

TURNPIKE 1 TRADE CENTER

AVAILABLE FOR LEASE $\pm$ 3,796,709 SF

MASTER-PLANNED INDUSTRIAL PARK



NEIGHBORING TENANTS



POPULATION
2,690,139



LABOR FORCE
1,429,055



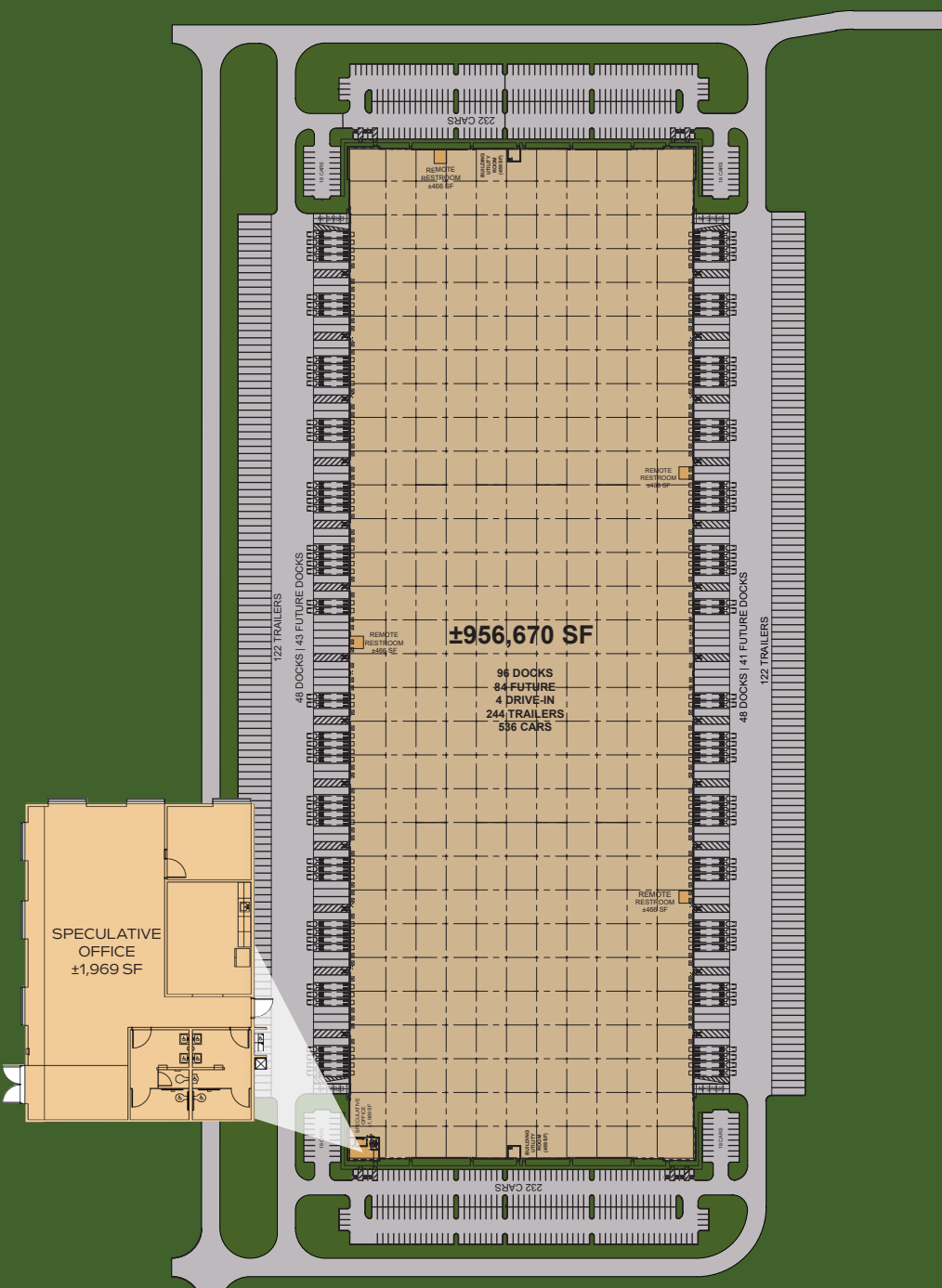
WAREHOUSE WORKERS
50,398



UNEMPLOYMENT
17.6%



BUILDING 4 PLAN & SPECIFICATIONS



DELIVERING Q4 2024

AVAILABLE SPACE	956,670 SF
BUILDING DIMENSIONS	570' x 1,674'
OFFICE	to suit
CLEAR HEIGHT	40'
COLUMN SPACING:	56' x 50' with 60' speedbays
DOCK DOORS	96 (expandable to 180)
DRIVE-INS	4
CAR PARKING	536 spaces
TRAILER PARKING	244 spaces
TRUCK COURT	185' with trailer parking
FLOOR SLAB	7" non-reinforced concrete, 4,000 PSI
CONSTRUCTION	Precast panels
ROOF SYSTEM	Mechanically fastened TPO 45-mil
FIRE PROTECTION	ESFR
POWER	4,000Amps of 480v 3-phase gear
LIGHTING	LED with motion sensors, 30 FC average; measured at 30" AFF; based on an open floor plan

BUILD-TO-SUIT OPPORTUNITIES

BUILDING 1	±840,684 SF
BUILDING 2	±1,041,564 SF
BUILDING 3	±957,791 SF

REGIONAL CONNECTIVITY

Turnpike 1 Trade Center is one of the largest master-planned industrial projects currently underway within the Tri-State area. Located strategically between all major roadways, airports, ports and metropolitan areas. Ability to reach 50 percent of the nation's population within a two-day truck driving distance.



