MAIN STREET
LOGISTICS CENTER
SPOTSWOOD



EXIT 9
459,200 SF AVAILABLE
PREMIER DISTRIBUTION FACILITY

KBCADVISORS

ROCKEFELLER GROUP

KEY FEATURES

- 30-YEAR PILOT AND ACTIVE RAIL LINE
- LOCATED IN THE HEART OF CENTRAL NJ WITH IMMEDIATE ACCESS TO ROUTE 18 AND 30 MILES TO THE PORTS OF NJ VIA THE NJ TURNPIKE
- SUPERB SITE LAYOUT WITH FULL-BUILDING CIRCULATION
- STATE-OF-THE-ART DESIGN WITH 40' CLEAR HEIGHT, ESFR, & LEDs
- 200% STANDARD MARKET TRAILER PARKING AT ONE SPACE PER 2,354 SF



MAIN STREET
LOGISTICS CENTER
SPOTSWOOD

59.23
ACRES

40’
CLEAR HEIGHT

ESFR
SPRINKLER

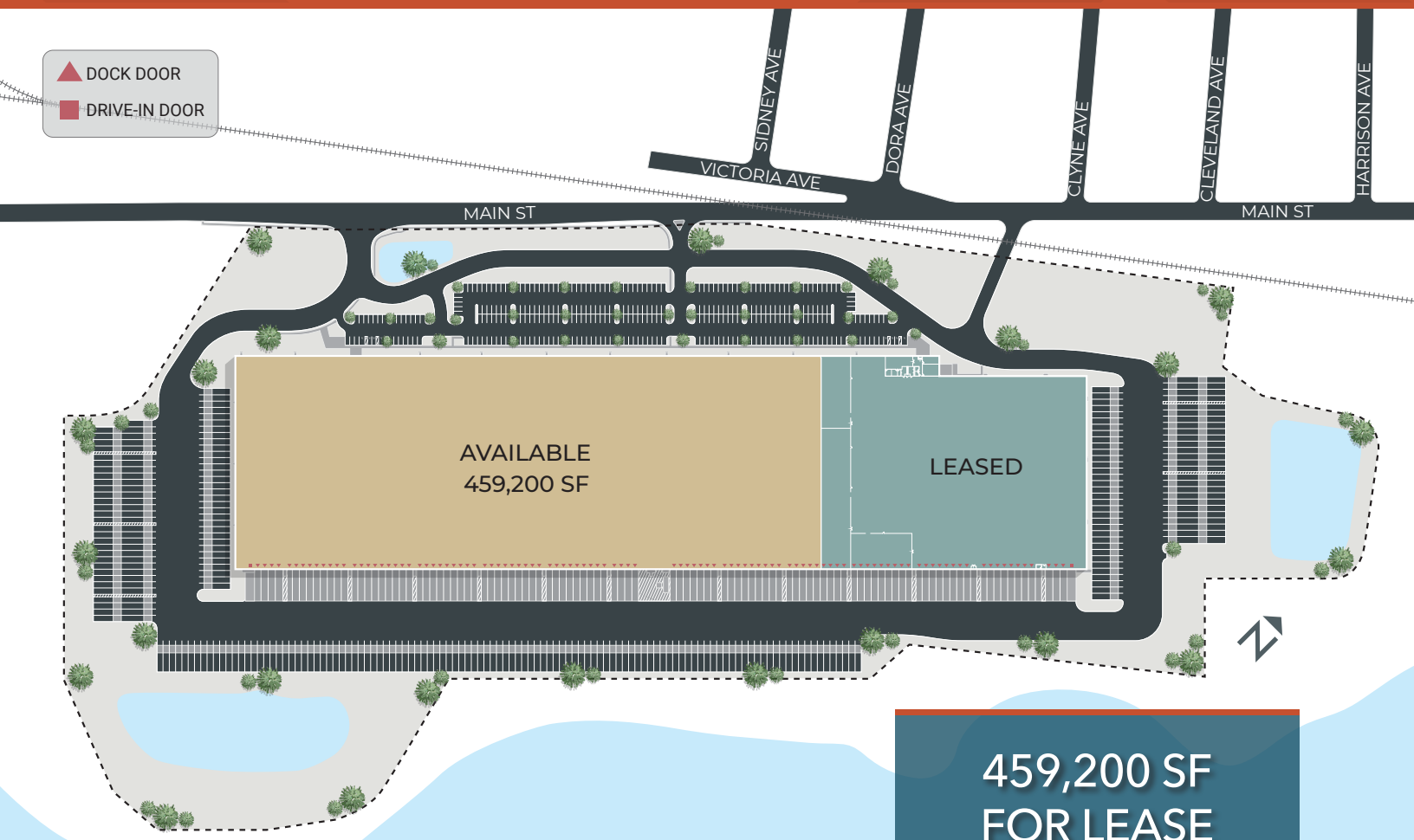
195
TRAILER PARKS

200+
AUTO PARKS

1
(12’ X 14’)
