Logistics Center at

Hamilton

FOR LEASE

170,800 SF of Class A Logistics Space

600 Horizon Drive, Hamilton Township, NJ



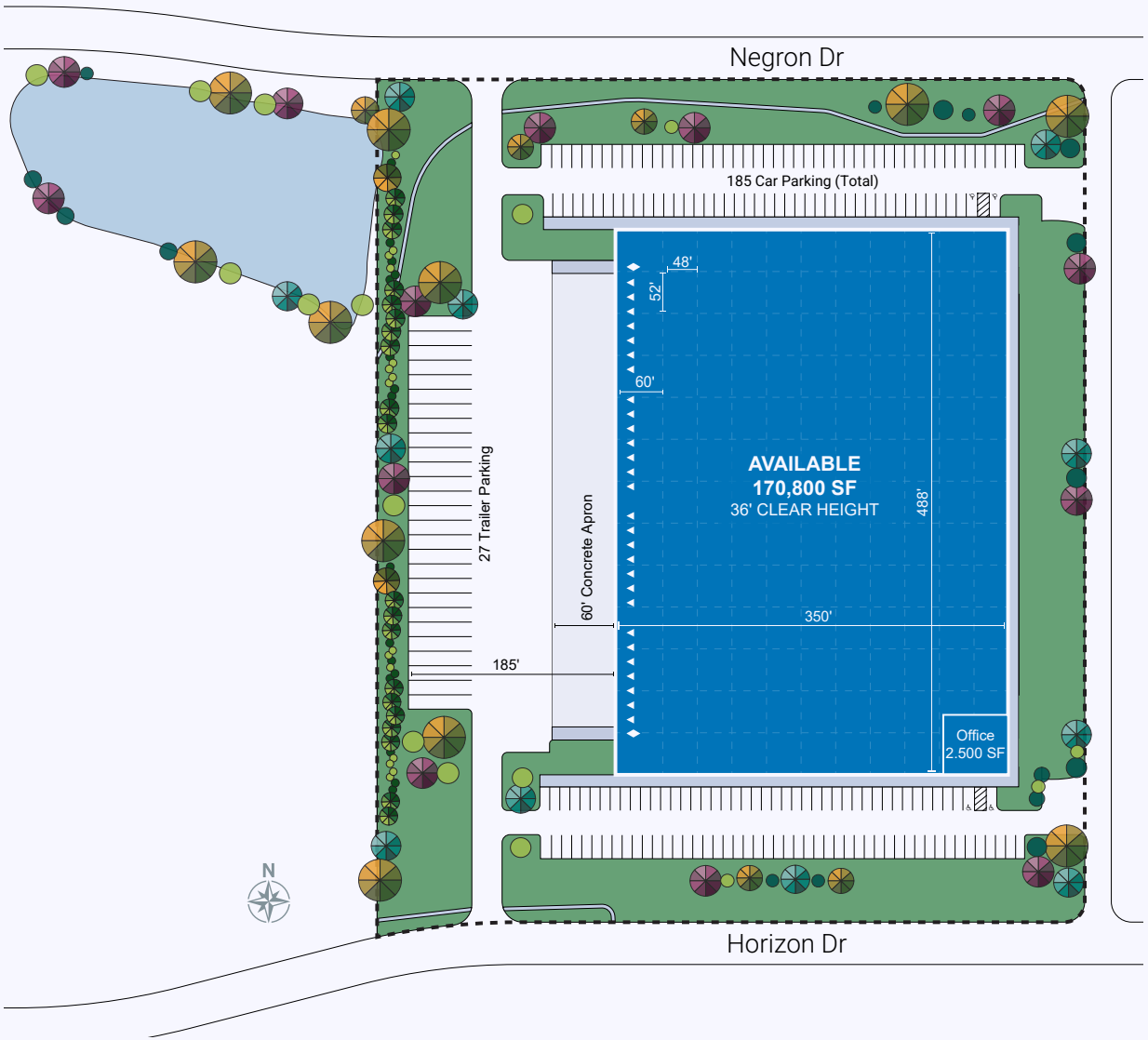
At The Center Of It All – 48.5 Million Consumers Within 4 Hours