12.7 Miles

Port of Wilmington

39.1 Miles

PhilaPort

82.2 Miles

Port of Baltimore

114 Miles

Port of NJ & NY



13.6 Miles

Wilmington, DE

35.8 Miles

Philadelphia, PA

82 Miles

Baltimore, MD

114 Miles

New York, NY

116 Miles

Washington, DC

327 Miles

Boston, MA



Immediate

Route 40

3.5 miles

Interstate 295 (Exit 4)

4.2 miles

New Jersey Turnpike (Exit 1)



6.7 Miles

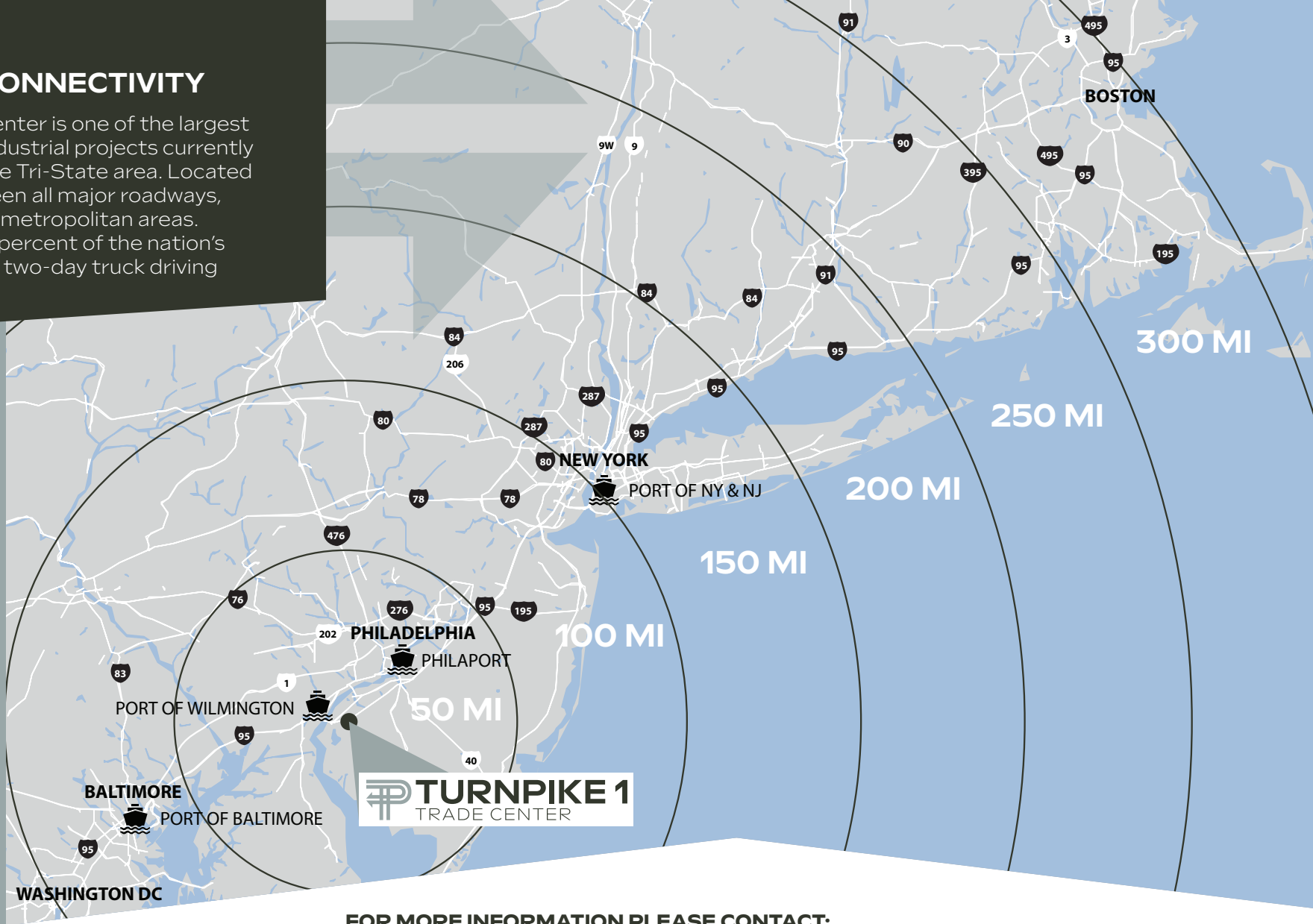
Delaware Memorial Bridge

18.6 Miles

Commodore Barry Bridge

34.1 Miles

Walt Whitman Bridge



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