DRIVE-IN DOOR

74
(9’X 10’)
LOADING DOORS

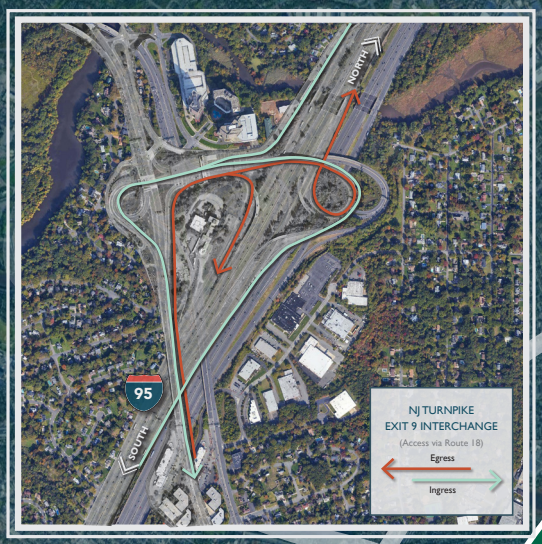
40,000lb
LEVELERS,
DOCK BUMPERS,
& DOCK SEALS



459,200 SF
FOR LEASE

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GROUP





EXIT **10**
15.2 M

EXIT **9**
10.9 M

287

1

1

18

95

NJ TURNPIKE

35

GARDEN STATE PKWY

6.6 M

9

BORDENTOWN AVE

MAIN STREET

OLD BRIDGE MATAWAN RD

4.4 M

18

5.7 M

ACCESS TO LABOR

30-MIN DRIVE TIME

WAREHOUSE WORKERS

-1%

GROWTH IN WORKERS
OVER LAST FIVE YEARS

FORKLIFT DRIVERS

10%

GROWTH IN WORKERS
OVER LAST FIVE YEARS

Net Commuters: People are acclimated to commuting for work in this area, making talent easier to find and attract.

