



CINNAMINSON, NJ

995 Taylors Lane
Cinnaminson, NJ 08077



LEED
CERTIFIED PROJECT

30 YEAR PILOT-PROGRAM

1.2 MSF
Expandable to 1.5 MSF

HEAVY
Power Capacity


Flexible Parking
Expansion

Building/Parking Expansion

BOX
park

LOGISTICS CENTER

CINNAMINSON, NJ

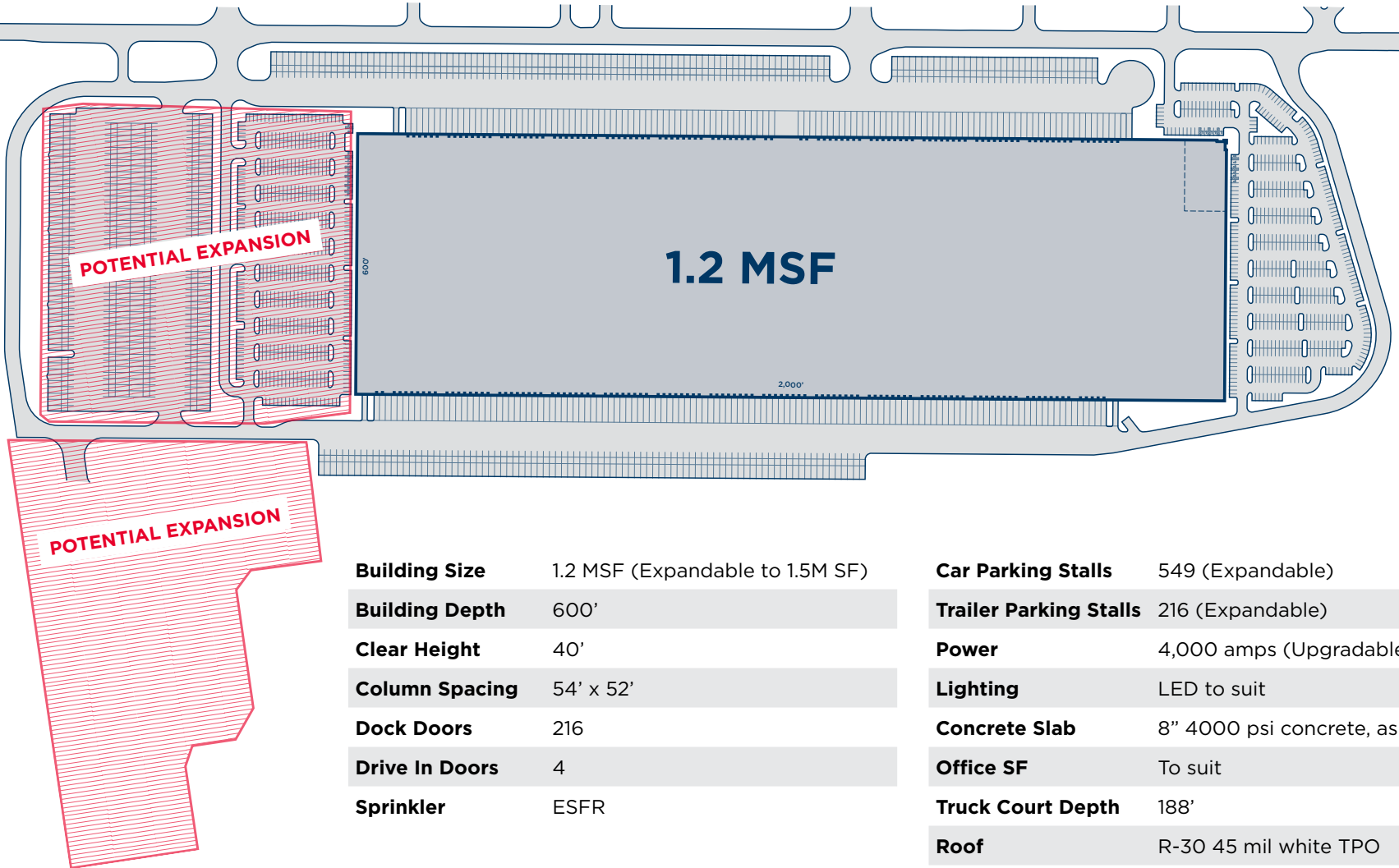
BUILDING EXPANDABLE TO 1.5 MSF

1.2 MSF

BUILDING/PARKING EXPANSION FLEXIBILITY

	CAR STALLS	TRAILER STALLS
1.2 MSF	549	216
1.2 MSF w/ PARKING EXPANSION	UP TO 1,074	UP TO 635
1.5 MSF w/ PARKING EXPANSION	UP TO 1,092	UP TO 453

Site Plan



Building Size	1.2 MSF (Expandable to 1.5M SF)
Building Depth	600'
Clear Height	40'
Column Spacing	54' x 52'
Dock Doors	216
Drive In Doors	4
Sprinkler	ESFR

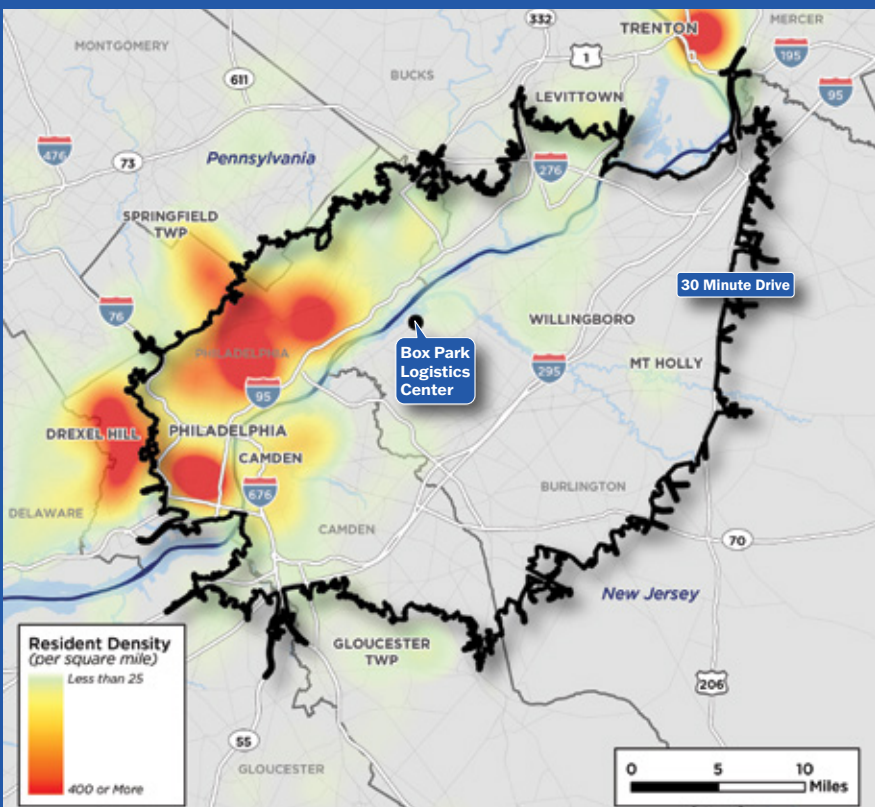
Car Parking Stalls	549 (Expandable)
Trailer Parking Stalls	216 (Expandable)
Power	4,000 amps (Upgradable to 20,000 amps)
Lighting	LED to suit
Concrete Slab	8" 4000 psi concrete, ashford finish
Office SF	To suit
Truck Court Depth	188'
Roof	R-30 45 mil white TPO
HVAC	8 roof mounted makeup air units, gas fired, 1,950 mbh with 10 hp motors

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Box Park Logistics Center captures favorable labor market fundamentals including:

Material Moving Resident Density



Ample Supply

- 158,257 blue collar residents within a 30-minute drive time
- 27,817 material moving workers within a 30-minute drive time
- 77,550 part-time college students within a 30-mile radius (peak-season support)



