

56,000 - 170,000 SF • 40' Ceiling Height

*Special pricing
offer available.*

*Full operational
package included.
(See details on page 2)*



200 S Pemberton Rd, Pemberton, NJ 08068

**STATE-OF-THE-ART NEW CONSTRUCTION WAREHOUSE
TURNKEY FULLY OPERATIONAL VNA RACKING SYSTEM**

FOR ADDITIONAL
INFORMATION CONTACT:

Aron Fulop
646.389.1012
aron@ridgestonere.com

Welcome to our **Brand-New Class A Industrial Facility!**

We are pleased to introduce you to our state-of-the-art 170,000 SF warehouse space, which includes 12,000 SF of office space.

Facility Highlights:

- **Class A Warehouse Space**
- Cafeteria and Locker Rooms
- **20 Loading Docks** with an additional cross-dock option available
- **Move-In Ready from Day One:** Fully equipped with racks
- **40' Ceiling Height:** Optimized for maximum pallet storage with 31' uprights

Included in Base Rent:

- Racks and VNA wire guidance
- Turret trucks, forklifts, order pickers, and stand-on riders
- Chargers for all machinery
- Maintenance handyman services
- Cleaning services for both warehouse and office spaces
- All utilities, including gas, electric, sewer, and HVAC systems maintenance
- Burglar alarm and camera system
- Wi-Fi access points installed and IDF's set up
- Loading dock and overhead door maintenance
- Potable and fire water supply water treatment system
- Garbage and cardboard compactor use and service
- Pest control service



Total Building Size
462,345 SF



Total Available SF
56,000 SF - 170,000 SF



Lot Size
29.2 Acres



Office Area
2,000 SF- 12,000 SF



Loading Docks
20 Loading Docks
Cross Docks Available



Ceiling Height
40'



Column Spacing
50' x 50'