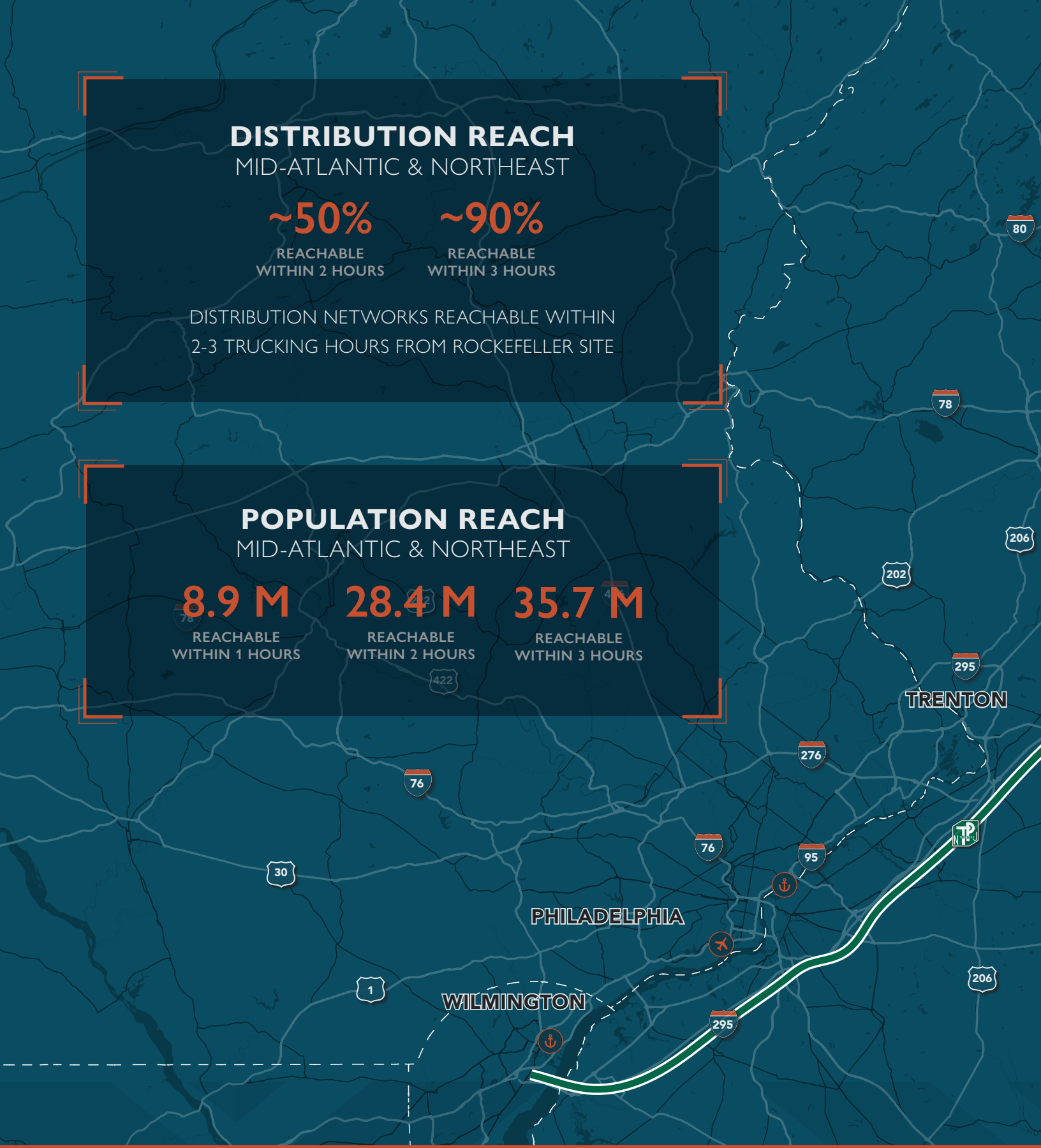
Average Hourly Earnings: Very low when compared to competing sites across the market.

LOCAL AVERAGE EARNINGS

$19.49

$22.02





MAIN STREET
LOGISTICS CENTER
SPOTSWOOD



KEY ACCESS POINTS

✈	NEWARK LIBERTY INT'L AIRPORT	27 Miles	33 Mins
📍	TRENTON, NJ	27 Miles	33 Mins
⚓	PORT NEWARK/ELIZABETH	29 Miles	35 Mins
📍	NEW YORK, NY	39 Miles	45 Mins
✈	JOHN F. KENNEDY AIRPORT	52 Miles	1 Hr
✈	LaGUARDIA AIRPORT	57 Miles	1 Hr
⚓	PHILAPORT	57 Miles	1 Hr
📍	PHILADELPHIA, PA	60 Miles	1.1 Hrs
✈	PHILADELPHIA INT'L AIRPORT	68 Miles	1.2 Hrs
⚓	PORT OF WILMINGTON	88 Miles	1.4 Hrs
📍	WILMINGTON, DE	90 Miles	1.5 Hrs

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