Moderate Labor Demand

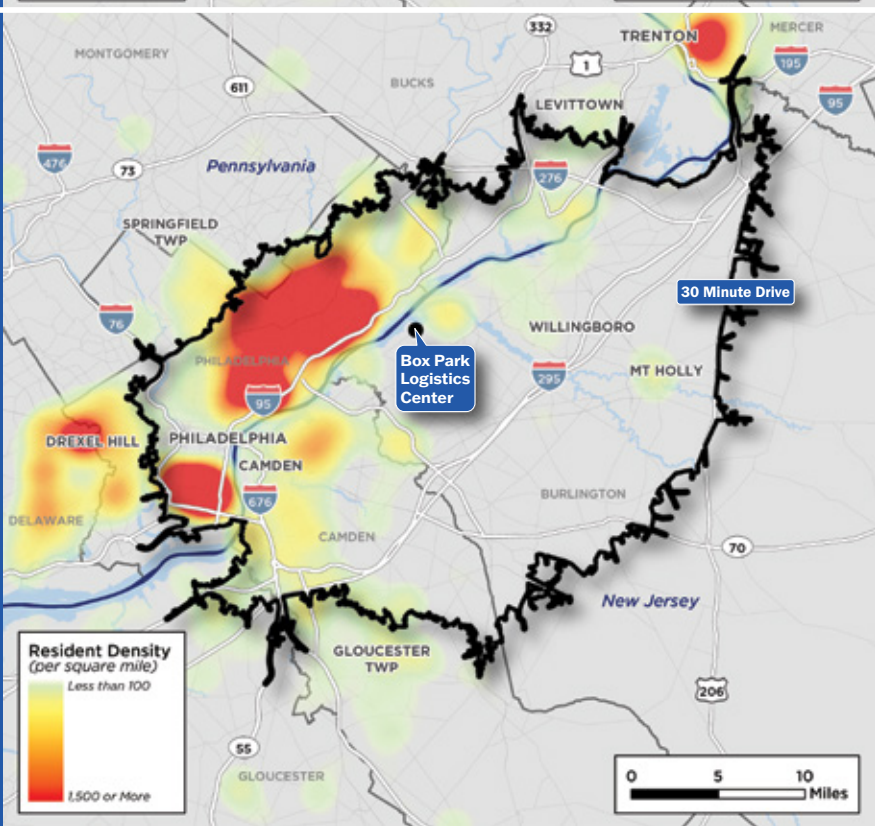
- Labor demand rating of 5 out of 10 (whereas 10 = Preferred/Least Demand)
- Material mover concentrations (1.2) below unacceptable levels (1.7)



Potential Labor Attraction Opportunity

- Workforce participation rate (74.4%) well below the national average (86.5%)
- Unemployment rate (5.6%) well above the national average (4.5%)

Targeted Blue Collar Resident Density



Site Location



CINNAMINSON, NJ

DRIVE DISTANCES

MAJOR CITIES

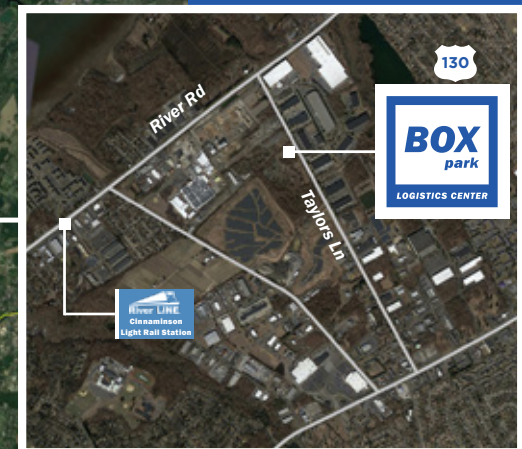
PHILADELPHIA	14 MILES
TRENTON	22 MILES
NEW YORK CITY	81 MILES
WASHINGTON DC	154 MILES

LOGISTICS HUBS

PHILAPORT	9 MILES
PHL INTERNATIONAL AIRPORT	16 MILES

HIGHWAYS

NJ TURNPIKE - EXIT 4	8 MILES
I-295 - EXIT 43	8 MILES



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