Sprinkler
ESFR



Power
4,000 AMPS



Racking
17,500 Pallet Positions
Additional Possible



Forklift
VNA Wire-Guided



Trailer Parking
Available

Property Highlights

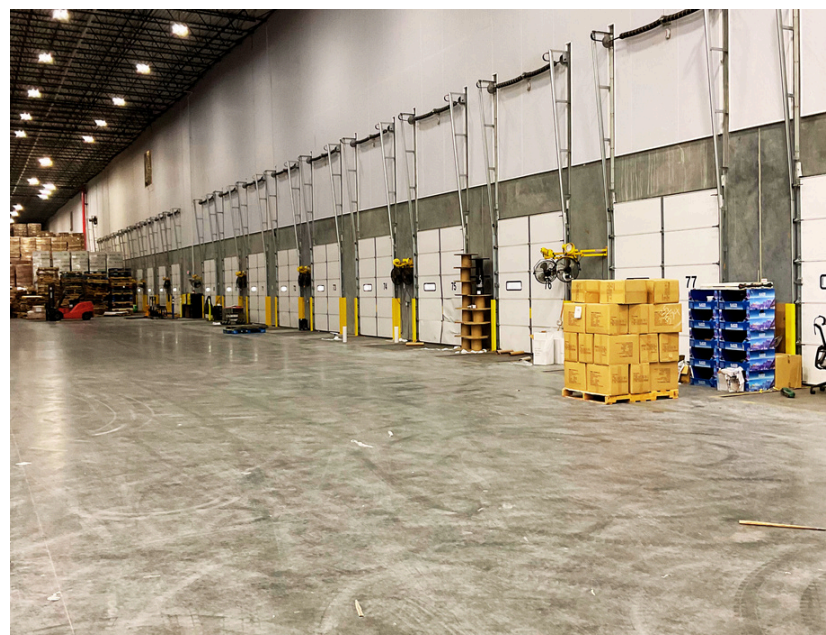
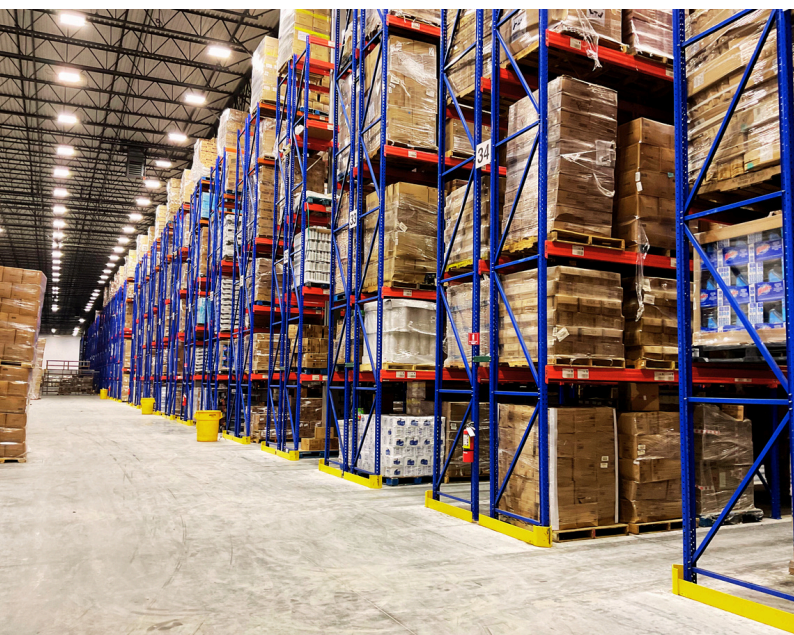
- ✓ **170,000 SF Turn-Key Distribution Facility:** Designed to accelerate your operations with minimal downtime.
- ✓ **Ready for Immediate Occupancy:** Fully equipped for day-one functionality—get your goods moving without delay.
- ✓ **Fully Outfitted:** Includes pre-installed pallet racking and a state-of-the-art wire guidance system, reducing the need for costly and time-consuming build-outs.
- ✓ **High-Performance Logistics Hub:** Featuring 21 dock doors, 40'-48' clear heights, 4,000-amp power capacity, and energy-efficient LED lighting.
- ✓ **Prime Connectivity & Strategic Location:** Just 1.2 miles from Route 206 with direct access to I-95, I-295, and major regional seaports. Less than 40 miles from Philadelphia and under 90 miles from NYC, making it ideal for regional and tri-state distribution.
- ✓ **Optimized for Efficiency:** Maximize throughput with high clear heights, ample loading positions, and advanced infrastructure for streamlined VNA forklift operations.
- ✓ **Minimal Upfront Investment:** Avoid major capital expenditures on infrastructure—this facility is operationally ready.
- ✓ **Speed to Market Advantage:** Engineered for rapid deployment, helping you reach customers faster and manage inventory more efficiently.





