

— LOGISTICS CENTER AT —
HAMILTON



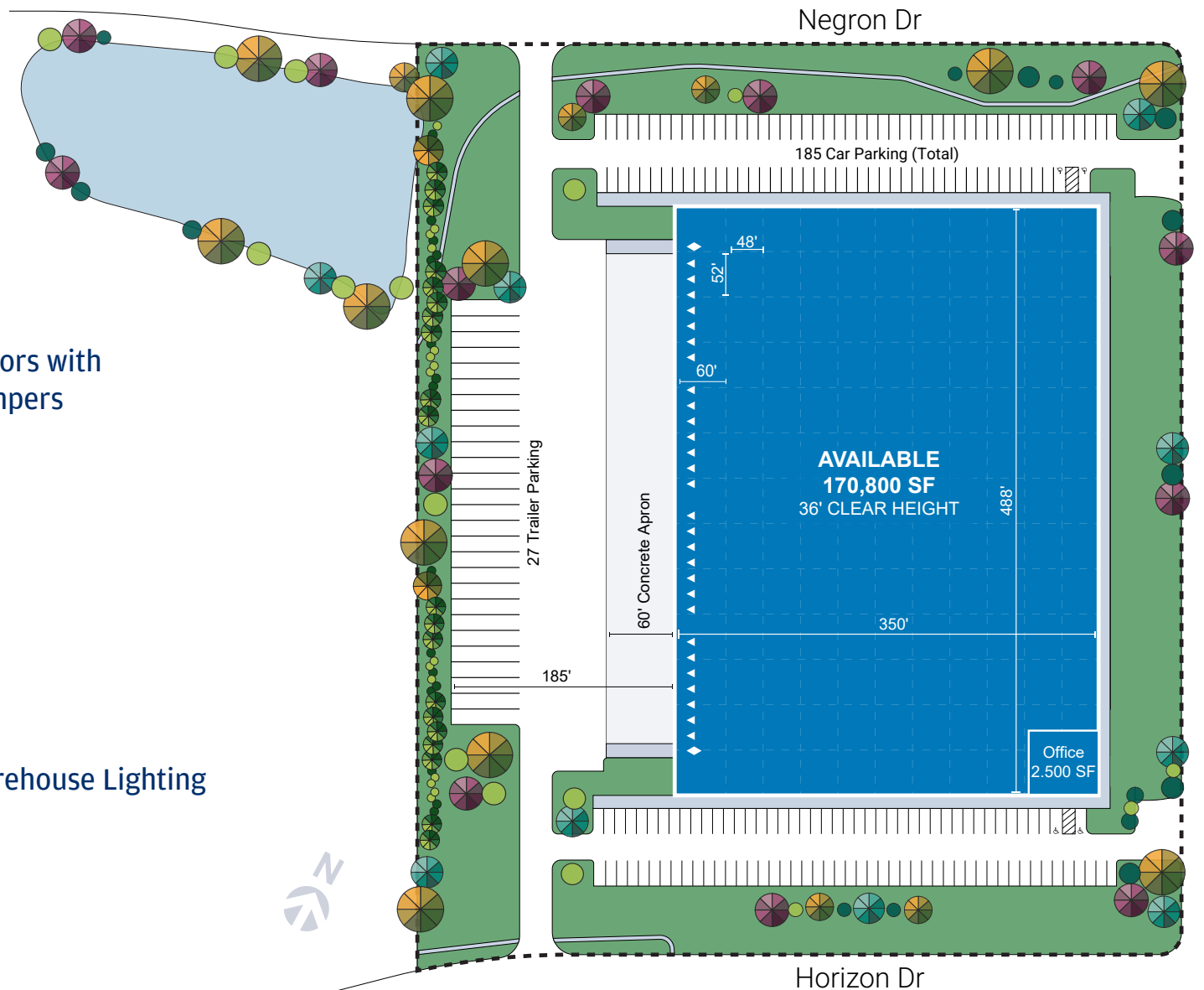
Available Immediately

FOR LEASE | 600 Horizon Drive, Hamilton Township, NJ

At The Center Of It All – 48.5 MILLION CONSUMERS
WITHIN 4 HOURS

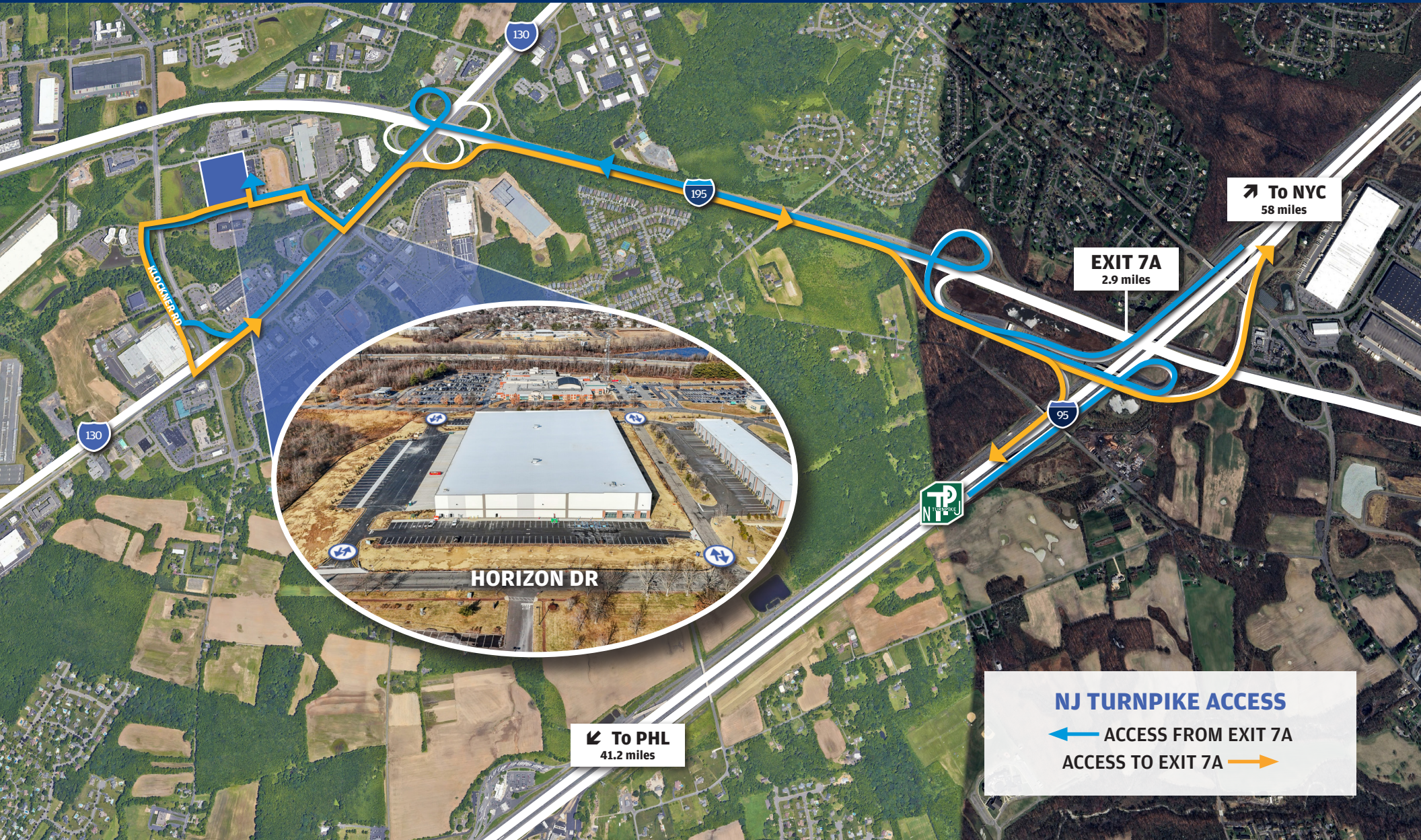
Offering 170,800 SF of Class A Logistics Space

- 170,800 SF Area
- 36' Clear Height
- 27 Fully Equipped Loading Doors with 40,000 lb Levelers, Dock Bumpers & Dock Seals
- 2 Drive-In Doors (12' x 14')
- 27 Trailer Parking Spaces
- 185 Car Parking Spaces
- 2000-Amp Service
- 25 FC LED Motion Sensor Warehouse Lighting
- 2,500 SF Speculative Office



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Local Access



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Corporate Neighbors



WAREHOUSE WORKERS: Average Hourly Earnings - \$19.08

	2023 Resident Workers	2018 - 2023 Change in Res. Workers	2023 Net Commuters
30 Min	26,866	10%	6,777
1 Hour	223,482	8%	10,252
2 Hours	521,275	7%	18,368
3 Hours	791,985	8%	13,957
4 Hours	950,102	9%	13,042



FORKLIFT DRIVERS: Average Hourly Earnings - \$21.07

	2023 Resident Workers	2018 - 2023 Change in Res. Workers	2023 Net Commuters
