT NEWARK/ELIZABETH**

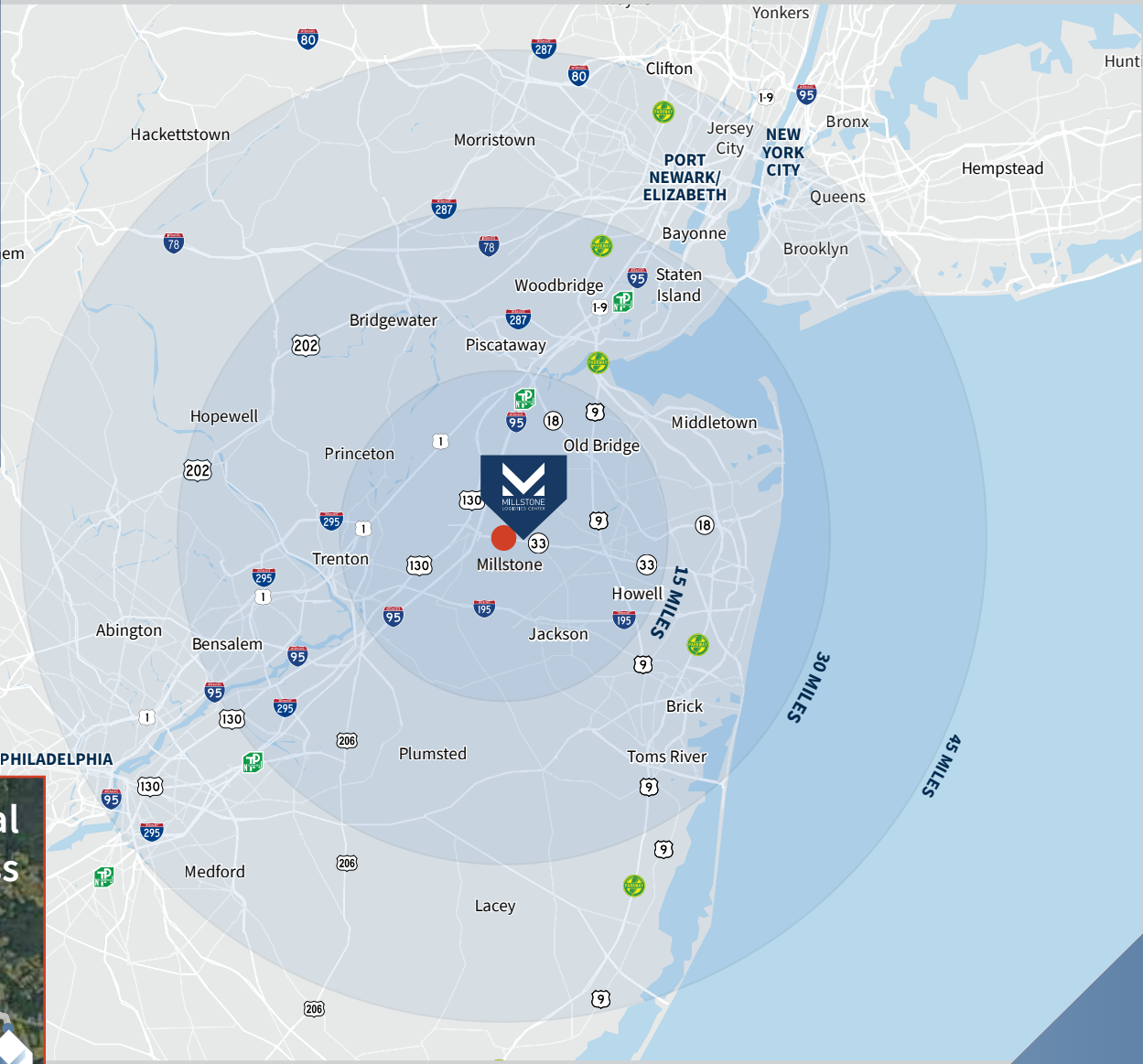
45 Miles

**MANHATTAN, NY**

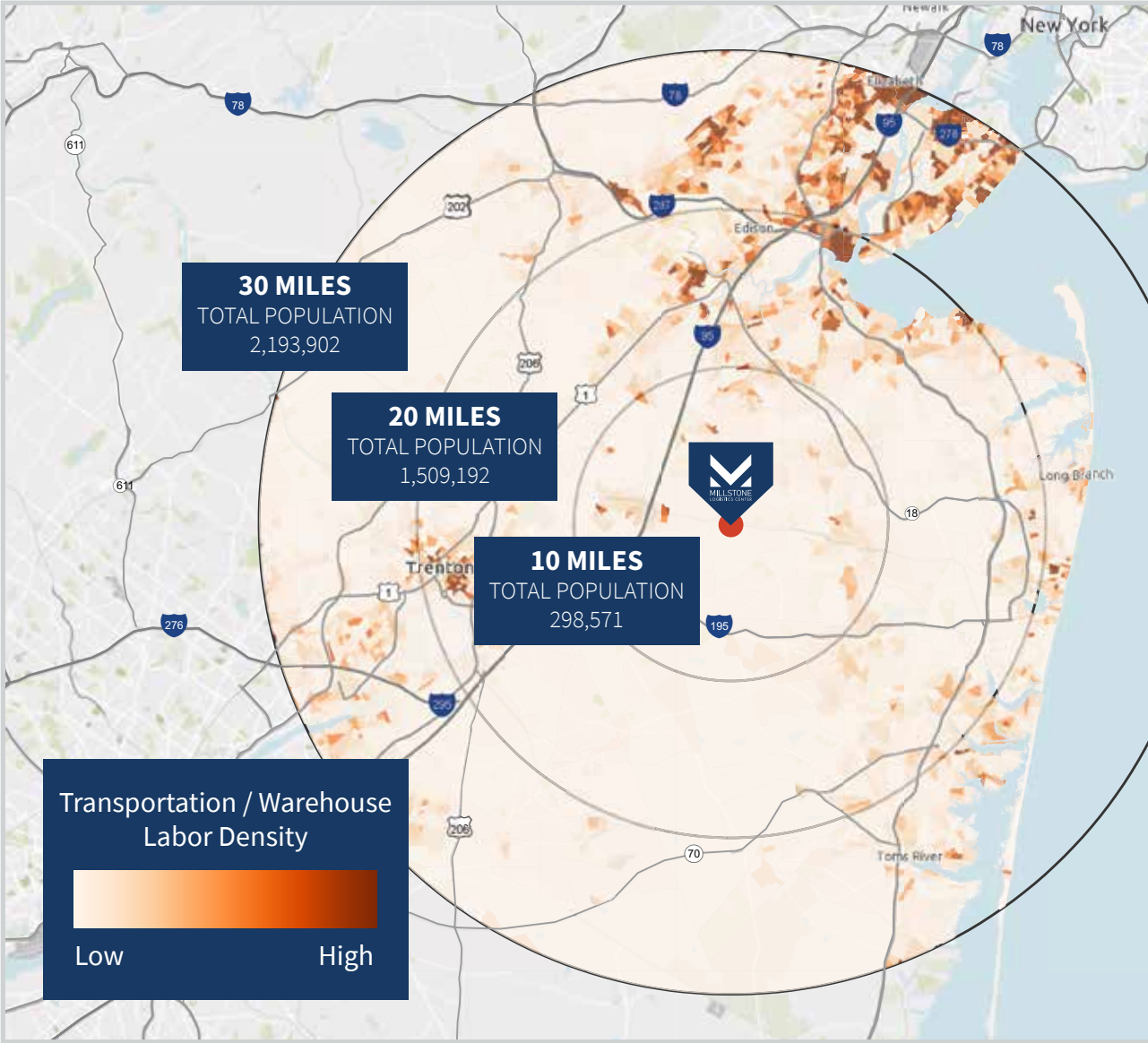
58.5 Miles

**PHILADELPHIA, PA**

51.5 Miles



# Labor & Population



**POPULATION**  
2,193,902



**TRANSPORTATION  
WAREHOUSE  
WORKERS**  
55,730



**TOTAL LABOR  
FORCE**  
1,429,055



**MEDIAN WAREHOUSE  
RELATED HOURLY  
WAGE**  
+/- \$14.81 Per Hour



**MEDIAN HOUSEHOLD  
INCOME**  
\$86,641

**BUILDING 2**  
LEASED

**BUILDING 1**  
**997,965 SF WAREHOUSE**  
AVAILABLE FOR LEASE



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Ownership:

**CROW HOLDINGS**  
INDUSTRIAL



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