DWS FRP

170,800 SF of Class A Logistics Space

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

Site Plan



Location & Drive Times

Warehouse Workers:

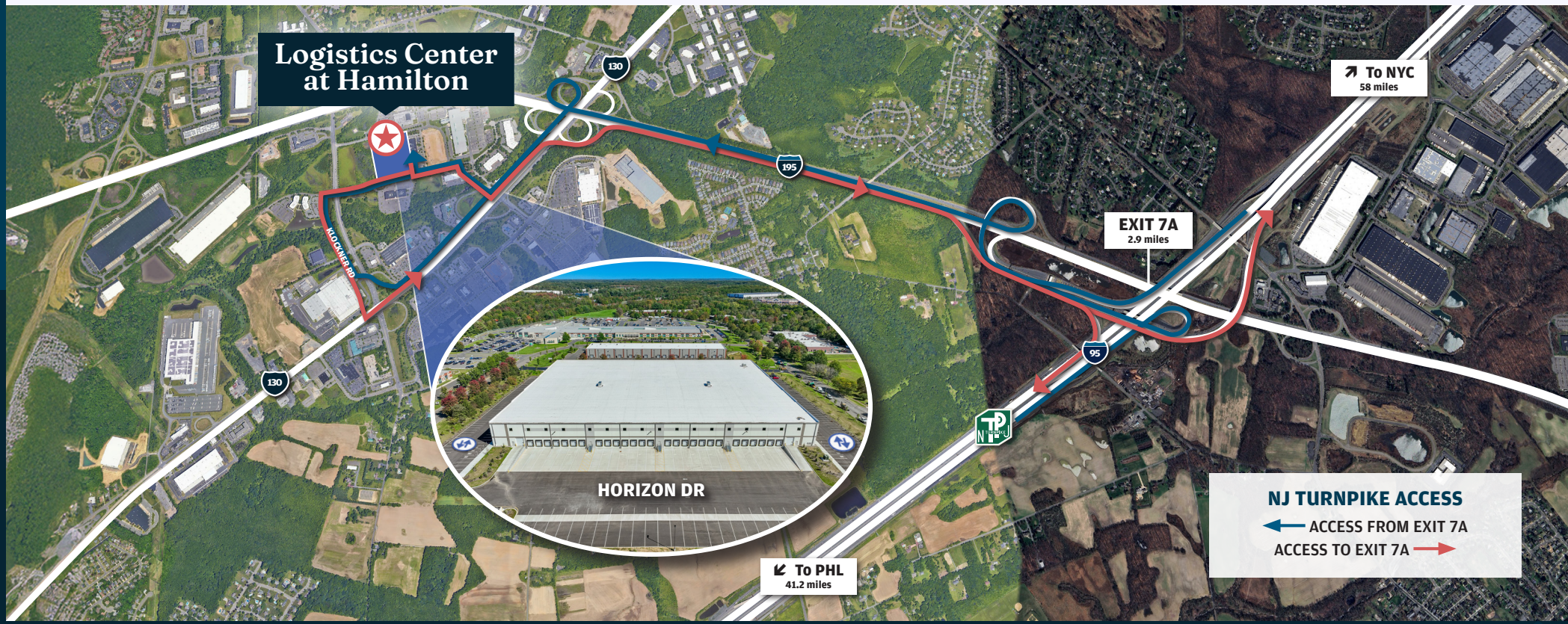
Average Hourly Earnings - **$19.08**

	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