30 Min	1,993	27%	465
1 Hour	16,463	30%	207
2 Hours	45,847	31%	854
3 Hours	72,401	33%	2,275
4 Hours	85,013	32%	818



HORIZON DR

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NEGRON DR

KLOCKNER RD

195

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Premier Regional Connectivity

TOTAL POPULATION REACH

30 Min	1,061,517
1 Hour	7,813,693
2 Hours	26,761,517
3 Hours	38,273,666
4 Hours	48,495,262

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KEY ACCESS POINTS

Exit 7A NJTP	2.9 Mi, 5 Min
Trenton, NJ	9.2 Mi, 15 Min
NS Intermodal, Morrisville	17 Mi, 25 Min
Port of Philadelphia	37.2 Mi, 39 Min
Port of South Jersey	39.4 Mi, 44 Min
Philadelphia, PA	41.2 Mi, 46 Min
CSX Intermodal, Philadelphia	42.2 Mi, 47 Min
Newark Liberty Airport	46 Mi, 45 Min
Philadelphia Int'l Airport	49.5 Mi, 50 Min
Port Newark/Elizabeth	51 Mi, 53 Min
New York City	58 Mi, 1 Hour & 8 Min
Wilmington, DE	59.9 Mi, 1 Hour & 10 Min
NS Intermodal, Bethlehem	61.7 Mi, 1 Hour & 28 Min
JFK Airport	70.6 Mi, 1 Hour & 25 Min
Port of Wilmington	72.3 Mi, 1 Hour & 9 Min
LaGuardia Airport	76.2 Mi, 1 Hour & 27 Min

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