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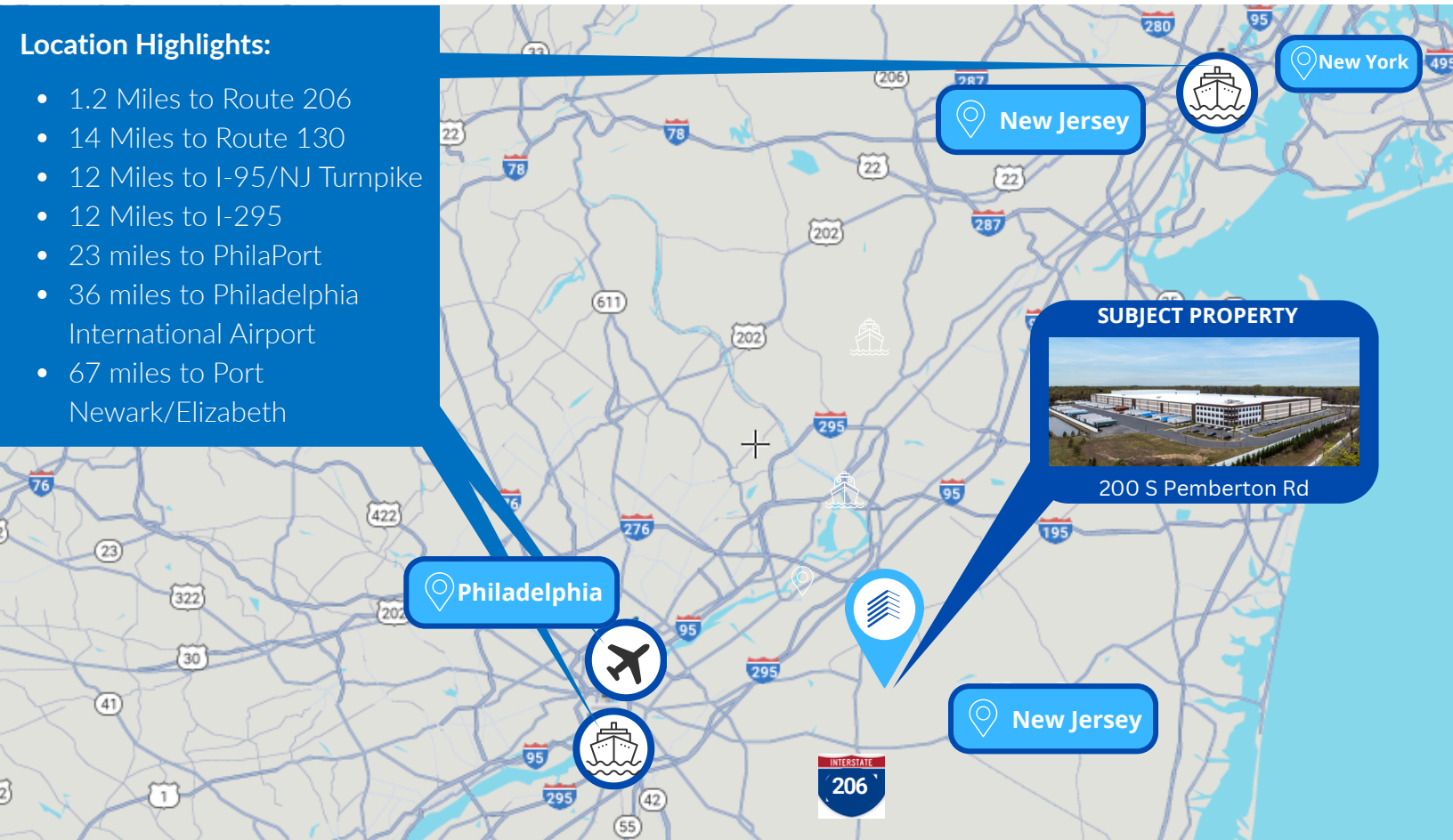


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Location Highlights:

- 1.2 Miles to Route 206
- 14 Miles to Route 130
- 12 Miles to I-95/NJ Turnpike
- 12 Miles to I-295
- 23 miles to PhilaPort
- 36 miles to Philadelphia International Airport
- 67 miles to Port Newark/Elizabeth



Prime Distribution Access | Business-Friendly Location | Ideal for Logistics & Manufacturing