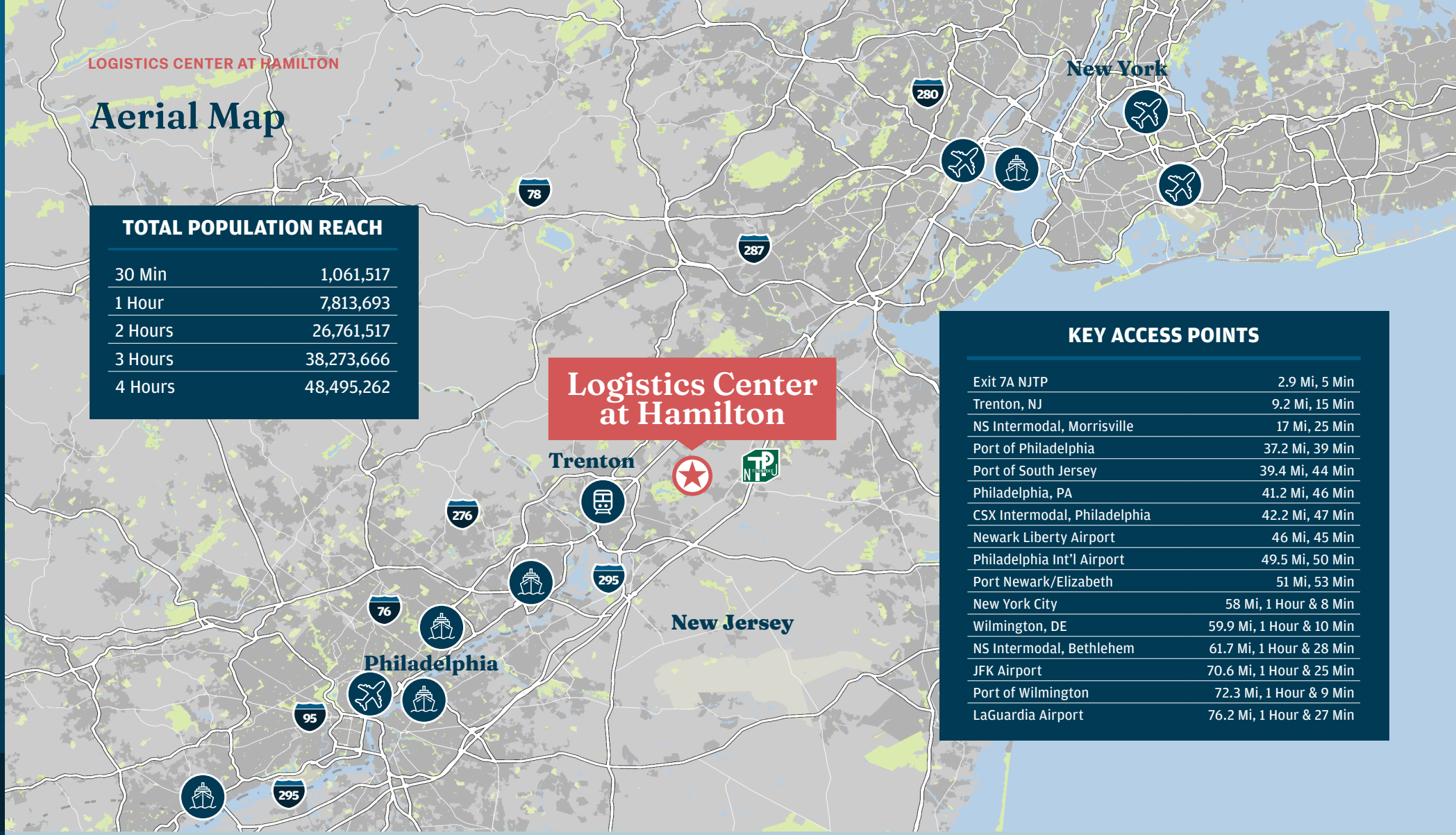


Corporate Neighbors & Area Amenities



LOGISTICS CENTER AT HAMILTON

Aerial Map



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

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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