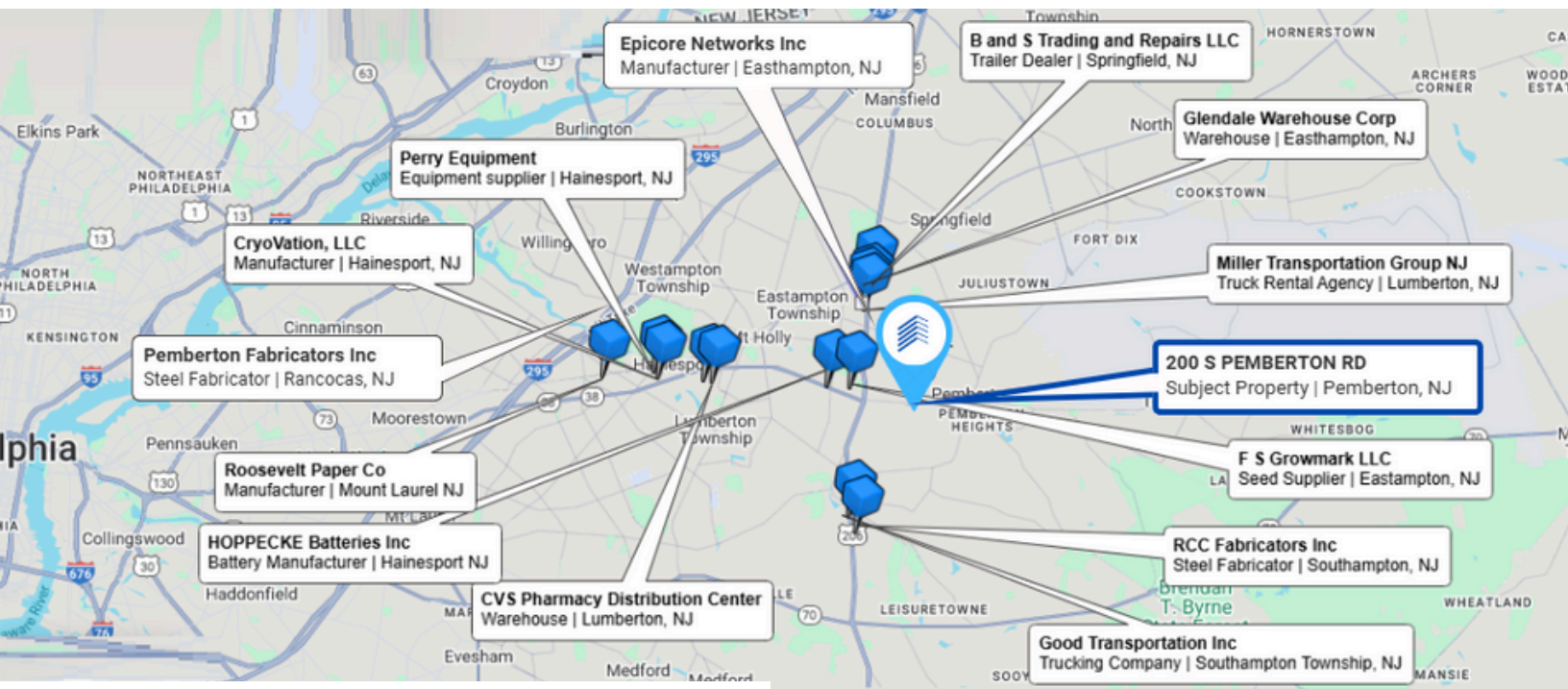
- ✓ **1.2 Miles from Route 206** — direct, uncongested access to I-295, I-95, NJ Turnpike, and Route 38
- ✓ **Positioned for Reach** — Philadelphia, PhilaPort, Port Newark/Elizabeth, Philadelphia International Airport
- ✓ **Strategically serves both PhilaPort (PA) and Port Newark/Elizabeth** — ideal for port-driven and regional distribution
- ✓ **Located in Burlington County**— known for business-friendly zoning, access to skilled labor, and lower occupancy costs
- ✓ **Surrounded by major industrial users**— defense contractors, and regional manufacturers.
- ✓ **Excellent for regional fulfillment** — last-mile delivery, or secure government/defense logistics.
- ✓ **Centrally located within the Mid-Atlantic supply chain** — serving NJ, PA, NY, and DE with ease

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Population (Burlington County):
464,226

Employed Population:
235,100

Blue-Collar Workforce Share:
25.7% of labor force

Median Household Income:
\$105,271

- ✓ **Large labor pool:**—Over 235,000 workers within reach, offering flexibility in staffing and shift coverage.
- ✓ **Skilled industry-based workforce** — About one-quarter employed in blue-collar roles supports warehousing, logistics, and manufacturing needs.
- ✓ **High-income stability** — Median household income over \$105k reflects economic resilience and low turnover risk.
- ✓ **Regional consistency** — Population and labor-force numbers across the county offer reliable scale for long-term tenant planning.

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ARON FULOP**(646) 389-1012****aron@ridgestonere.com**

Aron Fulop has been a dedicated member of the Real Estate Industry since 2018, successfully navigating both Investment and End User sales. He specializes in Sale and Lease transactions across New York, New Jersey, and Pennsylvania, with a particular focus on Industrial properties.

Throughout his career, Aron has successfully executed numerous high-profile deals, showcasing his extensive experience in assisting clients on both the buyer and seller sides of Commercial real estate. His deep understanding of the market, coupled with his commitment to outworking the competition, enables him to consistently identify the most advantageous deals in a highly competitive environment.

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